

FOR LEASE



FORMERLY ASPEN DENTAL | 3,350 SF AVAILABLE



NYLA GROUP, LLC
COMMERCIAL REAL ESTATE SERVICES

**834 W JOHNSON ST
FOND DU LAC, WI 54935**

HIGHLIGHTS

- Paramount location in Fond du Lac's Main retail corridor easily accessible from I-41 and excellent nearby retailers
- A+ Visibility & accessibility with excellent monument signage
- High day-time trade area of Fond du Lac adjacent to Forest Mall
- Strong Co-tenancy with US Cellular
- *Available 1.31.22**
- Parking Ratio Per 1,000 SF: 5.48 Spaces



| | |
|-------------------------|--|
| Location: | 834 W Johnson St, Fond du Lac, WI 54935 |
| SF Available: | 3,350 |
| Traffic Count: | I-41 (±42,000 VPD) & W Johnson St (±31,000 VPD) |
| Annual Rent PSF: | Call for Pricing |
| Lease Type: | NNN |



55,938
POPULATION



\$71,584
AVG HH INCOME



23,557
HOUSEHOLDS



PROPERTY FEATURES

834 W JOHNSON ST
FOND DU LAC, WI 54935



55,938
POPULATION



A
BUILDING CLASS



3,350 SF
AVAILABLE SF



A
LOCATION CLASS



7,852 SF
BUILDING SIZE



2008
CONSTRUCTION



5.48 SPACES
PARKING RATIO PER 1,000SF



40.52' X 82.68'
SPACE DIMENSIONS



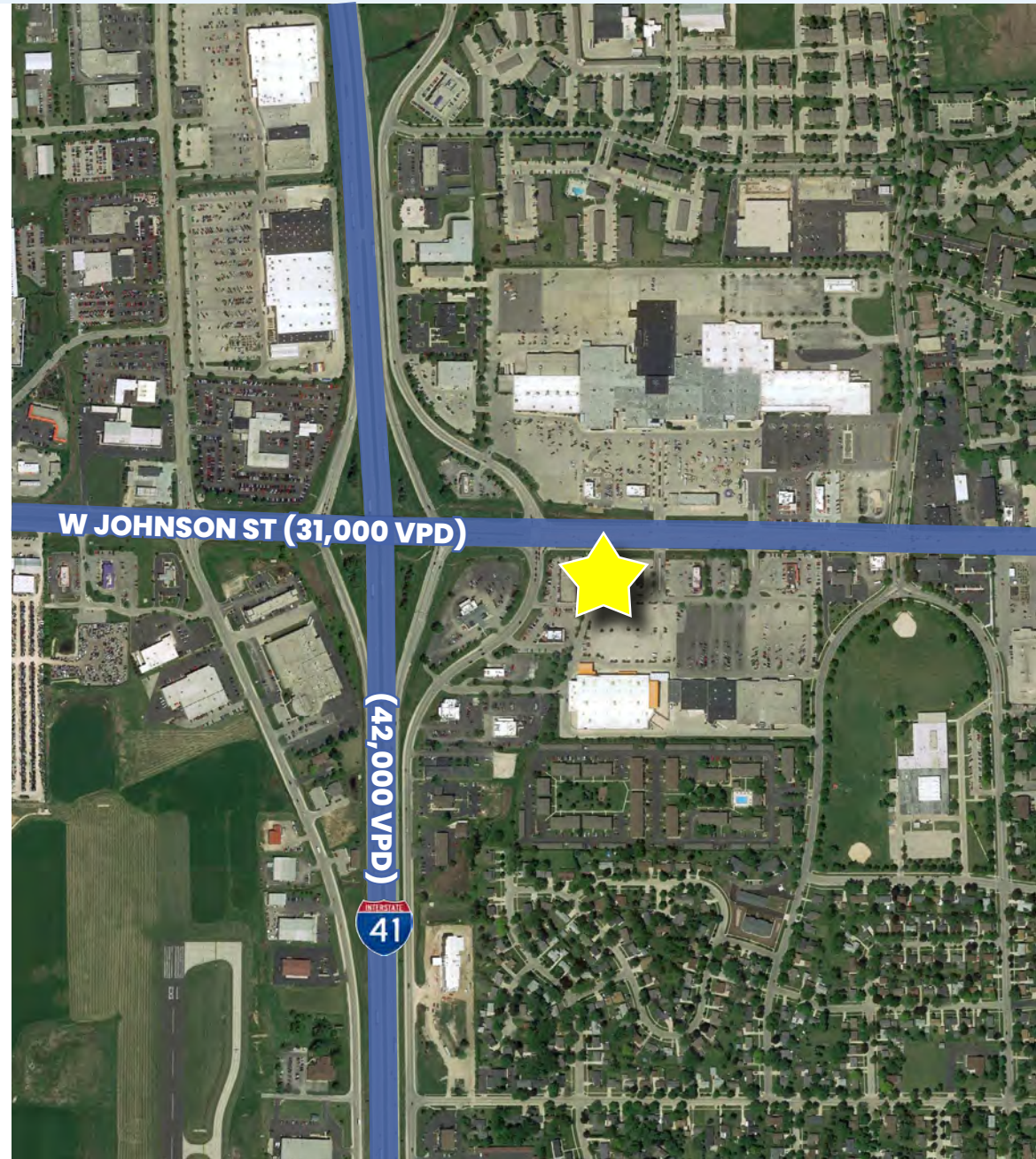
NYLA GROUP, LLC
COMMERCIAL REAL ESTATE SERVICES

TED THOMSEN, Managing Broker
M: 920.212.8000
E: ted@nylagroup.com

TOMMY THOMSEN, VP of Sales and Leasing
M: 920.212.7000
E: thomas@nylagroup.com

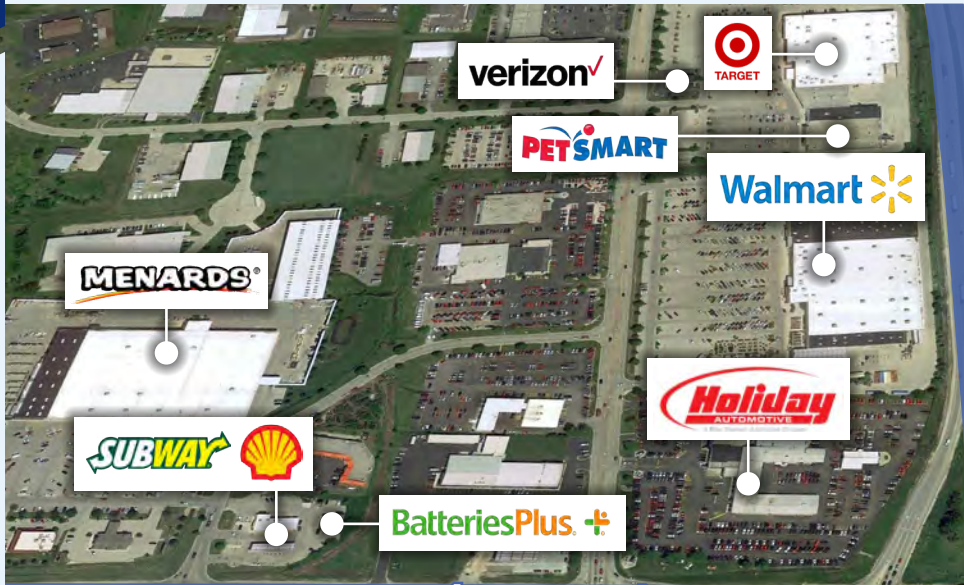
