

# NOW PRELEASING

NEW CONSTRUCTION OUTLOT TO MENASHA MARKETPLACE  
S. APPLETON ROAD ( HWY 47 & HWY 10) - MENASHA, WI



**Available Fall / September 2019**

**Address:** TBD S. Appleton Road - Menasha, WI

**GLA:** 6,050 Sq. Ft.

**Lease Rate:** \$25 - 32 Sq. Ft. NNN

**Dimensions:** Suite 1 : 2,100 Sq. Ft. (Starbucks)

Suite 2 : 3,750 Sq. Ft. (61'4" x 38'6") (Divisible - 20 Ft Width Min)

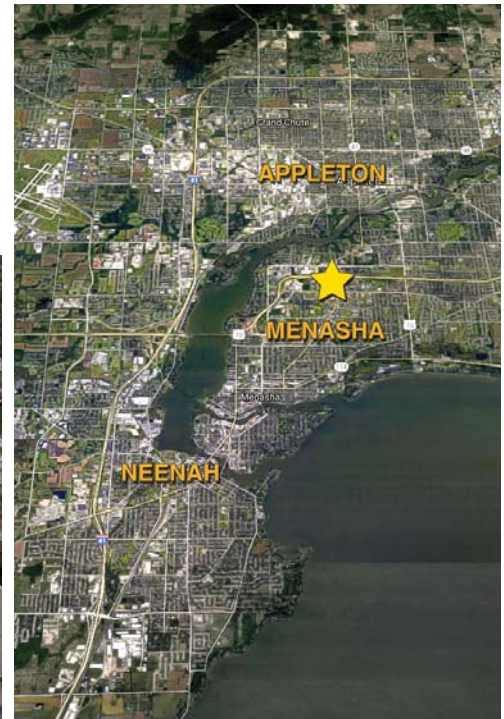
**Location Description:** New construction outlet to the Menasha Marketplace Shopping Center located on the SouthWest corner of the Hwy 47 (Appleton Rd.) & Hwy 441 / US- 10 exchange. Excellent visibility facing the high traffic Appleton Road main thoroughfair in Menasha and Appleton

**Property Description:** Join Starbucks Coffee in our new retail / office outlet to the 90,000 SF Menasha Marketplace Shopping Center. Bring your new or expanding business to this excellent location undergoing a multimillion dollar renovation and redesign.

Great Location and visibility on the corner of the Hwy 47 (Appleton Rd.) & Hwy 441 / US-10 Exchange.

**Traffic Counts:** Hwy 47 (Appleton Rd.): 22,700 VPD (2016)

Hwy 441 / US-10: 44,500 VPD (2014)



LEASING INFO: LOGAN JUNGBACKER - (920) 203 - 3106

LJUNGBACKER@ALEXANDERBISHOP.COM

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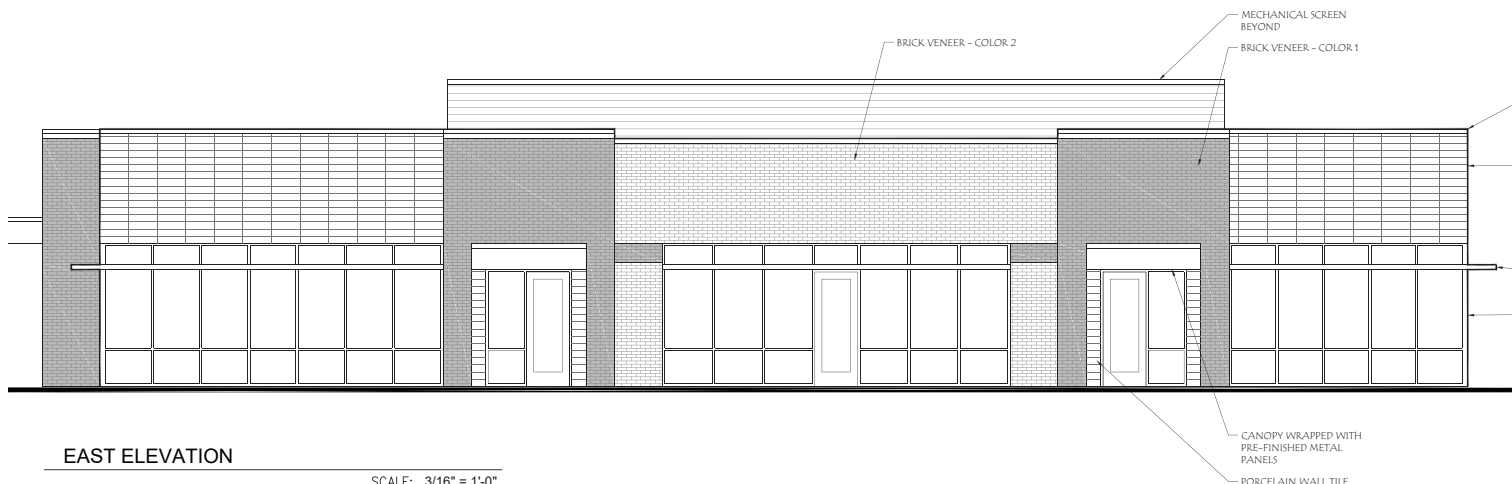
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## NEW CONSTRUCTION OUTLOT TO MENASHA MARKETPLACE S. APPLETON ROAD ( HWY 47 & HWY 10) - MENASHA, WI



