

Get ready for...

The Shops at College Park - Outlot



& YOUR BUSINESS



SUPERCUTS
every time®



High Traffic
Retail
Development

On College Ave.
(Hwy CE) &
Eisenhower Dr.

Appleton,
Wisconsin



ALEXANDER & BISHOP, LTD.

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The Shops at College Park



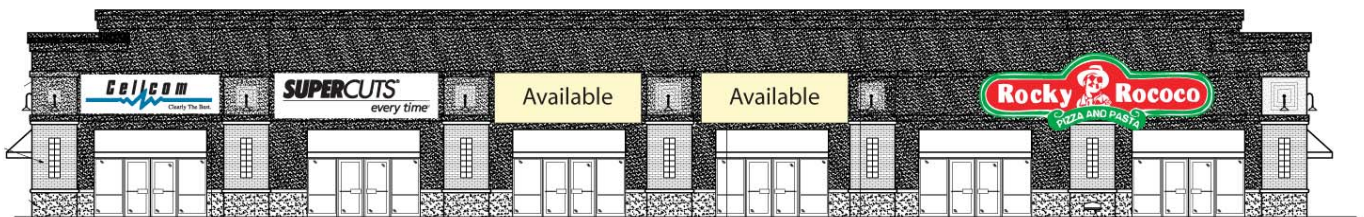
GLA: 8,700 SF
Space Available: 1,200-2,400 SF
Delivery: Immediately
Lease Rate: \$18 PSF, NNN
NNN Expenses Estimated: \$3.75 PSF

2006 Demographics

	1 Mile	3 Miles	5 Miles
Estimated Population:	8,318	63,618	136,733
HH Income:	\$69,759	\$68,179	\$66,956

Traffic Counts: College Ave: 25,000
 Eisenhower Dr: 9,000

New outlot retail development near the intersection of highways CE & 441 on Appleton's booming East side. Tenants will have unmatched visibility from highway CE and be in close proximity to major anchors such as Lowes and Festival Foods. Existing tenants include Cellcom, Supercuts, and Rocky Rococo's Pizza.



For Additional Information Please Contact

Ed Bowen

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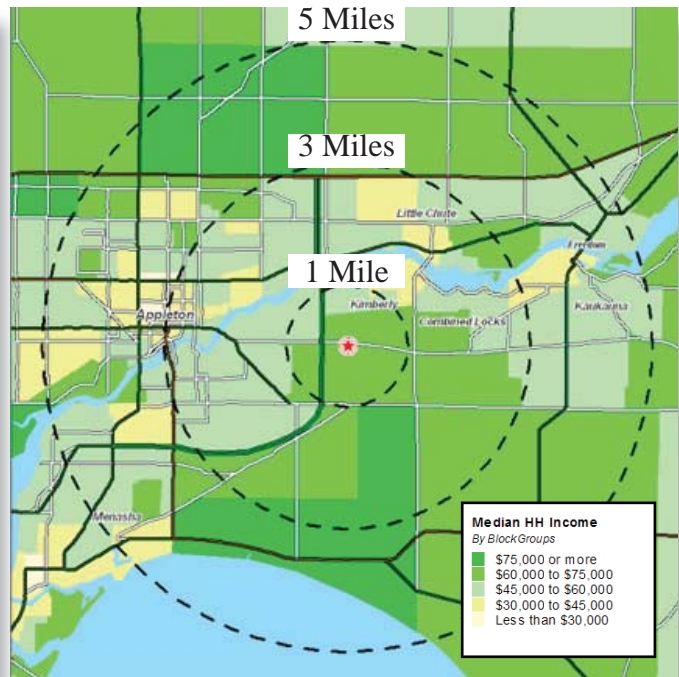
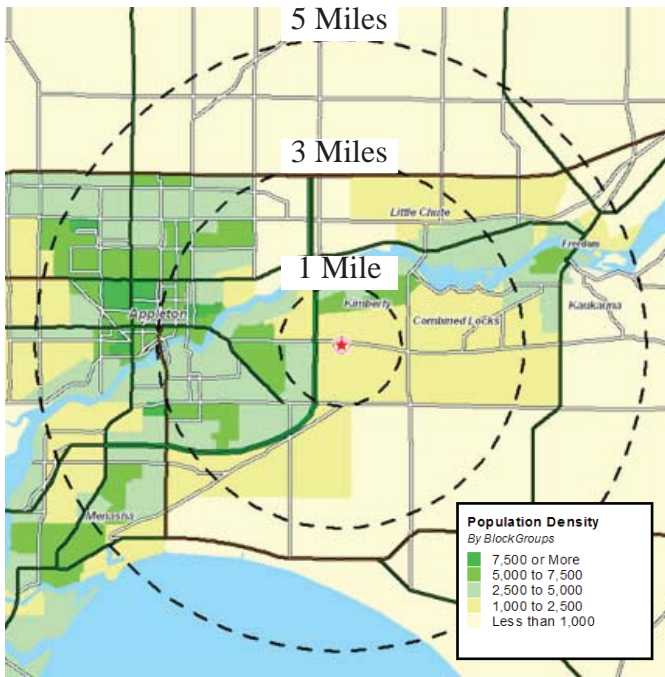
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HWY 151 & HWY 23	1.00 mi radius	3.00 mi radius	5.00 mi radius
2005 Estimated Population	8,318	63,618	136,733
2005 Est. Households	3,225	22,391	50,054
2005 Est. Average Household Income	\$ 69,759	\$ 68,179	\$ 66,956
2005 Est. Total Housing Units	3,225	24,674	54,911



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