I-41 & W Johnson St

- 3,350 SF of Fond du Lac's premium retail space in the primary retail corridor is available along Johnson St. Providing an ideal location conveniently off of I-41 (+/- 37,000 VPD) with superior visibility and readily accessible from Johnson St with ample high trafficked retailers nearby. Excellent monument signage and great parking in a well-established building. The center sits between the two main highway accesses of Fond du Lac's main retail corridor and is directly across from the Forest Mall. The space offers incoming tenants ample visibility, strong traffic counts, solid-tenants, dense residential, and superb parking.
- Directly across Johnson St lies Fond du Lac's, Forest Mall that is undergoing significant redevelopment with retailers in Meijer, Kohl's, Caliber Collision, Panera, and many others. The property sits in the outlot to solid big-box retailers such as TJ Maxx, Joann Fabrics, and Pick 'n Save. The Adjacent property's to the east is a newly redeveloped Popeyes and to the west is a Starbucks, Gamestop, and Qdoba. Fond du Lac Historically named one of the top 20 safest metropolitan areas in the nation, Fond du Lac County is home to many top USA companies. These include Mercury Marine, Fives Giddings & Lewis, J.F. Ahern, Brenner Tank, Mid-States Aluminum, J.M. Smucker Company and Alliance Laundry Systems.

