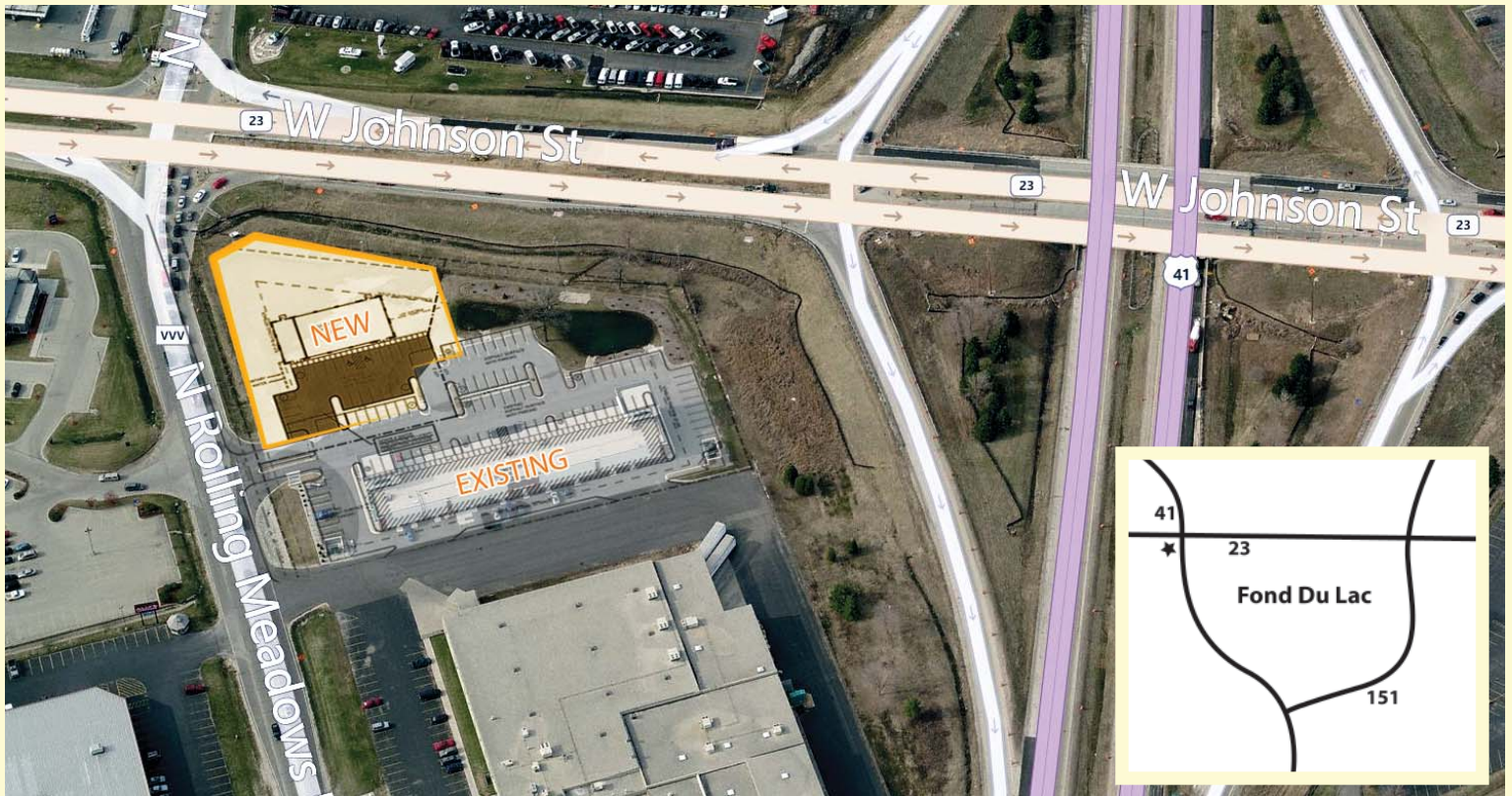


# NEW COMMERCIAL SPACE

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, & Nedrebo's Formalwear.

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

[www.alexanderbishop.com/commercial/westwind](http://www.alexanderbishop.com/commercial/westwind)



Proposed Building



ALEXANDER & BISHOP

For More Information Contact:

Peter Jungbacker

(920) 233 - 7219 ext. 18

[pjungbacker@alexanderbishop.com](mailto:pjungbacker@alexanderbishop.com)

