



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



Single-Tenant Auto Service Center

712 Military Ave Green Bay, WI 54304

[View Map](#)

Offering Memorandum

Proven Location Along High Traffic Retail Corridor
Brand New 15-Year Absolute NNN Lease
Established National Operator with 19+ Locations
40+ Year Operating History as Auto Service Property
Minutes from the Green Bay Packers' Lambeau Field

Green Bay Plaza - Top 9% Most Trafficked shopping Center in WI

232,796 SF TJ Maxx, HomeGoods, Ross Anchored Power Center (Source: Placer.ai)



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Investment Summary



Price

\$1,777,000

Cap Rate

6.75%

NOI

\$120,000

Investment Highlights

- Strong Location Along High-Traffic Retail Corridor
- Brand New 15-Year Absolute NNN Lease
- Established National Operator with 19+ Locations across 5 states
- Recent full renovation with new signage, significant tenant investment in site

Location Highlights

- Located less than 2 miles north of Lambeau Field and Titletown District – home of the Green Bay Packers.
- Situated across from Green Bay Plaza – 232,000 SF TJ Maxx/Homegoods and Ross anchored Power Center
- Direct visibility to 38,000+ vehicles per day
- Directly across from Green Bay Plaza – 232,000 SF power center with strong national tenant lineup including TJ Maxx/HomeGoods, Ross Dress for Less, Sierra, Crunch Fitness, Dollar Tree, and more. Top 9% most trafficked shopping centers in Wisconsin (source: Placer.ai) and recently transacted Dec 2025 for \$25M+
- National retail nearby including Petco, Burlington, Michaels, Planet Fitness and more.
- Convenient access to Interstate 41, which connects Green Bay to Milwaukee.
- Surrounded by national retailers such as Michaels, Petco, Planet Fitness, and Starbucks.

Tenant Highlights

- Nations Auto Glass: established national auto glass operator with 19 stores open and operating across 5 states and 40+ in development pipeline
- Parent Company Auto Glass Brands has 35+ years of operating history



Investment Summary



Lease Summary

Tenant	Auto Glass Brands, LLC (19 Unit Operator)
Increases	10% every 5 years
Options	(2), 5-year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow (COE)
Lease End	15 Years from COE
Lease Term	15 Years
Physical Description	
Address	712 S Military Ave Green Bay, WI 54304
Building Size	2,480 SF
APN	6-443
Parking Spaces	12
Parking Ratio	4.8
Year Built / Renovated:	1975 / 2025

Price **\$1,777,000** Cap Rate **6.75%** NOI **\$120,000**

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$120,000	\$10,000	6.75%
Years 6 - 10	\$132,000	\$11,000	7.43%
Years 11 - 15	\$145,200	\$12,100	8.17%
Option 1	\$159,720	\$13,310	8.99%
Option 2	\$175,692	\$14,641	9.89%



Aerial

Established Operator with Rapidly Growing National Presence
Operator has 19 locations open with plans to expand to 40+ locations

Subject
Property

38,624 VPD

rock
n'roll
14nd



AMERICA'S
BEST
EYECARE + EYEWEAR SKECHERS
OUTLET

ROSS
DRESS FOR LESS® T.J.maxx®
HomeGoods®

DOLLAR TREE BIG
LOTS!

CVS

LoanMax
TITLE LOANS

AT&T

tropical
SMOOTHIE
CAFE

Michaels
Burlington
petco





Aerial

Minutes from the Home of the Green Bay Packers
Lambeau Field: 81,000-capacity nationally recognized outdoor football stadium