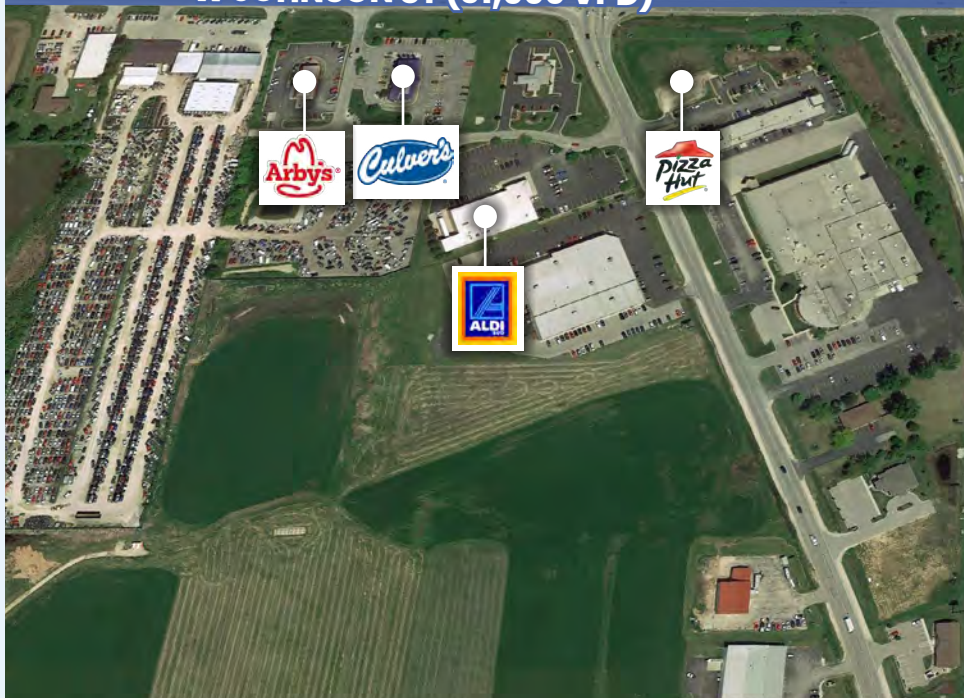


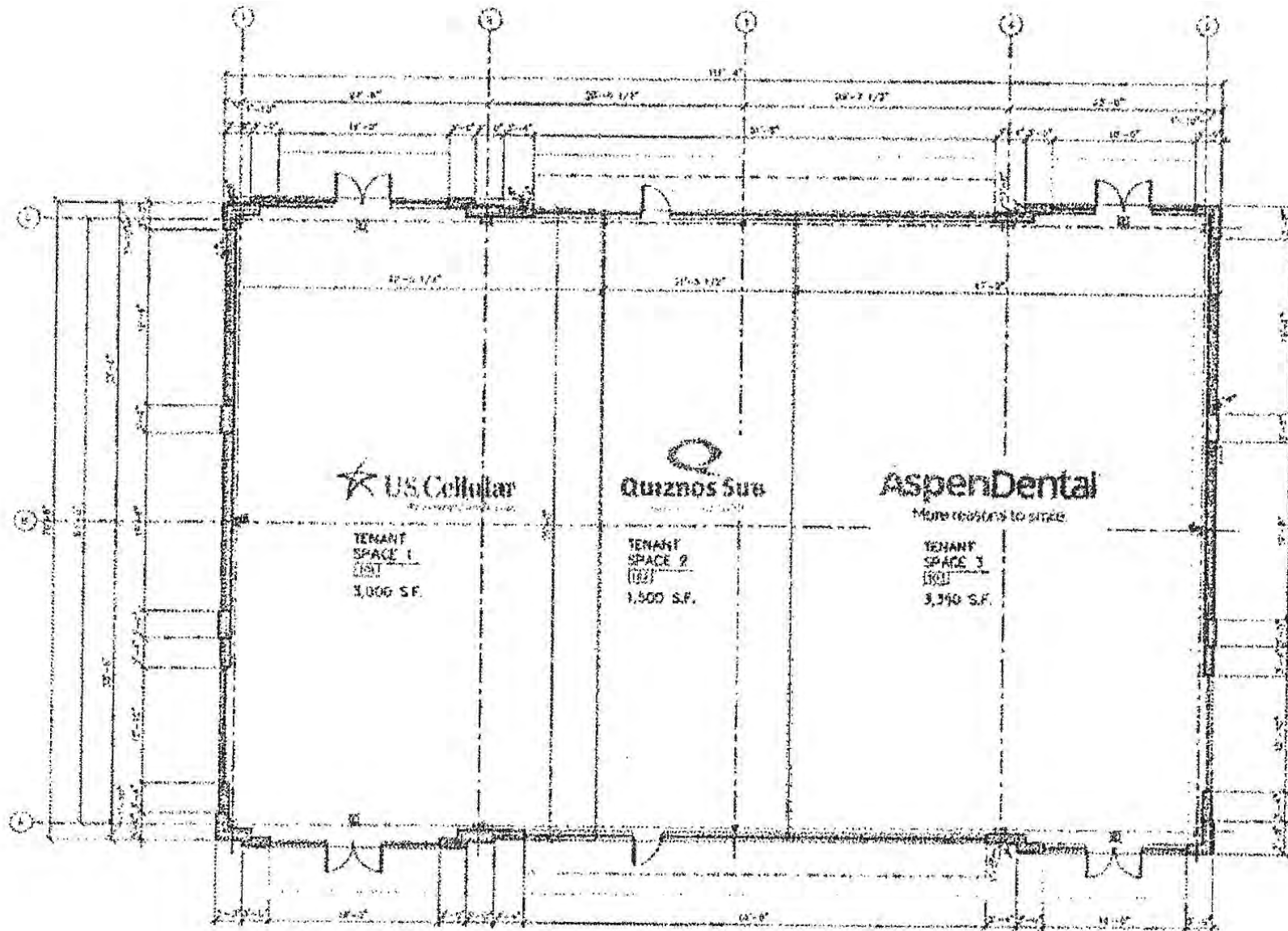
AERIAL MAP

834 W JOHNSON ST
FOND DU LAC, WI 54935



W JOHNSON ST (31,000 VPD)

