



6495 S 27th St

Franklin, WI 53132

**Healthcare
Investment Opportunity**

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Milwaukee Surgical Suites
6495 S 27th St Franklin, WI 53132



Executive Summary

The Opportunity

Matthews™ is pleased to present a ±7,340-square-foot single-tenant ambulatory surgery center occupied by Milwaukee Surgical Suites, a state-of-the-art outpatient surgical facility located in Franklin, Wisconsin. The property features approximately six years of remaining lease term through October 2032, providing investors with stable and predictable cash flow backed by a mission-critical healthcare use and the continued growth of outpatient surgical services. In addition to contractual base rent, the Landlord receives recurring management fee income through CAM reimbursements, totaling approximately \$5,826 in 2026. As one of the area's premier ambulatory surgery centers, Milwaukee Surgical Suites provides advanced outpatient procedures in a modern, patient-focused environment, benefiting from the ongoing migration of surgical procedures from traditional hospital settings to more efficient, lower-cost outpatient facilities.

Strategically located in Franklin, Wisconsin, a thriving suburb within the Milwaukee metropolitan area, the property benefits from strong demographics, excellent access to major transportation corridors, and proximity to one of the region's leading healthcare markets. Franklin continues to experience steady residential and commercial growth, supported by a highly educated workforce and strong household incomes. With an established operator, specialized medical use, and favorable long-term healthcare trends driving increased demand for outpatient care, Milwaukee Surgical Suites represents an attractive healthcare investment opportunity offering durable cash flow, essential real estate, and long-term investment stability."



Investment Highlights

Property Highlights

- Modern $\pm 7,340$ SF ambulatory surgery center purpose-built to accommodate advanced outpatient procedures in a state-of-the-art, patient-focused environment.
- Single-tenant healthcare asset leased to Milwaukee Surgical Suites, an established ambulatory surgery center operating a mission-critical facility with approximately six years of remaining lease term through October 2032.
- Mission-critical healthcare investment supported by specialized surgical infrastructure and significant tenant investment, creating high barriers to relocation.
- Positioned to benefit from the continued migration of surgical procedures from traditional hospital settings to more efficient, lower-cost outpatient care settings.
- Located within a dense and affluent trade area, with approximately 644,224 residents and an average household income of \$93,106 within a 10-mile radius.
- Strategic Franklin, Wisconsin location providing excellent access to major transportation corridors and one of the Milwaukee region's leading healthcare markets.
- Situated in a growing suburban market supported by strong residential and commercial development, a highly educated workforce, and favorable long-term healthcare demand drivers.





Mobil



Greenfield Veterinary Clinic



Subject Property



planet fitness



midwest orthopedic
SPECIALTY HOSPITAL



Victory K8 and Milwaukee Italian Immersion School
±419 Students



W College Ave ± 30,460 VPD



Pick n Save



Cedar Hills Elementary
±295 Students



W Rawson Ave ± 41,850 VPD



White Oak Oral
Surgery & Implants



GRIFFIN
ORTHODONTICS



IDEAL Middle School
±210 Students



MILWAUKEE AREA TECHNICAL COLLEGE
Milwaukee Area Technical
College Oak Creek Campus
±31,112 Students | ±1,500 Employees



South Field Apartments
±215 Units



± 142,590 VPD

241

± 23,900 VPD



Financial Overview

Milwaukee Surgical Suites
6495 S 27th St Franklin, WI 53132



Financial Summary

\$2,700,786

List Price

7.25%

Cap Rate

\$367.95

Price Per SF

±1.27 AC

Lot Size

Property Details

Tenant Trade Name	Milwaukee Surgical Suites, LLC
GLA	±7,340 SF
Year Built / Renovated	2005 / 2016
NOI	\$195,807
Type of Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	10 Years
Rent Commencement Date	2/3/2017
Lease Expiration Date	10/31/2032
Term Remaining on Lease	±6.5 Years
Increases	1% Annually Through 10/30/27, Followed By 2% Annual Increases Thereafter
Options	One, 5-Year Option



Tenant Overview

Year Founded
2017

Headquarters
Franklin, WI

Ownership Status
Physician-Owned

Specialties
Orthopedics, ENT,
Podiatry, Pain
Management &
Neuro-Spine



Tenant Overview

Milwaukee Surgical Suites is a physician-owned, multi-specialty ambulatory surgery center located in Franklin, Wisconsin, providing high-quality outpatient surgical care in a modern, patient-focused environment. Founded in 2017, the facility specializes in Orthopedics, Ear, Nose & Throat (ENT), Podiatry, Pain Management, and Neuro-Spine procedures, delivering advanced surgical services in a safe, efficient, and cost-effective setting.

