

Recent Large Format Retail Site Comparables

Site #	Address	Municipality	Grantor	Grantee	Land Area	Sale Price	Price/Sf	Sale Date
1	Parkway Dr & S. Main St	West Bend	Bend Real Estate Holdings	Meijer Stores LP	30.65	\$6,100,000	\$4.57	September-15
2	Moorland & Small Roads	New Berlin	New Berlin Land Co LLC	Costco	17.23	\$2,850,000	\$3.80	April-15
3	Pershing Avenue	Menomonee Falls	CP-26, LLC	Costco	14.84	\$5,310,456	\$8.22	April-15
4	Drexel & Howell Avenues	Oak Creek	One West Drexel, LLC	Meijer Stores LP	22.24	\$7,000,000	\$7.23	December-13
5	SEC Lisbon & Pewaukee Roads	Sussex	Steven & Edwin Schellin	Meijer Stores LP	40.00	\$5,250,000	\$3.01	October-13
6	SE of Hwy 60 & Port Washington Rd	Grafton	Highway 60 LLC	Meijer Stores LP	31.42	\$6,850,000	\$5.00	January-12
7	12785 W. Bluemound Road	Brookfield	World Color Real Estate	Ryan Companies US, Inc.	21.90	\$4,200,000	\$4.53	November-11
8	Pewaukee Road	Pewaukee	Meadow Creek LP	Costco	21.60	\$4,500,000	\$4.78	April-11
9	124th St & Bradley Rd	Menomonee Falls	Boerke Co (Aurora Health)	Woodman's	31.00	\$4,631,735	\$3.43	September-09
10	Hwy. 59	Waukesha	Highway 59 West LP	Walmart	32.00	\$8,293,824	\$5.95	December-08
11	NE of Hwy 60 & Port Washington Rd	Grafton	Continental Properties	Costco	21.24	\$5,551,286	\$6.00	November-05
12		Bellevue		Meijer Stores LP				
14	2355-2375 Costco Way	Bellevue		Costco	15.51	\$4,475,000	\$6.62	May-15
15	SW Wisconsin Ave & McCarty Rd. Lot 1	Appleton		Costco	17.60	\$2,120,000	\$2.77	June-12
16	124th St & Bradley Rd	Milwaukee		Sam's Club	19.10	\$5,850,000	\$7.03	April-15
17	4401 Dewey Street	Manitowoc		Lowe's Home Centers LLC	13.40		\$0.00	
19	4115 Calumet Avenue	Manitowoc		Walmart	20.27	\$1,264,200	\$1.43	June-02
20	2151 S 42nd Street	Manitowoc	Northwest Investments of La Crosse LLC	PBJC Fest I LLC	7.80	\$400,000	\$1.18	April-08
							AVERAGE:	\$4.07
Subject	Calumet Ave	Manitowoc	Manitowoc County	Meijer Stores LP	27.50	\$4,500,000	\$3.76	