



# NEW CONSTRUCTION - RETAIL / OFFICE 4 LEASE

## FOX RIVER SQUARE

### Appleton, Wisconsin

## SALES

**Description:** NEW CONSTRUCTION! Retail / Office Center for Lease by Wal-Mart, just 1 block from the 1,200,000 square foot Fox River Mall. Mixed use development perfect for Medical, Class A Office, high end Retail, Restaurant and much more!

- **12,000 Square Feet Available Now**
- **Divisible to 1,600**

**Neighbor Tenants:** Fox River Mall / Menards / Neuron -Spine Center of Wisconsin /Wal-Mart Super Center / Barnes & Noble / Oral Maxillofacial Surgery / & much more.

**Annual PSF Lease Rate:** \$13.00 NNN

**Term:** 5 year minimum

Population	Average Household Income
3 Mile: 27,743	3 Mile: \$55,434
5 Mile: 98,681	5 Mile: \$50,346
10 Mile: 207,973	10 Mile: \$53,394

### TRAFFIC COUNTS:

- College Ave: 32,700
- Wisconsin Ave: 29,400

**Location:** Located on Michaels Drive in Appleton, WI, 1 block from the Fox River Mall. The City of Appleton is the center of the Fox Cities which is in turn the activity center of Northeastern Wisconsin. The 1,200,000 SF Fox River Mall is the generator of regional business which has driven commercial development in the area.

**For More Information, Please Contact:**

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## LEASING

## DEVELOPMENT