# NEW COMMERCIAL SPACE

HWY 41 & JOHNSON ST. - FOND DU LAC, WI

- PRIME OUTLOT OPPORTUNITY -



New Outlot GLA: 5,000+ SF

New Retail Spaces: 1 to 4

Lease Rate: \$20+ PSF, NNN

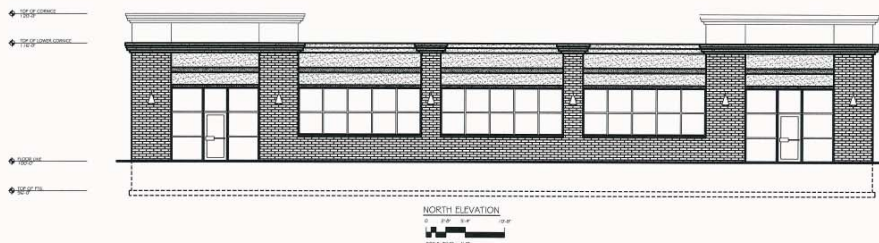
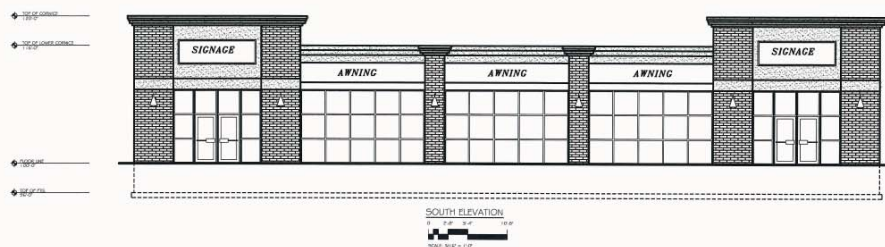
NNN Expense: \$5.85

Demographics	1 Mile	3 Mile	5 Mile
Est. Population	5,238	35,078	48,185
HH Income	\$44,722	\$55,734	\$58,185