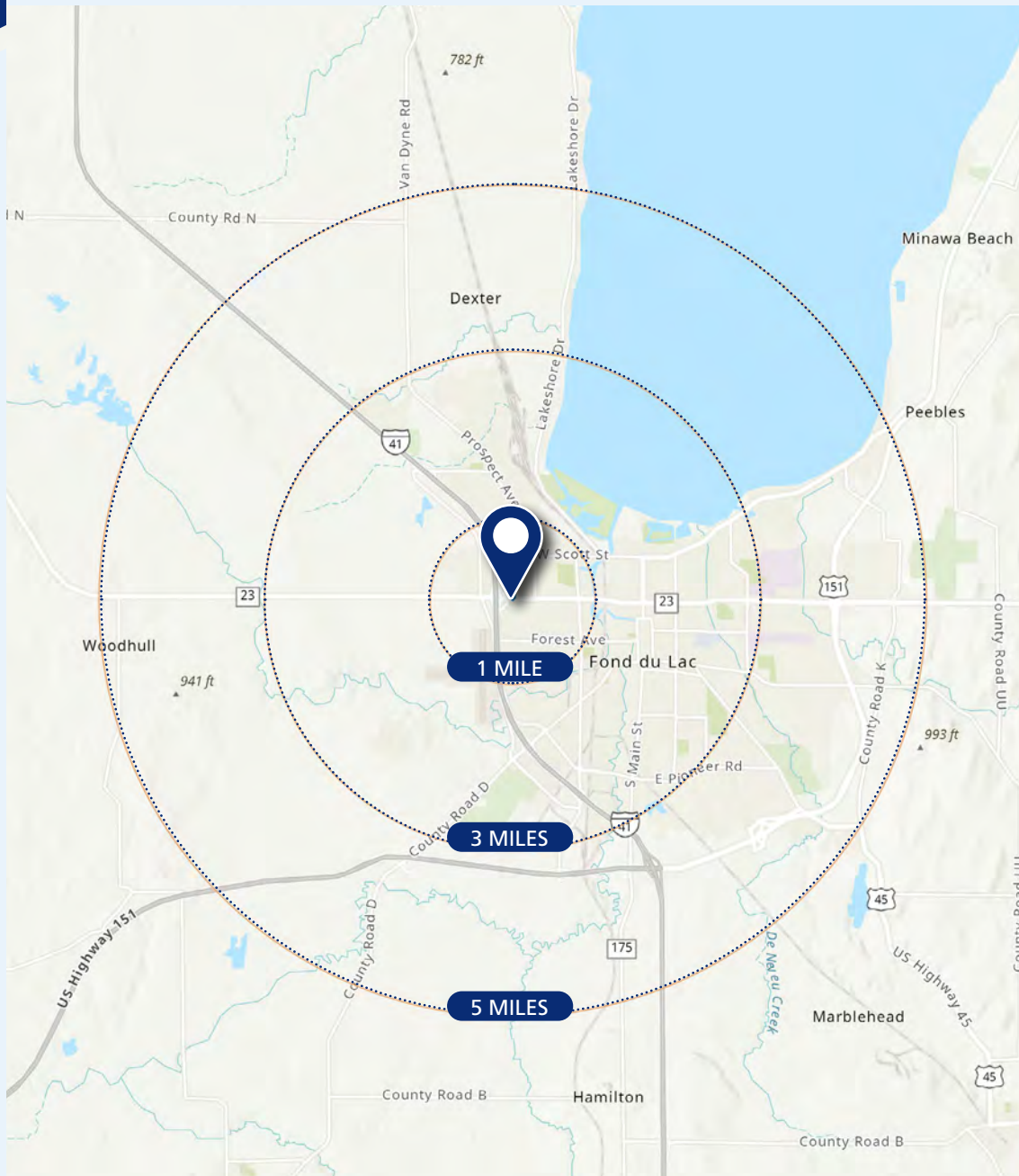






DEMOGRAPHICS

834 W JOHNSON ST
FOND DU LAC, WI 54935



| 2021 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|----------|----------|
| Population | 7,373 | 41,129 | 55,938 |
| Households | 3,431 | 17,711 | 23,557 |
| Families | 1,732 | 10,044 | 14,008 |
| Avg Household Size | 2.15 | 2.27 | 2.30 |
| Median Age | 35.1 | 38.9 | 40.1 |
| Median Household Income | \$51,557 | \$53,864 | \$57,635 |
| Avg Household Income | \$58,643 | \$65,158 | \$71,584 |



2,309
TOTAL BUSINESSES



40,922
TOTAL EMPLOYEES



\$57,635
MEDIAN
HH INCOME



\$30,453
PER CAPITA
INCOME



\$118,599
MEDIAN
NET WORTH



NYLA GROUP, LLC
COMMERCIAL REAL ESTATE SERVICES

TED THOMSEN, Managing Broker
M: 920.212.8000
E: ted@nylagroup.com

TOMMY THOMSEN, VP of Sales and Leasing
M: 920.212.7000
E: thomas@nylagroup.com

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

834 W JOHNSON ST
FOND DU LAC, WI 54935

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS. You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- a. The duty to provide brokerage services to you fairly and honestly.
- b. The duty to exercise reasonable skill and care in providing brokerage services to you.
- c. The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- d. The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information prohibited by law.
- e. The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information of other parties.
- f. The duty to safeguard trust funds and other property held by the Firm or its Agents.
- g. The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. The disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS. The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing services to you.

The following information is required to be disclosed by the law:

1. Material Adverse Facts, as defined in Wis. Stat. 452.01 (5g)
2. Any facts known by the Firm or its Agents that contradict any information included in the written inspection report on the property or real estate that is the subject of the transaction

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____ (insert information you authorized to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Facts" is defined in Wis. Stat. 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY. You may obtain the information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://www.doc.wi.gov> or by telephone 608-240-5830.

FORMERLY ASPEN DENTAL | 3,350 SF AVAILABLE

834 W JOHNSON ST
FOND DU LAC, WI 54935

U.S. Cellular

AspenDental

Ted Thomsen
Managing Broker

M: 920.212.8000
E: ted@nylagroup.com

Tommy Thomsen
VP of Sales and Leasing

M: 920.212.7000
E: thomas@nylagroup.com



NYLA GROUP, LLC
COMMERCIAL REAL ESTATE SERVICES