1816 S Harbor City Blvd, Melbourne, FL 32901



4901 N Armenia Avenue, Tampa, FL 33603



5421 N US Hwy 98, Lakeland, FL 33809

Price
\$2,141,000

Cap Rate
6.50%

PSF
\$1,025

Price
\$4,650,000

Cap Rate
6.45%

PSF
\$569

Price
\$2,693,152

Cap Rate
6.25%

PSF
\$345



8512 N Florida Avenue, Tampa, FL 33604



12190 Springfield Pike, Cincinnati, OH 45246



309 NW US-19, Crystal River, FL 34428

Price
\$1,576,642

Cap Rate
6.85%

PSF
\$394

Price
\$1,770,000

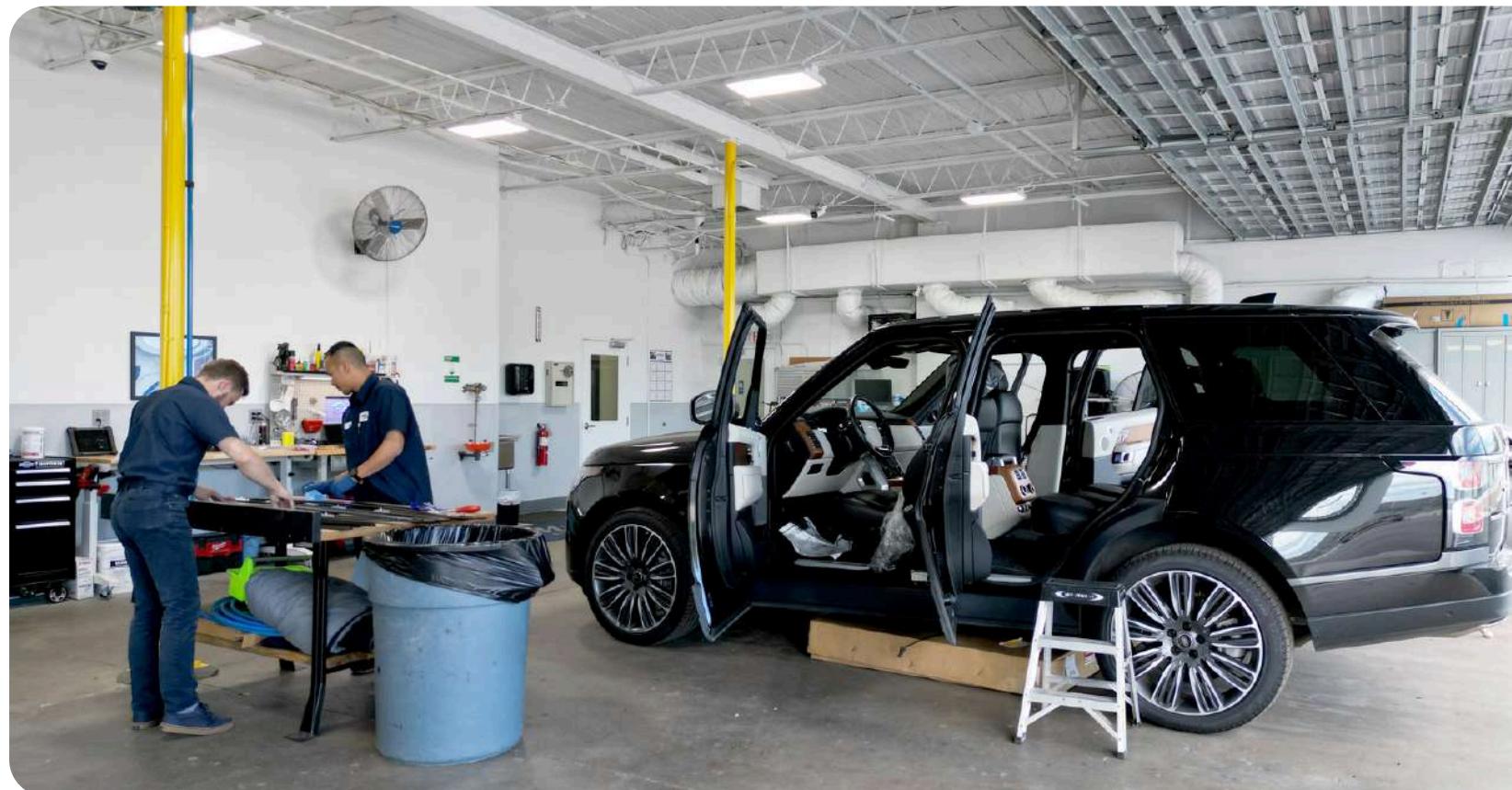
Cap Rate
7.00%

PSF
\$376

Price
\$1,645,700

Cap Rate
7.00%

PSF
\$258



About Nations Auto Glass

Founded in 1989 in the vibrant Tampa Bay area of Florida, Nations Auto Glass is a rapidly growing automotive service provider offering expert windshield repair and replacement services and has quickly established itself as a best-in-class auto service operator, boasting highly trained technicians, clean, well-equipped facilities and a dedication to excellent customer service.

The company has grown to 19 stores across Florida, Georgia, Texas, Ohio and Wisconsin. With expansion plans in progress to more than double its footprint in the coming year, Nations Auto Glass is poised to become a prominent fixture as a significant auto services company with a national presence.



Established
National Footprint



35+ Years of
Operation



19 Locations
Open and Operating



About Green Bay, Wisconsin

Green Bay's commercial real estate market remains attractive for investors due to stable fundamentals, rising transaction activity, and ongoing development momentum. The city benefits from a diversified regional economy anchored by healthcare, manufacturing, education, and consumer services, which supports steady demand for retail, office, and mixed-use space. A recent retail transaction highlights investor confidence: Core Acquisitions purchased the 232,796-square-foot Green Bay Plaza shopping center for approximately \$25.4 million, reflecting robust interest in well-located, necessity-based retail assets anchored by national tenants near Lambeau Field. ([Shopping Center Business](#))

Green Bay's broader economic ecosystem continues to strengthen with startup activity supported by UW-Green Bay's pre-accelerator program, which fosters early-stage companies and drives entrepreneurial growth locally. ([WisPolitics](#)) Infrastructure investments and ongoing redevelopment efforts — including mixed-use districts like Titletown and waterfront redevelopment in the Shipyard District — further enhance the city's long-term commercial real estate prospects. These trends support demand for multifamily, office, and retail repositioning, making Green Bay a compelling mid-sized market for investors seeking stable cash flow, lower entry pricing compared with major metros, and diversified demand drivers.



Demographic Highlights

134,810

Population (5 Mile)

57,118

Average Households (5-Mile)

Demographics	3-Mile	5-Mile
Population (2024)	70,206	134,810
Average Household Income	\$69,407	\$74,803
Households	30,737	57,118

Major Employers in Green Bay



Advisory Team

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