

Welcome to...

THE SHOPS AT MARKET FAIR



Michaels[®]



High Traffic
Retail
Opportunity

On S. Koeller St.

Oshkosh,
Wisconsin



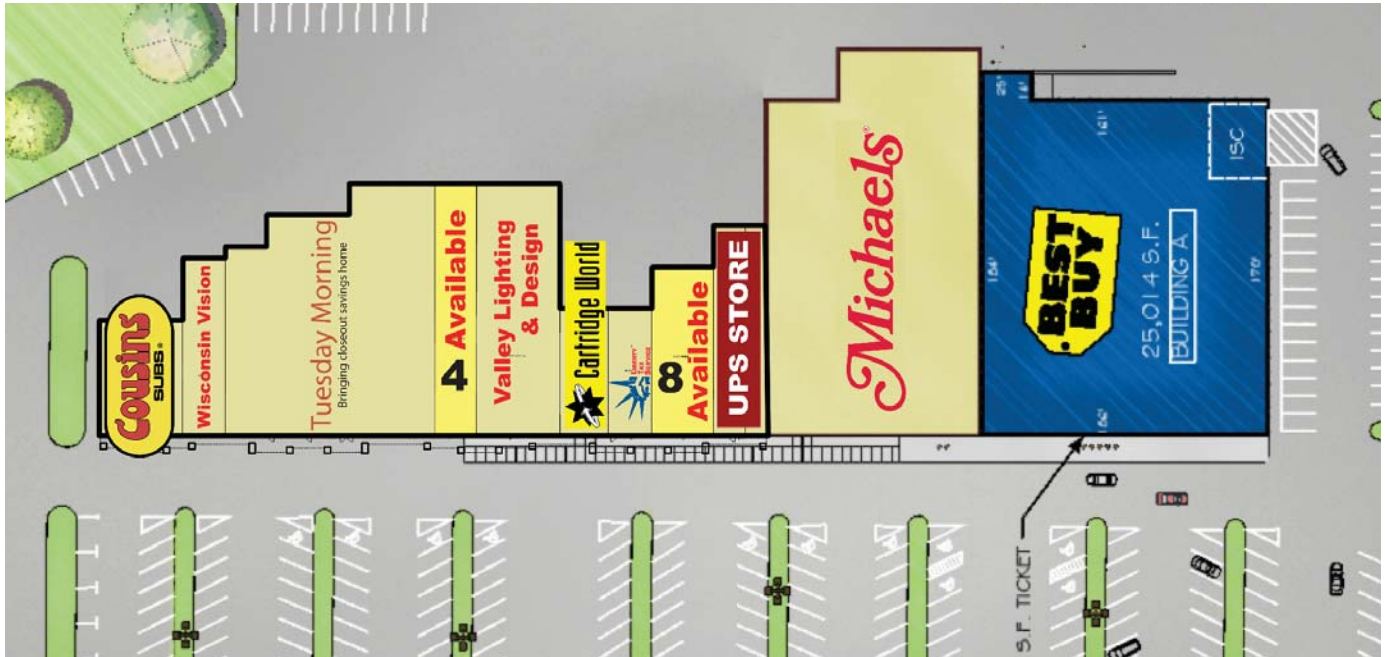
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GLA: 79,553 SF
Space Available: 2,938, 2,407 SF
Delivery: Immediately
Lease Rate: \$18.00 PSF, NNN
NNN Expenses Estimated: \$3.00

2006 Demographics 1 Mile 3 Miles 5 Miles
Estimated Population: 6,560 51,787 69,422
HH Income: \$56,735 \$51,595 \$55,166
Traffic Counts: Koeller St.:18,100 (2004)
 Hwy 41:61,500 (2004)

Mid-box retail on S Koeller St.; one of Oshkosh's well established shopping destinations. Tenants will share a parking lot with Buest Buy, Michaels, Cousin's Subs and Tuesday Morning, while also having close proximity to big box and outlots including Shopko, McDonalds, Culvers, Target, and Walgreens.

