

NOW AVAILABLE
1,200 TO 55,000 SF



MENASHA MARKETPLACE
SHOPPING CENTER



S. APPLETON ROAD (HWY 47 & HWY 441 / 10)
MENASHA, WI



ALEXANDER & BISHOP
PROPERTIES

PETER JUNGBACKER / MANAGING MEMBER

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Location Summary

Site Address: 1700 S. Appleton Road - Menasha, WI

Suite Size: 1,200 to 55,000 SF Opportunities

Lease Rate: Negotiable

Site Size: 8.82 Acres

GLA: 90,000 Sq. Ft.

Zoning: Comm

Market: Appleton - Menasha - Neenah

Submarket: Winnebago - Calumet - Outagamie
County

Property Overview:

Join this exciting redevelopment site and bring your new or expanding business to this excellent location undergoing a multimillion dollar renovation.

Menasha Marketplace is a 90,000 SF center in an established dense retail location on the Southwest corner of the Hwy 47 (Appleton Rd.) & Hwy 441 / US- 10 exchange. Excellent visibility facing the high traffic Appleton Road main thoroughfare in Menasha and Appleton. Menasha Marketplace has strong surrounding employment in healthcare and education and robust household demographics.

This location is entering a site redevelopment phase with renewed architectural facade and new TBA retail tenants to refocus the shopping center as a premier shopping destination combining lifestyle elements with appropriate modern touches for a high end shopping experience.



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Property Highlights

- High visibility & high traffic location on Hwy 441 & 47 exchange

Traffic Counts: Hwy 47 (Appleton Rd.) : 22,700 VPD (2016)
Hwy 441 / US-10: 44,500 VPD (2014)

- New site redevelopment with new architectural facade
 - New TBA commercial tenants
 - Gateway location to North Menasha and South Appleton
 - Strong retail area with businesses like Starbucks, McDonalds & Piggly Wiggly Grocery.
- Anchor to new Starbucks Coffee outlet
- Near major area employers and hubs like Affinity Healthcare, Network Health, & UW Oshkosh - Fox Valley Campus.

NEW CONSTRUCTION STARBUCKS COFFEE OUTLOT TO MENASHA MARKETPLACE



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Menasha, WI

The historic Fox River flows through the heart of Menasha, a small sized city with a strong sense of community that sits on the North West shore of Lake Winnebago. Located at the center of Wisconsin's third largest population area called the Fox Cities which grows to a population of over 150,000 within a 5 mile radius.

Built on a rich tradition of papermaking and manufacturing the Fox Cities has grown into one of the country's largest manufacturing centers. Companies such as Kimberly-Clark, Affinity Health Systems, and Pierce Manufacturing make up a few of Menasha's largest employers today.

Menasha is also home to the Barlow Planetarium and Weis Earth Science Museum, and UW Platteville Engineering partnerships, all housed at the University of Wisconsin-Fox Valley campus.

The city of Menasha is located mostly in Winnebago County; with a portion in the Town of Harrison in Calumet County. The population was 17,353 at the 2010 census. Of this, 15,144 were in Winnebago County, and 2,209 were in Calumet County.

