

## RETAIL FOR LEASE

# WOLF RIVER PLAZA

300-320 Wolf River Plaza, New London, WI 54961



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	From 1,000 SF up to 15,057 SF / 2,000 SF / 1,483 SF / 8,690 SF
<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	52,290 SF
<b>ZONING:</b>	B-1 Central Business District
<b>LOCATION:</b>	20 Miles to Appleton 40 Miles to Green Bay

### PROPERTY OVERVIEW

Located in the heart of downtown New London, Wolf River Plaza benefits from strong consumer draw from its shadow anchored Festival Foods.

Join area retailers such as Family Dollar, Domino's Pizza, Associated Bank, First State Bank, Festival Foods, Hong Kong Buffet, Copper Shot, El Tequila Mexican Cantina, and Dairy Queen.

### PROPERTY HIGHLIGHTS

- Flexible Zoning Allowing for Multitude of Mixed Usage Options
- New Ownership/Management
- Convenient to Hwy 45 and Hwy 54 (Fairview Drive)
- Area Employers Include Tyson Foods and Amcor Packaging



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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 300	1,000 - 15,057 SF	Net	Negotiable	1,000 up to 15,057 SF: Office/Retail
Suite 314	2,000 SF	Net	Negotiable	Current Use: Coin-Op/Laundry Mat
Suite 316A	1,483 SF	Net	Negotiable	Current Use: Tobacco/Vape Shop
Suite 318	3,610 SF	Net	Negotiable	Current Use: Cross Fit/Gym
Suite 320	8,690 SF	Net	Negotiable	Two (2) Dock Door: Warehouse/Storage
Suite 312	2,000 SF	Net	Negotiable	2nd Generation Hair Salon

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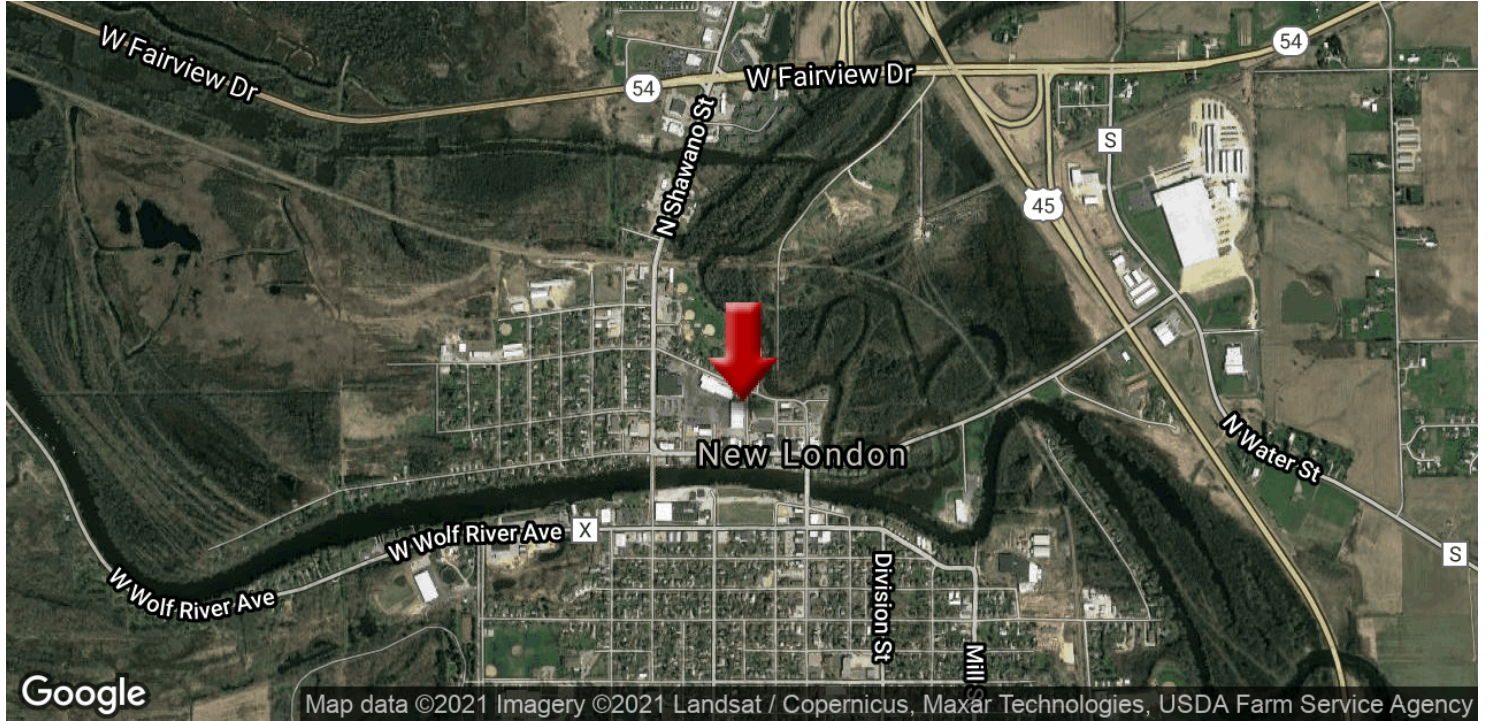
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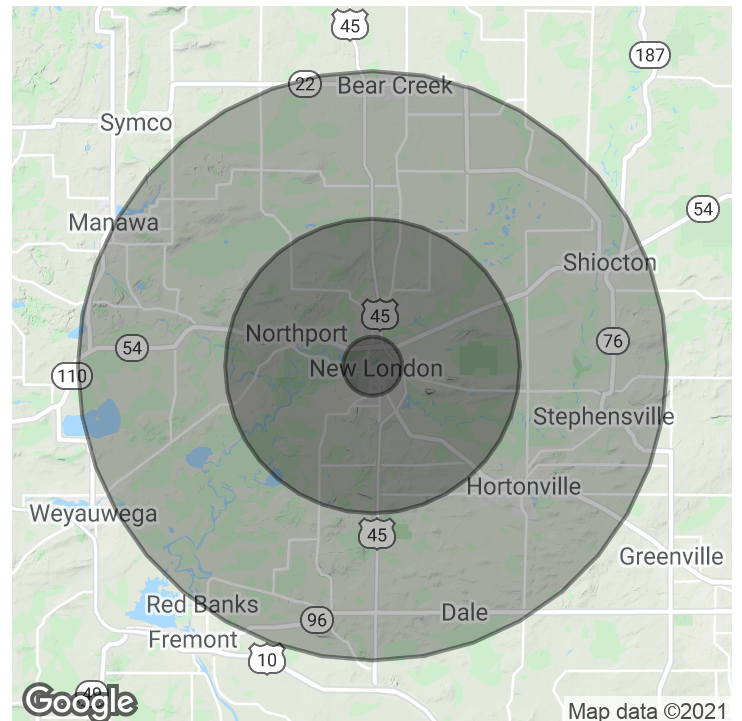


