**New Commercial Space**
**Hwy 41 & Johnson St. - Fond Du Lac, WI**
**Prime Outlot Opportunity**

**Location:** West off the Hwy 41 & Johnson St. (Hwy 23) Exchange on the corner of Rolling Meadows Dr. and Johnson St.

**Property Description:** Retail pad outlot available in front of fully leased shopping center. Join Sherwin Williams, Agnesian Healthcare, Enterprise Rent-a-car, Mattress Firm, Cartridge World, & Nedrebos Formalwear.

Great visibility and located on one of the busiest intersections in Fond Du Lac.

www.alexanderbishop.com/commercial/westwind

**For More Information Contact:**
Peter Jungbacker
(920) 233 - 7219 ext. 18
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New Outlot GLA: 5,000+ SF
New Retail Spaces: 1 to 4
Lease Rate: $20+ PSF, NNN
NNN Expense: $5.85

Demographics

<table>
<thead>
<tr>
<th>Mileage</th>
<th>Population</th>
<th>HH Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Mile</td>
<td>5,238</td>
<td>$44,722</td>
</tr>
<tr>
<td>3 Mile</td>
<td>35,078</td>
<td>$55,734</td>
</tr>
<tr>
<td>5 Mile</td>
<td>48,185</td>
<td>$58,185</td>
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</tbody>
</table>

Traffic Counts:
- Johnson St (Hwy 23): 21,700
- Rolling Meadows: 13,100
- Hwy 41: 34,500
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The Shops at Westwind Existing Building

Current Businesses at Westwind:
Sherwin Williams
Agnesian Healthcare
Enterprise Rent-a-car
Mattress Firm
Cartridge World
Nedrebos Formalwear.

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