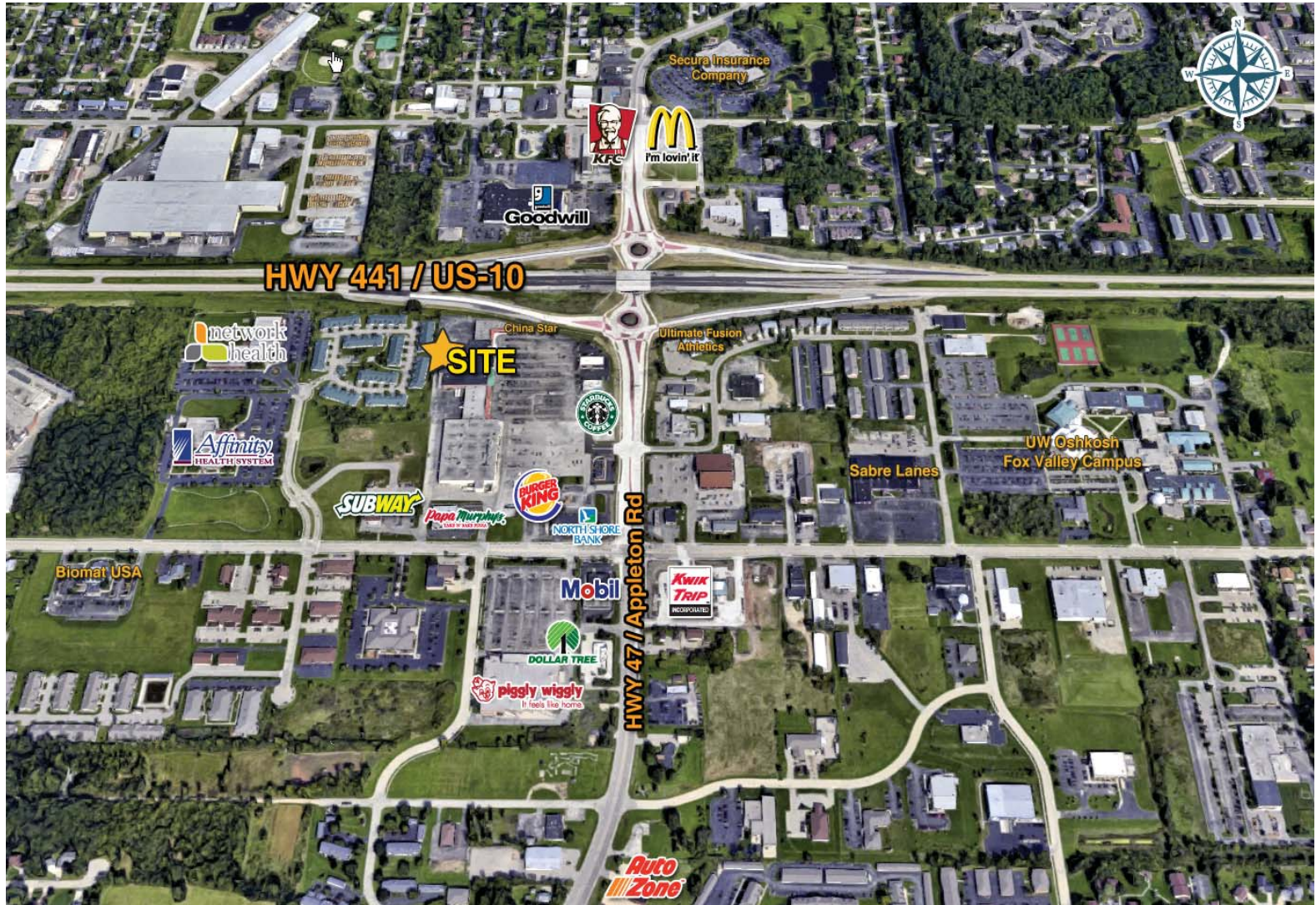


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| | 1 mile | 3 Mile | 5 Mile | 10 Mile |
|--------------------|-----------|-----------|-----------|-----------|
| Population | 9,803 | 77,334 | 149,319 | 240,255 |
| Median HH Income | \$54,173 | \$68,665 | \$73,014 | \$78,153 |
| Average Home Value | \$145,582 | \$159,914 | \$166,217 | \$183,850 |

- Area population has grown 5.35% since 2010, estimated to grow 4.27% in the next 5 years.
- Manufacturing employs about 25% of area workers with educational services and health care coming in second at about 20%.
- ~30% of the local 5 mile population has achieved a bachelor degree or higher.
- Menasha has an unemployment rate of 2.6%. The US average is 3.9%.
- Menasha future job growth over the next ten years is predicted to be 35.6%, which is higher than the forecasted US average of 33.5%.



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Site Redevelopment



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As a site anchor this fitness center opportunity at Menasha Marketplace is front and center in our site redevelopment phase with renewed architectural façade combined with lifestyle elements and modern touches for a high end shopping experience to revitalize the shopping center as a premier shopping destination



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WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

Key Commercial Real Estate

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Key-Disclosure of RE



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