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,680	13,446	29,426
Average age	40.4	40.4	40.7
Average age (Male)	38.0	37.9	38.7
Average age (Female)	43.8	42.9	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	737	5,645	11,648
# of persons per HH	2.3	2.4	2.5
Average HH income	\$51,923	\$56,572	\$64,404
Average house value	\$127,432	\$144,033	\$179,846

\* Demographic data derived from 2010 US Census



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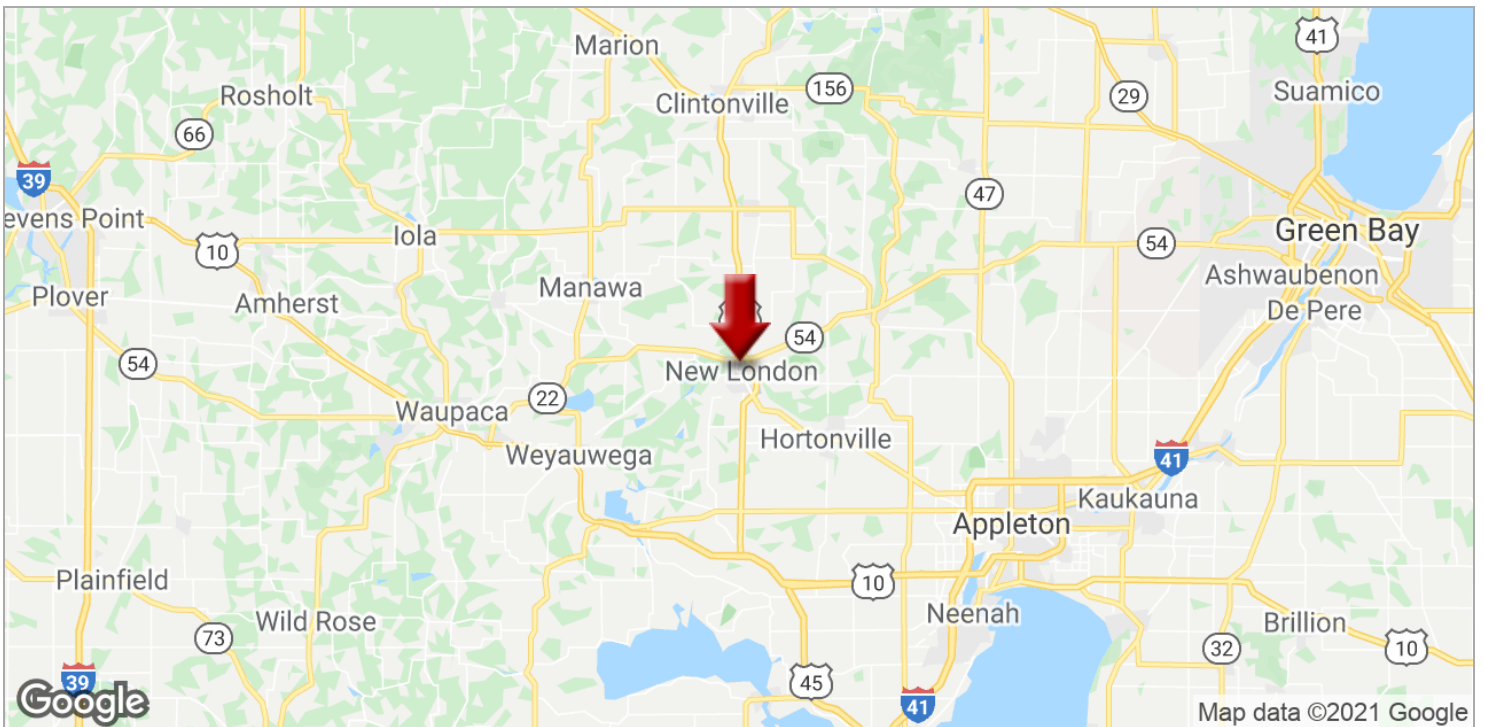
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