

NOW AVAILABLE

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



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. (62'5" W x 60' D) (Divisible - 20 Ft Width Min)

Location Description: New construction outlot 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 Hwy 47 (S. Appleton Rd. / Memorial Drive) main thoroughfair in Menasha and Appleton

Property Description: Join Starbucks Coffee in our new retail / office outlot 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 redevelopment.

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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Alexander & Bishop is pleased to bring to your business this exiting opportunity to join Starbucks Coffee in this brand new retail outlet 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 Outlot
- Stabucks Coffee Outlot Co-tenant
- Outlot to Menasha Marketplace site redevelopment
- Gateway location on the Menasha / Appleton boundary
- 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.

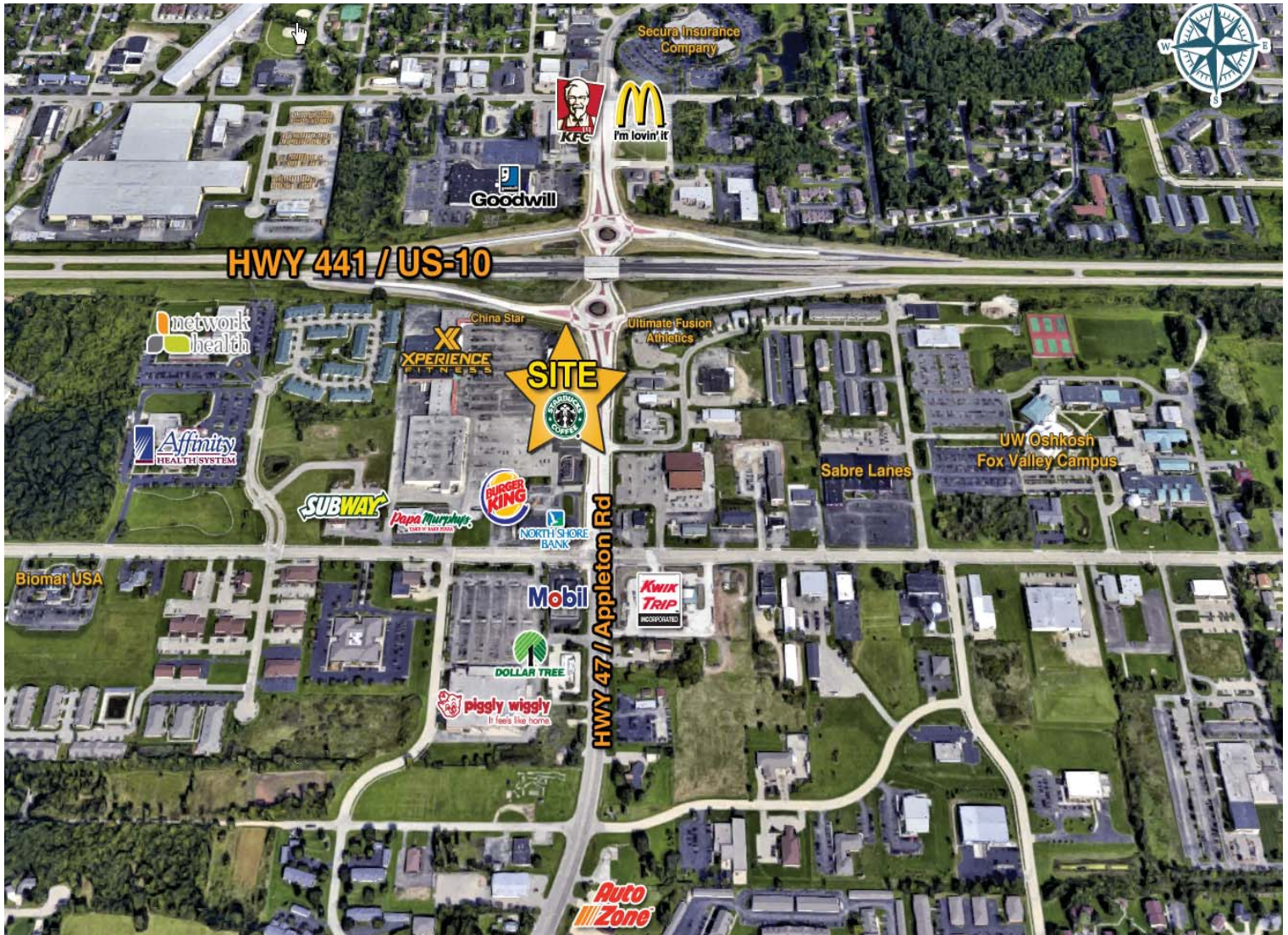


	3 Mile	5 Mile	10 mile
Population	73,705	146,982	242,445
Households	32,609	60,939	117,667
Avg. HH Income	72,667	81,076	87,202
Avg. Age	37	38	39



