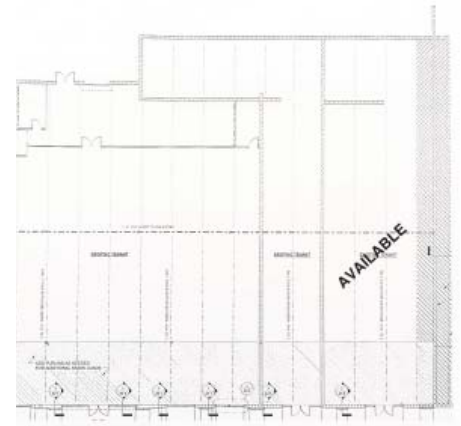


# AVAILABLE FOR LEASE

## MARKET FAIR SHOPPING CENTER

### KOELLER ST. - OSHKOSH, WI

### 4,545 SQUARE FEET



**Address:** 1520 S. Koeller St - Oshkosh, WI  
**Suite Number:** 4  
**Space:** 4,545 Sq. Ft.  
**Dimensions:** 36' x 120' & ( 15' x 15' Loading Door)  
**Restrooms:** 1 (spec.)

**Property Description:** Inline retail suite available at Market Fair Shopping Center, anchored by Best Buy, Party City, ROSS & Sports Authority.

The North wing of Market Fair shopping center is undergoing a renovation in 2015, including an updated facade, the addition of Sports Authority, and new construction and addition of ROSS Dress for Less.

Located on a thoroughfare in the primary Oshkosh shopping district;  
 Great Location and visibility on Koeller (parallel to Hwy 41)

Traffic Counts: Koeller St.                   15,000 VPD (2009)  
 Traffic Counts: Hwy 41                       60,600 VPD (2010)



Renovated facade will be a style similar to our building above

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