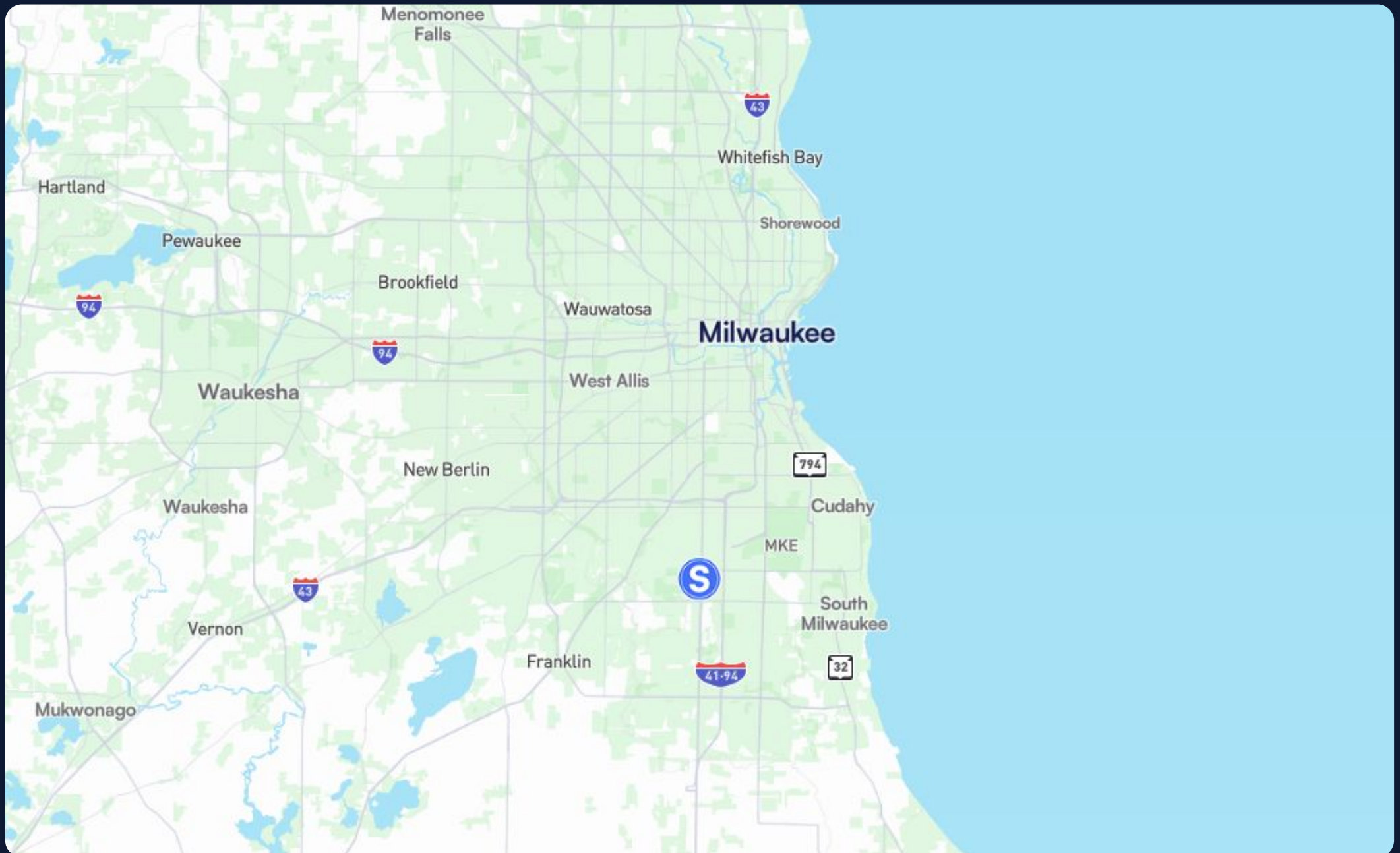
As one of the Milwaukee area's premier outpatient surgical facilities, Milwaukee Surgical Suites is staffed by experienced surgeons, nurses, and healthcare professionals committed to delivering exceptional patient outcomes. Its physician ownership, specialized outpatient focus, and convenient location within the Milwaukee metropolitan area position the center to benefit from the continued shift toward lower-cost, high-quality ambulatory surgical care.