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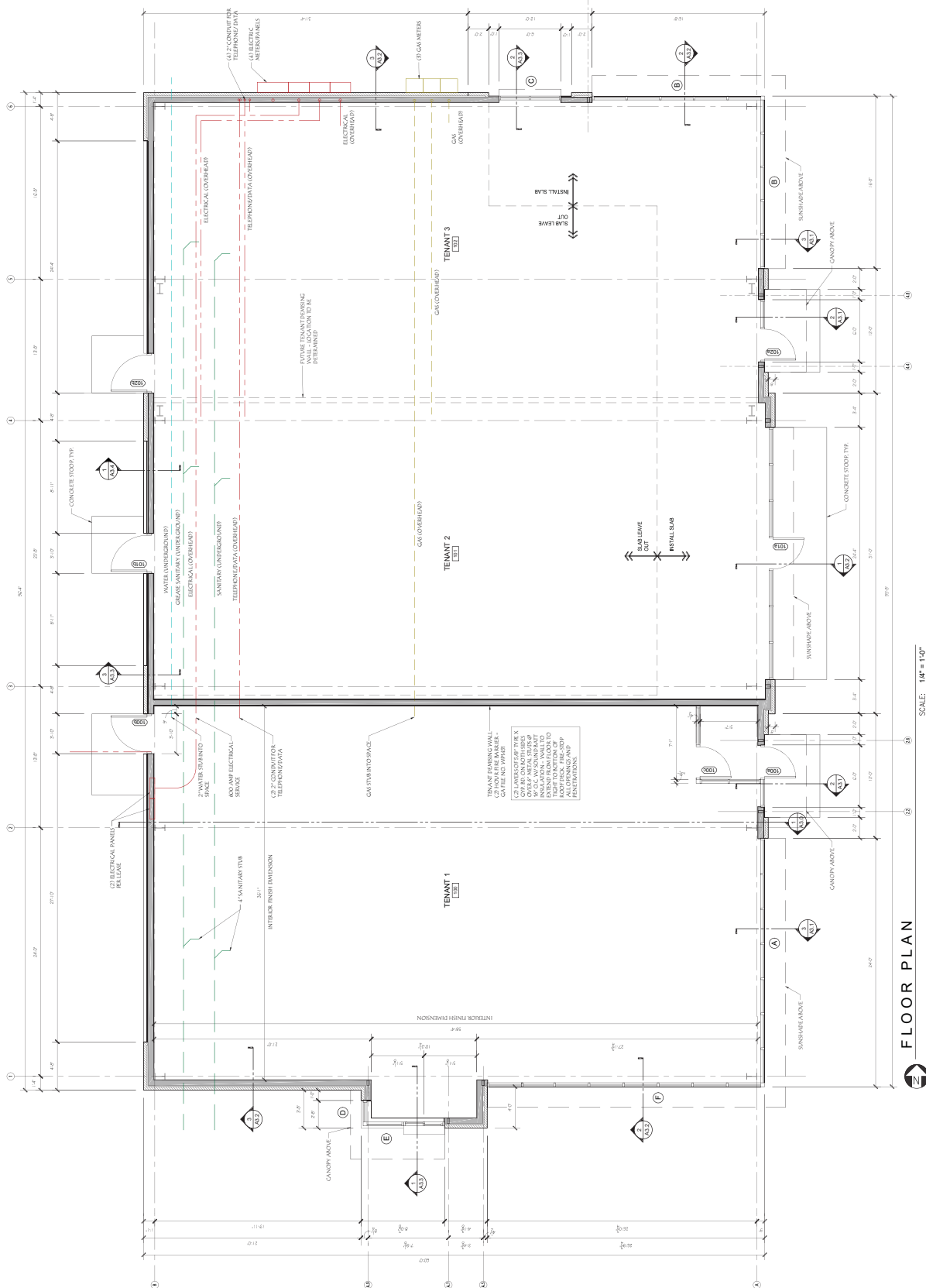