For Additional Information Please Contact

Ed Bowen

ebowen@alexanderbishop.com

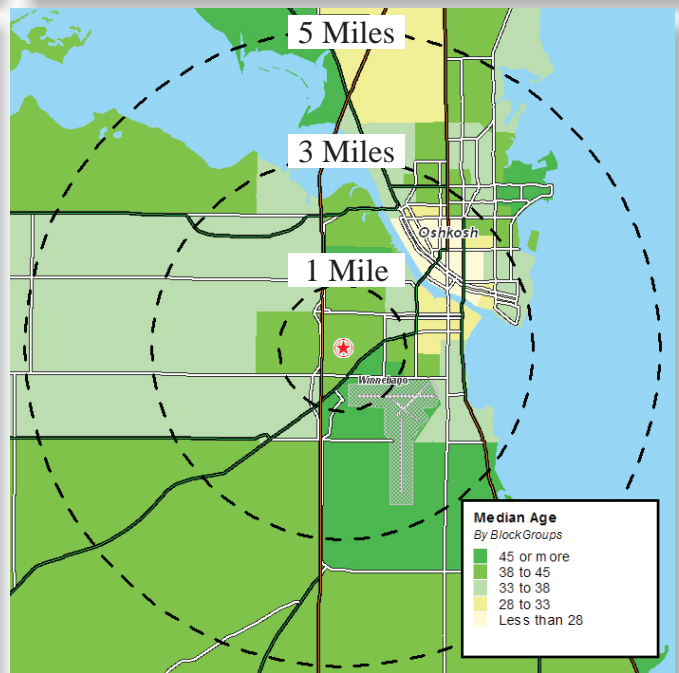
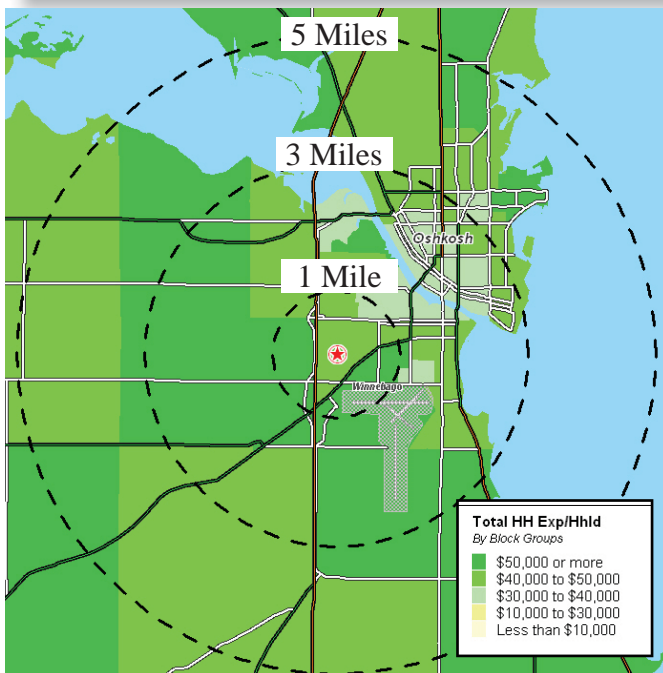
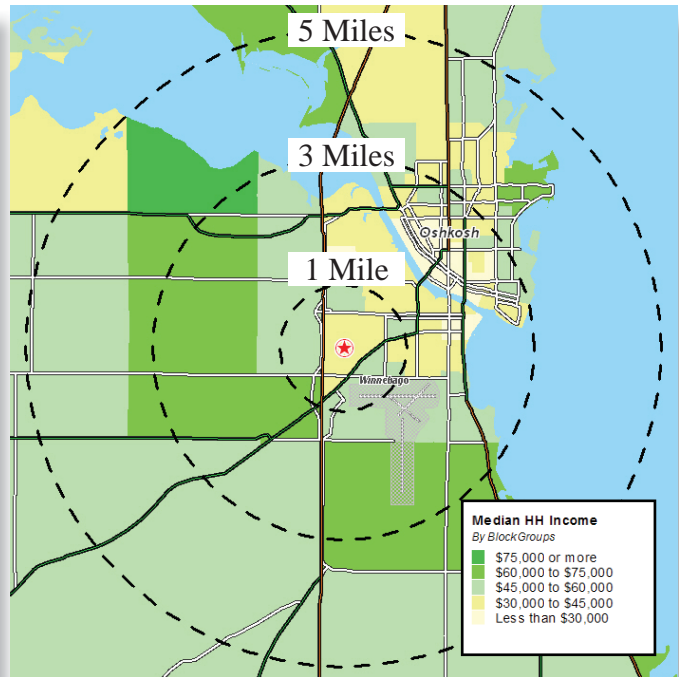
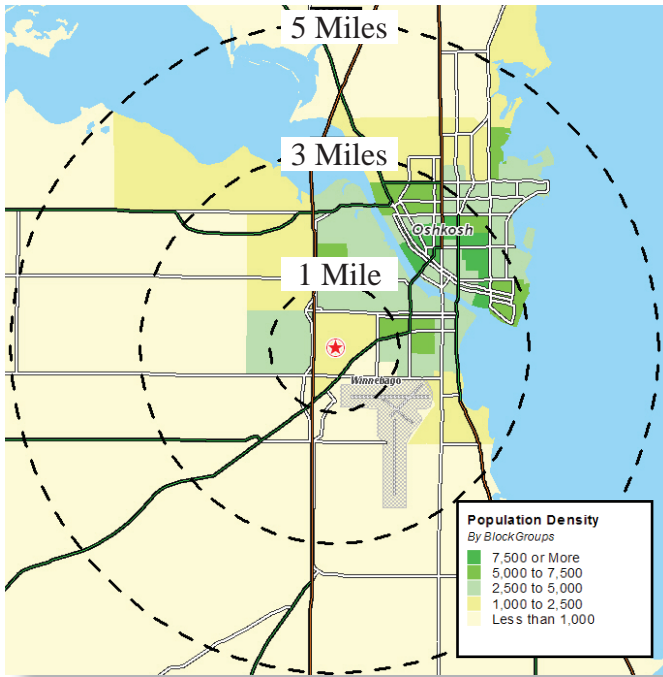
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HWY 151 & HWY 23	1.00 mi radius	3.00 mi radius	5.00 mi radius
2006 Estimated Population	6,560	51,787	69,422
2006 Est. Households	2,874	21,470	28,378
2006 Est. Average Household Income	\$ 56,735	\$ 51,595	\$ 55,166
2006 Est. Total Housing Units	2,974	22,800	30,041



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Market Fair Location Map