Why Invest in Milwaukee Surgical Suites?

- Mission-Critical Healthcare Facility – State-of-the-art ambulatory surgery center providing essential outpatient surgical services across multiple specialties.
- Physician-Owned Operator – Physician ownership aligns operational excellence with long-term patient care and facility performance.
- Growing Outpatient Healthcare Demand – Well positioned to benefit from the continued migration of surgical procedures from hospitals to lower-cost outpatient settings.
- Specialized Multi-Specialty Platform – Offers Orthopedics, ENT, Podiatry, Pain Management, and Neuro-Spine procedures, supporting a diverse patient base.
- Strategic Milwaukee Location – Located in Franklin, Wisconsin, serving the greater Milwaukee metropolitan area with convenient access for patients and physicians.

Market Overview

Milwaukee Surgical Suites
6495 S 27th St Franklin, WI 53132



Franklin, WI

Market Demographics



\$106,894

Median Household Income

\$895.4 Million

Annual Retail Sales

\$335.5 Million

Annual Healthcare & Social Assistance Revenue

35%

% Bachelor's Degree

Local Market Overview

Franklin is one of the Milwaukee metropolitan area's fastest-growing and most desirable suburban communities, offering an exceptional combination of residential growth, commercial investment, and regional accessibility. Located approximately 15 miles southwest of Downtown Milwaukee, the city benefits from immediate access to Interstate 94, Interstate 43, and major transportation corridors, allowing businesses to efficiently serve the broader Southeastern Wisconsin market. Franklin has experienced sustained development over the past decade, attracting new retail, healthcare, office, and industrial investment while maintaining a highly educated workforce and strong consumer demographics.

The city's economy is supported by a diverse employment base spanning advanced manufacturing, healthcare, logistics, professional services, and retail. Franklin's strategic location within the Milwaukee metro provides access to one of Wisconsin's largest labor pools while its affluent population and continued commercial development have strengthened local consumer spending and business activity.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,974	64,447	222,018
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,695	27,099	94,695
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$93,028	\$104,861	\$102,801

Milwaukee, WI MSA

Market Demographics

1,570,000

Total Population

76,400

Median HH Income

600,000+

of Households

793,000

Employed Population

\$283,800

Median Property Value

38.5

Median Age

Local Market Overview

The Milwaukee–Waukesha–West Allis MSA is home to approximately 1.57 million residents, making it a major metropolitan region in the Midwest. Anchored by the City of Milwaukee along Lake Michigan, the metro includes surrounding counties that add strong suburban and commercial growth to the region. Its central location between Chicago and Madison supports regional connectivity and positions the area as an important business and transportation hub.

The metro economy is diverse and stable, led by advanced manufacturing, healthcare, financial services, logistics, and technology. Major employers such as Northwestern Mutual, Aurora Health Care, Froedtert Health, Rockwell Automation, and Harley-Davidson drive regional employment. With household incomes above the national average and a competitive cost of living, the Milwaukee MSA offers attainable housing, a strong workforce, and continued investment that supports long-term economic growth.

\$120B+

Annual Metro GDP, making Milwaukee one of the Midwest's largest regional economies.

5 Fortune 500 Headquarters

Home to Northwestern Mutual, Fiserv, Rockwell Automation, ManpowerGroup, and WEC Energy Group.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6495 S 27th St, Franklin, WI, 53132 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™, expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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