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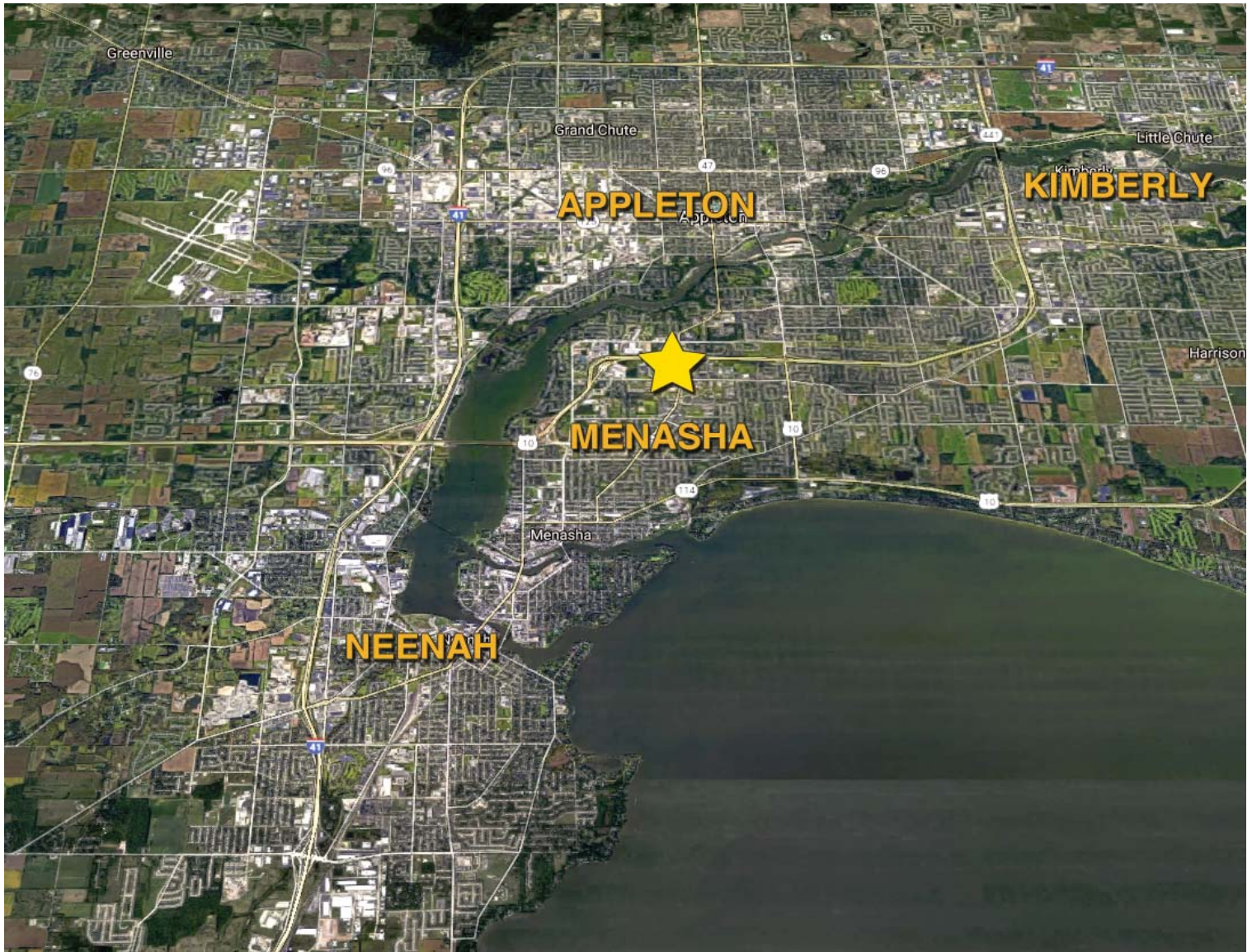
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