Alexander & Bishop is pleased to bring to your business this exiting opportunity to join Starbucks Coffee in this brand new retail outlot to the Menasha Marketplace Shopping Center in Menasha, WI.

Menasha Marketplace is a 90,000 SF center currently anchored by Xperience fitness in a dense retail area with strong demographics. Menasha Marketplace is also entering a site redevelopment phase with renewed archetctual facade and new TBA retail tenents.

### Property Highlights

- High visibility & high traffic location on Hwy 441 & 47 exchange
- New Construction Building (Available Sept. 2019)
- Stabucks Coffee Outlot Co-tenant
- Outlot to Menasha Marketplace site in Redevelopment
- Gateway location to North Menasha and South Appleton
- Strong retail area with businesses like Xperience Fitness, McDonalds, Burger King, Piggly Wiggly Grocery & More
- Major area employers like Affinity Healthcare, Network Health, & UW Oshkosh - Fox Valley Campus.

Average HH Income

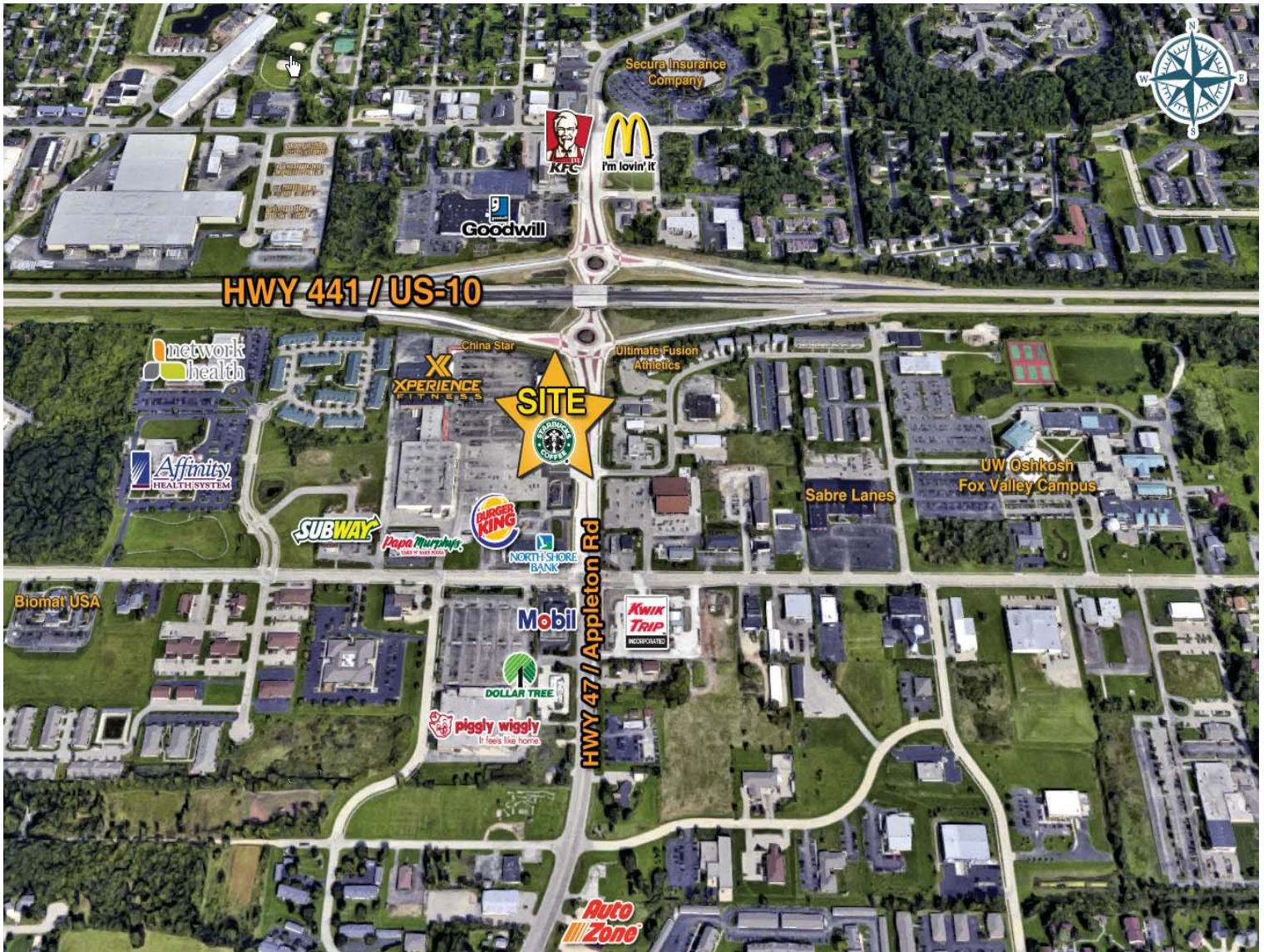


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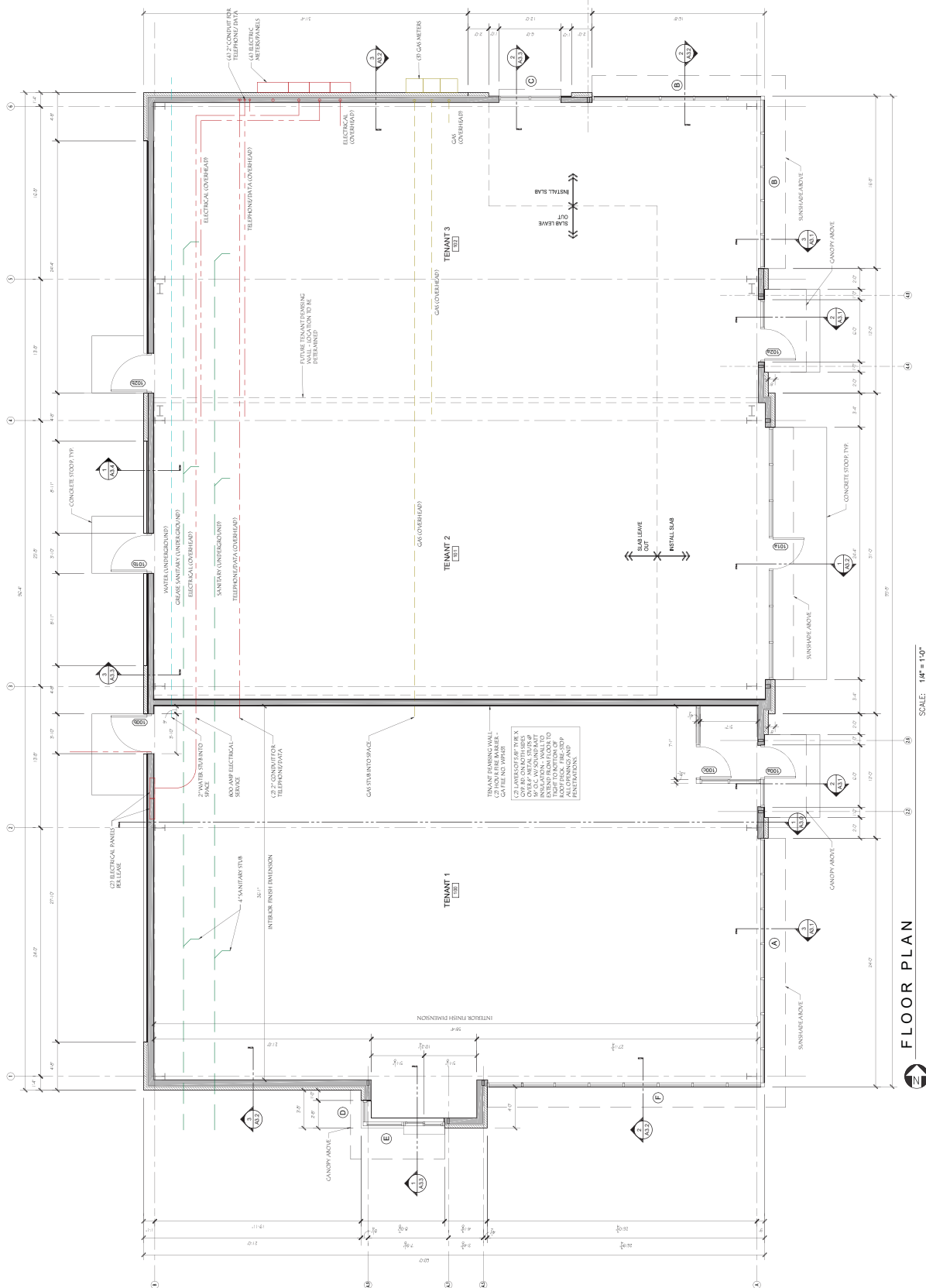
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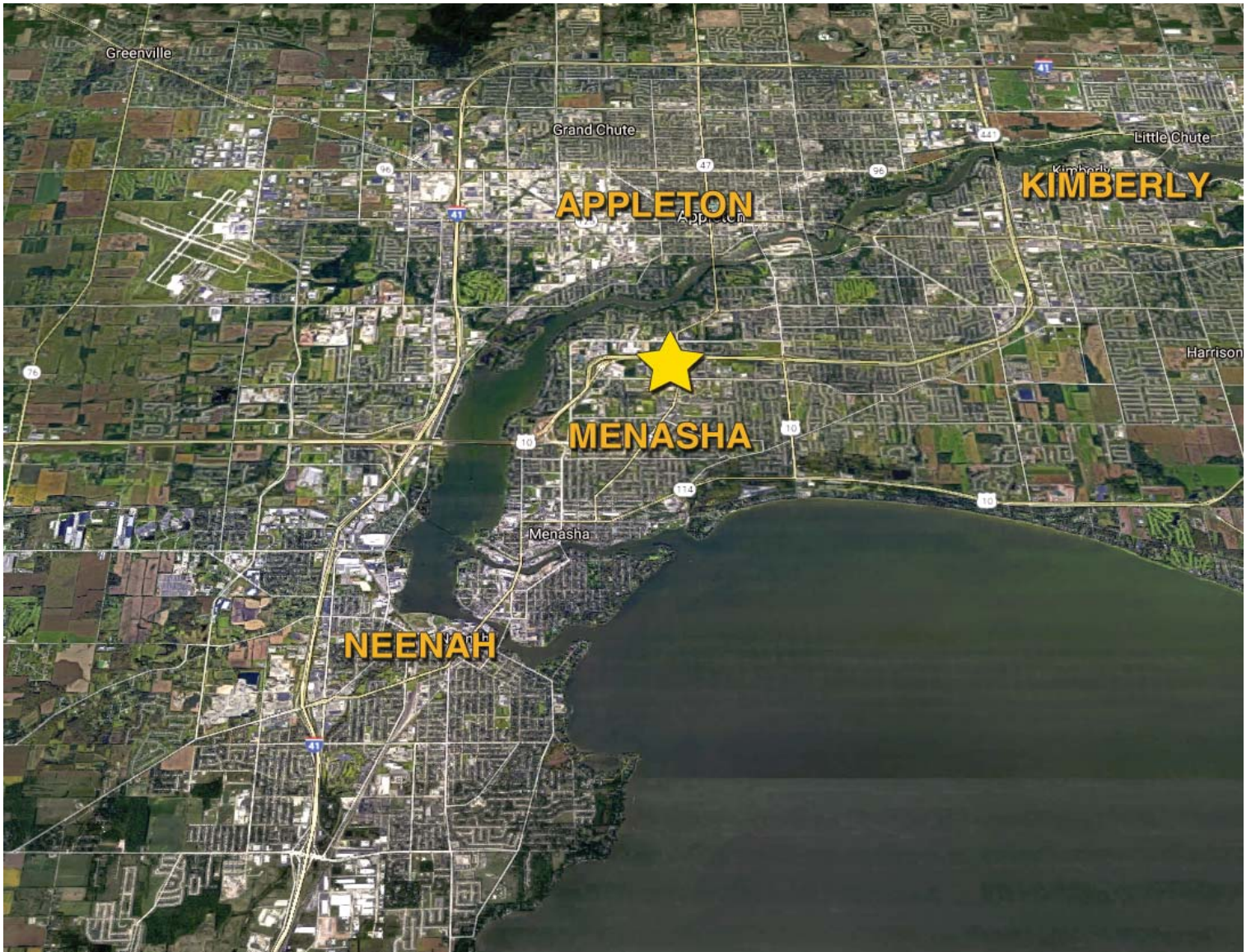


FLOOR PLAN

SCALE: 1/4" = 1'-0"

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