



In Association with ParaSell, Inc.
A Licensed Wisconsin Broker #938545-91



Single Tenant Scooter's Coffee

2725 Eastern Ave, Plymouth, WI 53073

[View Map](#)

Offering Memorandum

Primary Retail Corridor Location
15-Year Absolute NNN Ground Lease
Experienced 16-Unit Operator
5-Mile AHHI Exceeds \$95,000
Operated by Hart Family Coffee

Established Operator with Rapidly Growing Midwest Presence

Operator has 17 locations open with plans to expand to 40+ locations

Subject
Property

Eastern Avenue - 10,500 VPD

Carr Road

Advisory Team

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Price	Cap Rate	NOI
\$1,360,000	6.25%	\$85,000

Investment Highlights

- 15-Year Absolute NNN Ground Lease with 10% rent increases every 5 years
- Passive investment with zero landlord responsibilities
- Established Scooter's Coffee site, currently open and operating since 2023
- Land-only ownership with the tenant-built improvements reverting at lease expiration

Location Highlights

- Prime visibility and access along Eastern Avenue, Plymouth's primary retail corridor, with daily traffic of 10,500+ VPD
- Nearby retail includes Walmart Supercenter, Fleet Farm, Jimmy John's, Advance Auto Parts and more
- Close proximity to the Walmart Supercenter-anchored retail node
- Plymouth is a regional center of the national cheese industry, anchored by stable food manufacturing, insurance, and healthcare employment drivers
- Affluent trade area: \$95,136 average household income within 5 miles and \$92,360 within 3 miles

Tenant Highlights

- Experienced Operator: Hart Family Coffee, LLC operates 16 Scooter's Coffee stores across Wisconsin and South Dakota
- Strong growth pipeline of 40+ locations
- Scooter's Coffee: Established national drive-thru coffee brand with 900+ locations across 32 states



Lease Summary

Tenant	Hart Family Coffee, LLC
Increases	10% every 5 years
Options	(3), 5-year
Lease Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Lease Start	September 15, 2023
Lease End	September 15, 2038
Lease Term	15 Years

Physical Description

Address	2725 Eastern Ave Plymouth, WI 53073
Building Size	668 SF
Land Size	0.57 AC
APN	59271821075
Parking Spaces	± 17
Parking Ratio	25.45 : 1,000 SF
Year Built / Renovated:	2023

Price

\$1,360,000

Cap Rate

6.25%

NOI

\$85,000

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$85,000	\$7,083	6.25%
Years 6 - 10	\$93,500	\$7,791	6.88%
Years 11 - 15	\$102,850	\$8,570	7.56%
Option 1	\$113,135	\$9,427	8.32%
Option 2	\$124,449	\$10,370	9.15%
Option 3	\$136,893	\$11,407	10.07%



Proximate to Walmart Supercenter

Adjacent to a Walmart-anchored stretch of Carr Road driving daily traffic

PLYMOUTH

JOINT SCHOOL DISTRICT
~2,000 students

Walmart

Fleet Farm

PLYMOUTH FURNITURE

Plymouth Cafe

Subject Property

Kettle Moraine
VETERINARY CLINIC

Midwest Dental

Van Horn

Advance Auto Parts

FANTASTIC SAM'S
CUT & COLOR

Pick n Save

JIMMY JOHN'S

SANDWICHES

Eastern Avenue - 10,500 VPD

Carr Road



About Scooter's Coffee

Scooter's Coffee is a popular coffee chain known for its unique, handcrafted beverages. Since its establishment in 1998, Scooter's has grown rapidly to become one of the fastest-growing drive-thru coffee franchises in the USA. Scooter's offers a wide range of high-quality coffees, smoothies, teas, and specialty drinks sourced from the finest coffee beans around the world. Scooter's also provides breakfast and bakery items.

Committed to exceptional service and a friendly atmosphere, Scooter's Coffee continues to expand nationwide. The company has invested heavily in growth through its robust franchising pipeline and provides comprehensive support and training to franchisees, which has helped it amass an impressive presence, currently standing at 600 locations and counting across the United States. Scooter's also actively engages in philanthropy through their "Scooter's Love" foundation, supporting organizations serving children and families in need.



Established
National Footprint



28+ Years of
Operation



16 Locations
Open and Operating

About Plymouth, Wisconsin

Plymouth, Wisconsin is a charming city located in Sheboygan County. It offers a thriving market with a mix of economic opportunities and a vibrant community. Known for its rich history and scenic landscapes, Plymouth serves as a hub for various industries, contributing to its overall economic growth. The city’s strategic location, situated within close proximity to major transportation routes, including State Highways 23 and 57, allows for convenient access to regional markets, fostering business expansion and trade.

The local economy of Plymouth is diverse and robust, with key sectors driving its success. Manufacturing plays a significant role in the city’s market, with several prominent companies operating in fields such as automotive, metal fabrication, and machinery production. The presence of these manufacturing entities has not only generated employment opportunities but has also fostered a supportive ecosystem for small businesses and suppliers. Additionally, Plymouth has a growing retail sector, offering a wide range of shopping options to both residents and visitors. The city’s historic downtown area, with its unique shops, restaurants, and boutiques, further enhances the local economy and attracts tourists.



Demographic Highlights

50,485
Population (10 Mile)

21,008
Average Households (10-Mile)

Demographics	3-Mile	5-Mile
Population (2025)	10,718	14,669
Average Household Income	\$92,360	\$95,136
Households	4,682	6,310

Major Employers in Plymouth





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