

# BUILD TO SUIT OR SALE

## OUTLOT PARCEL TO JOHNSON CROSSING

### HWY 23 / JOHNSON STREET - FOND DU LAC, WI



Address: Hwy 23 / Johnson Street - Fond du Lac, WI

Available Parcels: 1

Parcel Area: .98 Acres / 42,684 Sq. Ft.

**Property Description:** 1 acre of premium commercial build to suit space in front of The Shops at Johnson Crossing, a 165,000 SF, dominant center anchored by Festival Foods on the East Fond du Lac retail corridor that features both national and regional chains like Walgreens, Starbucks, Culvers and more. Strong location in an established and growing area with great visibility from Hwy 23 (Johnson Street), located on the NW corner of the Hwy 23 & Hwy 141 exchange.

Located on high-traffic main throughfare & retail corridor

Traffic Counts: Johnson St: 19,400 VPD (2017)

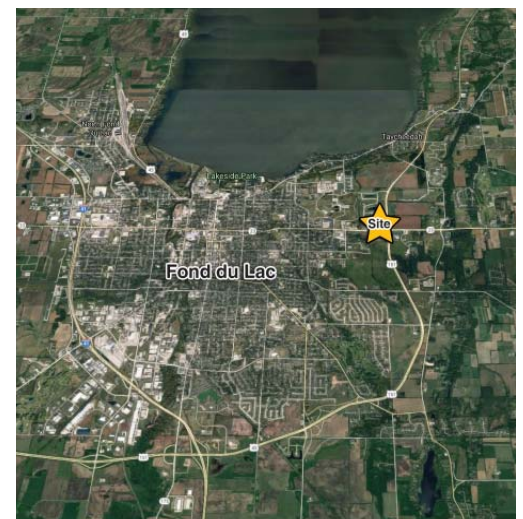
Hwy 151: 16,300 VPD (2017)

#### Demographic Data (2018)

Population: 43,018

Median Income: \$47,079

Median Home Value: \$121,400



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