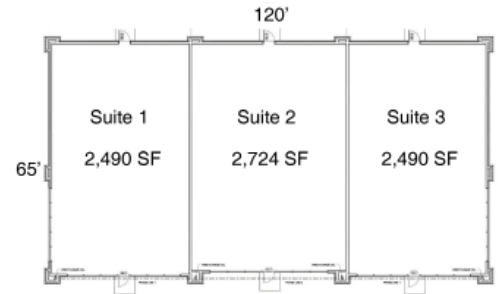
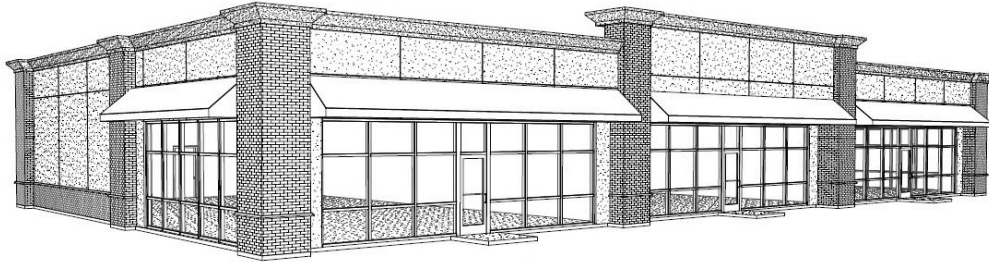


# NOW PRE-LEASING COLLEGE PARK OUTLOT VAN ROY ROAD - APPLETON, WI



**Address:** TBD W. Van Roy Road - Appleton, WI  
**Suites:** 3 (proposed) (Larger or Smaller Suites Possible)  
**GLA:** 7,704 Sq. Ft. (65' x 120')  
**Dimensions:**  
 Suite 1 : (65' x 38' 10") / 2,490 Sq. Ft.  
 Suite 2 : (65' x 42' 4") / 2,724 Sq. Ft.  
 Suite 3 : (65' x 38' 10") / 2,490 Sq. Ft.

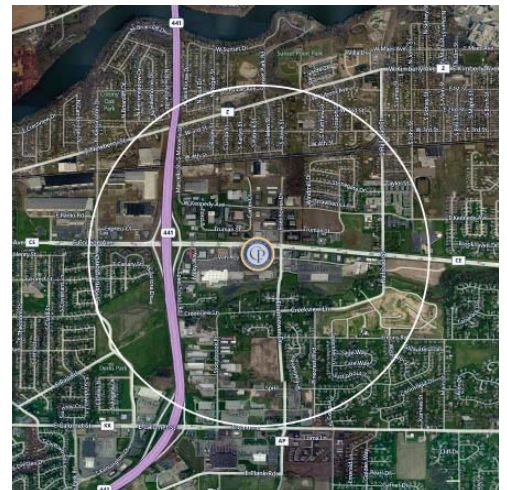
**Outlot Description:** Now Leasing for a new construction outlot. Excellent location, situated in the midst of a bustling shopping mall located at the East gateway between Appleton and Kimberly and Combined Locks, and off of a main thoroughfare (College Ave.) and Hwy 441 exchange.

**Property Description:** Retail / Office suite available in the outlot to the College Park Shopping Center. Bring your new or expanding business to this East Appleton shopping center and join Planet Fitness, Breadsmith, SkyZone, GNC & more. Center shadow anchored by Lowes & Festival Foods.

Great Location and visibility on the corner of College Ave & Eisenhower  
 Traffic Counts: College Ave: 32,600 VPD (2019)  
 Eisenhower: 11,100 VPD (2019)  
 Hwy 441: 50,600 VPD (2019)



For More Information Contact:  
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COLLEGE PARK OUTLOT  
VAN ROY ROAD - APPLETON, WI