Traffic Counts: Johnson St (Hwy 23) 21,700

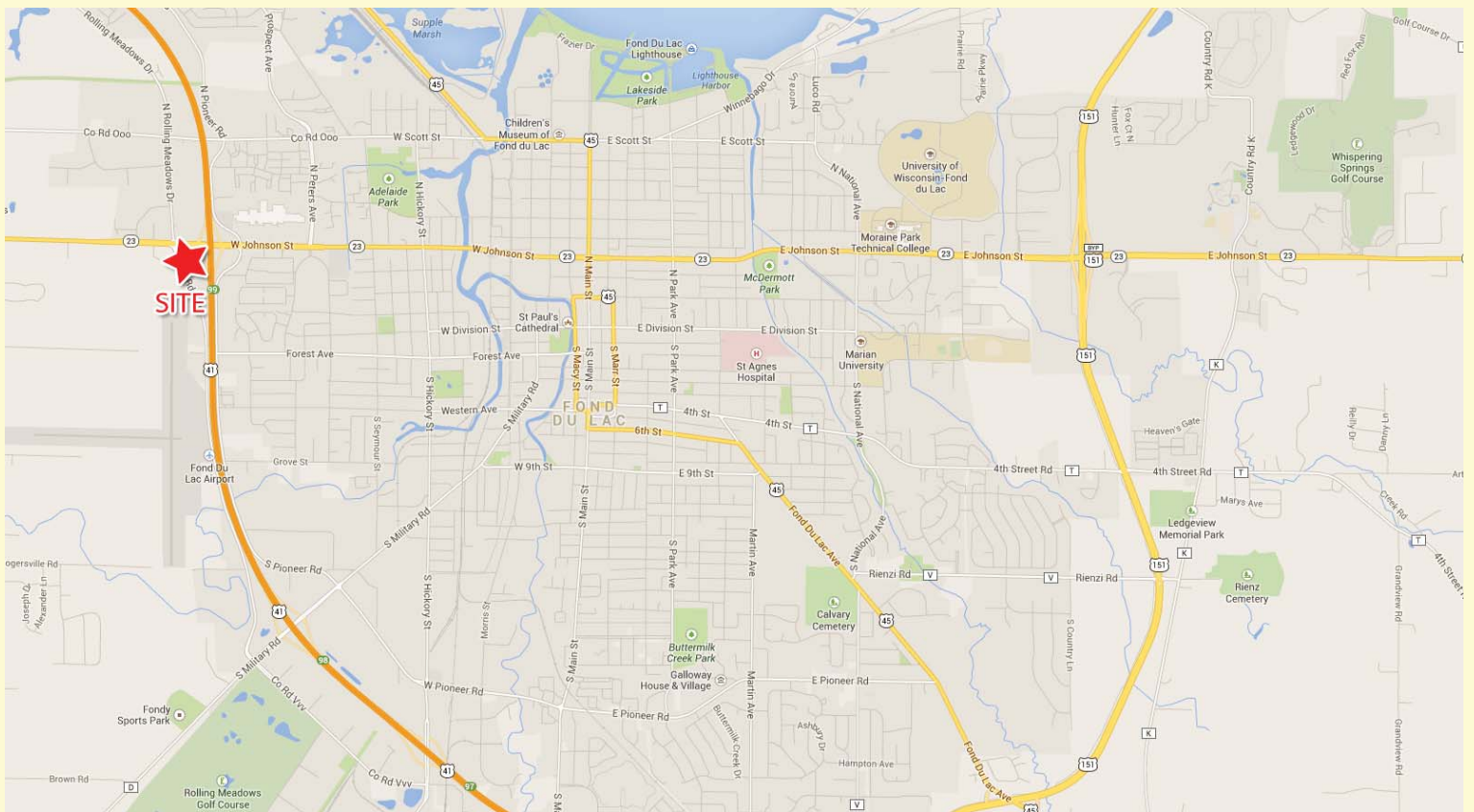
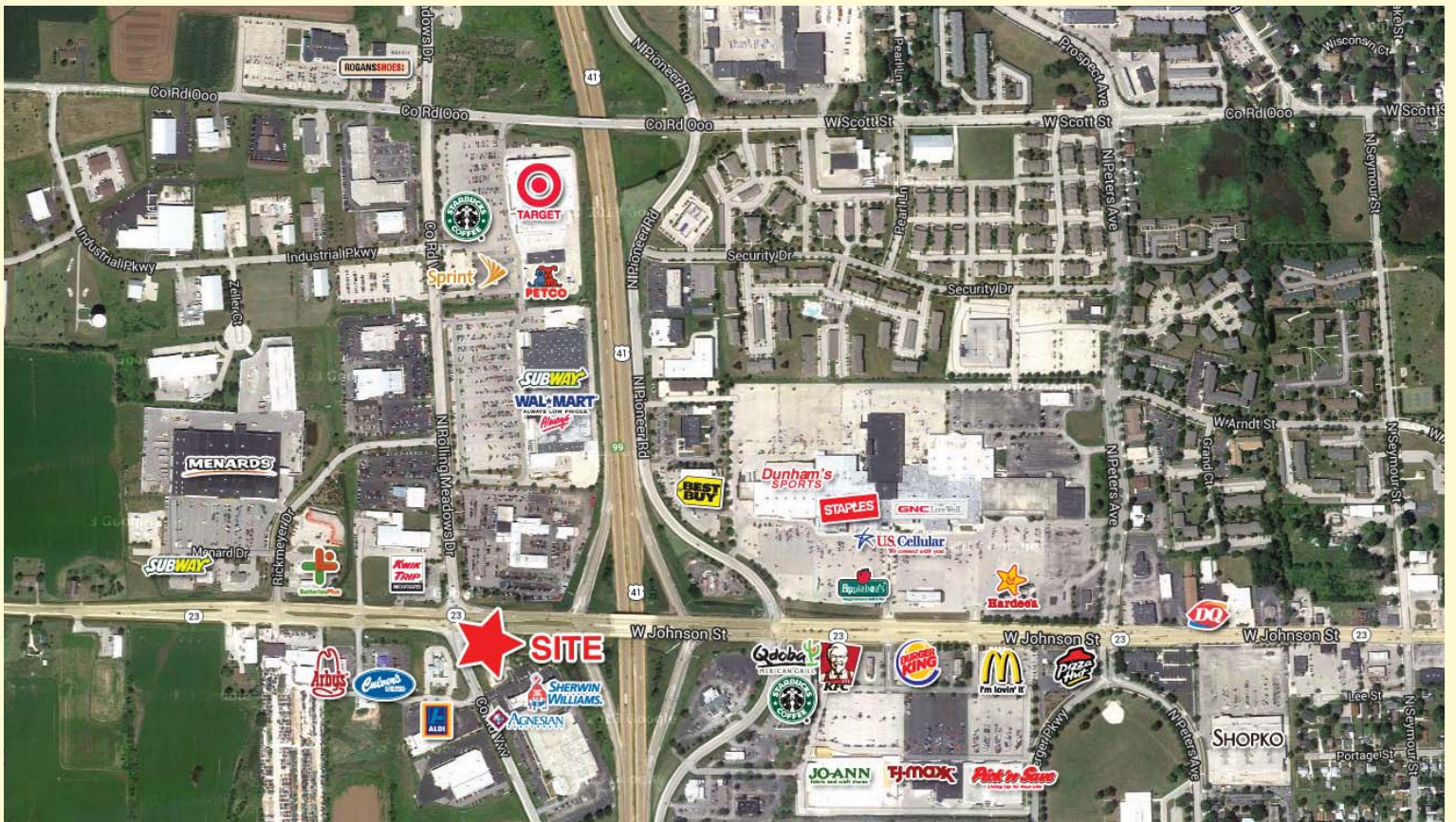
Traffic Counts: Rolling Meadows 13,100

Traffic Counts: Hwy 41 34,500



# NEW COMMERCIAL SPACE

HWY 41 & JOHNSON ST. - FOND DU LAC, WI  
- PRIME OUTLOT OPPORTUNITY -



# NEW COMMERCIAL SPACE

HWY 41 & JOHNSON ST. - FOND DU LAC, WI  
- PRIME OUTLOT OPPORTUNITY -



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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