

# FOR LEASE



**FORMERLY VERIZON | 1,920 SF AVAILABLE**



NYLA GROUP, LLC  
COMMERCIAL REAL ESTATE SERVICES

**2230 MAIN ST  
GREENBAY WI 54302**

## OVERVIEW

True A+ Space Available in one of the most desirable retail corridors in Green Bay WI. Trophy location with extremely high visibility and accessibility. Strong Co-Tenants including Starbucks, and ATI Physical Therapy. The center sits just across the street from Green Bay's East Town Mall and a few minutes south of Lambeau Field. The building is a newer construction finished in 17'-18' with a superior quality and aesthetics.



## HIGHLIGHTS

- Prime Space In A+ Center
- Excellent Co-Tenants
- Ample Parking With Good Ingress/Egress From Main St
- Prime Location With Strong Traffic Counts
- High Visibility With Pylon Signage

**Location:** 2230 Main St., Green Bay WI 54302

**Traffic Count:** Hwy 141 ( $\pm 15,000$ VPD), E Mason St ( $\pm 14,800$  VPD) and Lime Kline Rd ( $\pm 9,500$  VPD)

**Annual Rent PSF:** Call for Pricing

**Lease Type:** NNN



130,687  
POPULATION



\$72,578  
AVG HH INCOME



52,725  
HOUSEHOLDS



# PROPERTY FEATURES

2230 MAIN ST  
GREEN BAY WI 54302



130,687  
POPULATION



7.63 SPACES PER 1,000 SF  
PARKING RATIO



104 FEET  
MAIN ST



6,025  
GLA (SF)



46  
# OF PARKING SPACES



2018  
YEAR BUILT



24'X80'  
SPACE DIMENSIONS



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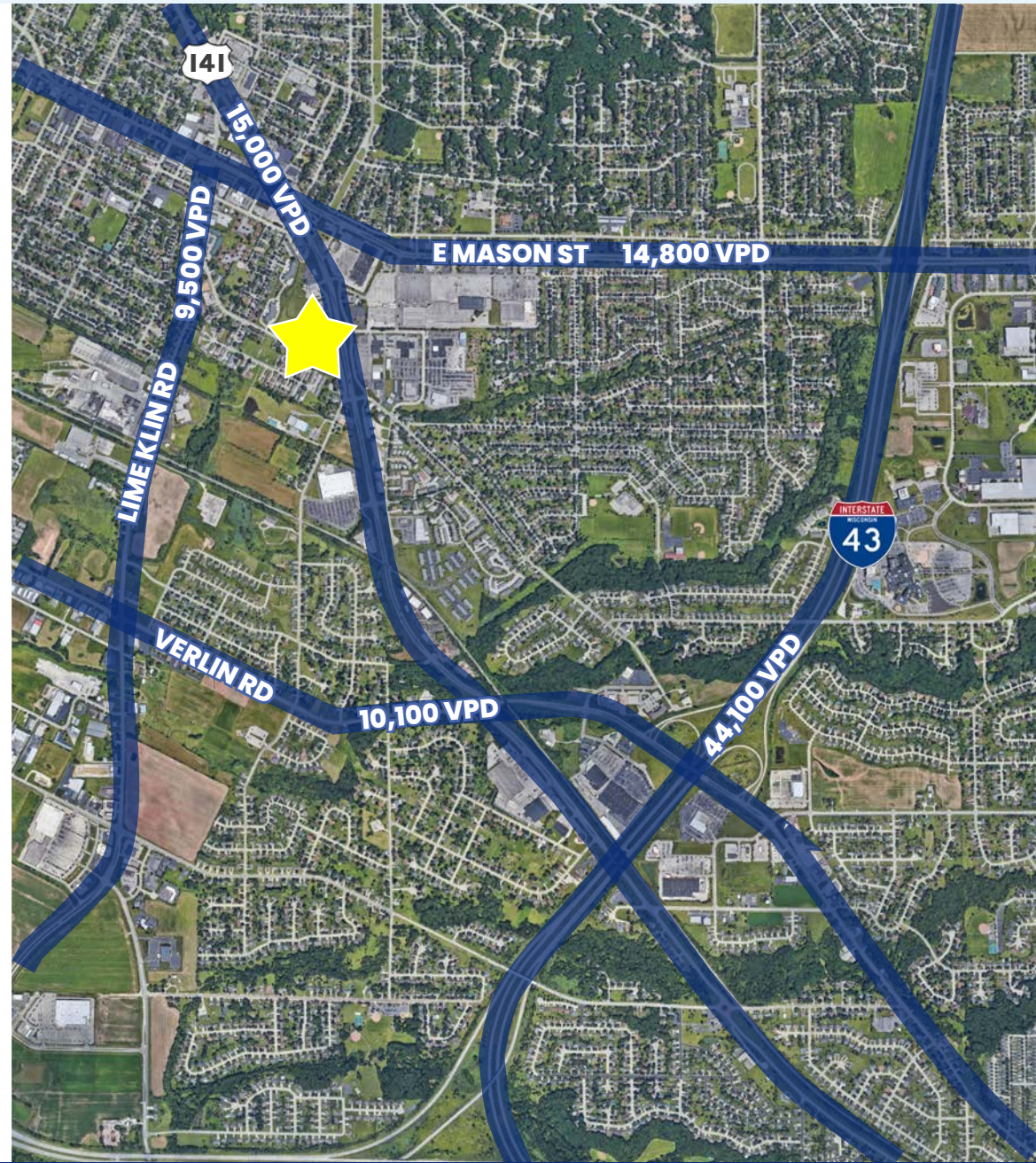
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# LOCATION SUMMARY

2230 MAIN ST  
GREEN BAY WI 54302

- 1,920 SF Available - Ideally situated in the main retail corridor of Green Bay, WI. Positioned along I-41(Main St) that sees 15,000 VPD and Mason St nearing 15,000 VPD. The center is adjacent to multitudes of retailers in the likes of Green Bay's East Town Mall, Walmart Super-center, Festival Foods, Fleet Farm, Menards, Aurora Bay Medical center, and just south of the renowned Lambeau Field.
- Green Bay is a city in the State of Wisconsin, located at the head of Green Bay, a sub-basin of Lake Michigan, at the mouth of the Fox River. Located 112 miles north of Milwaukee and is the third-largest city in the state of Wisconsin after Milwaukee and Madison. It is also the third-largest city on the west shore of Lake Michigan, after Chicago and Milwaukee. Green Bay is home to the National Football League Green Bay Packers.



# AERIAL MAP

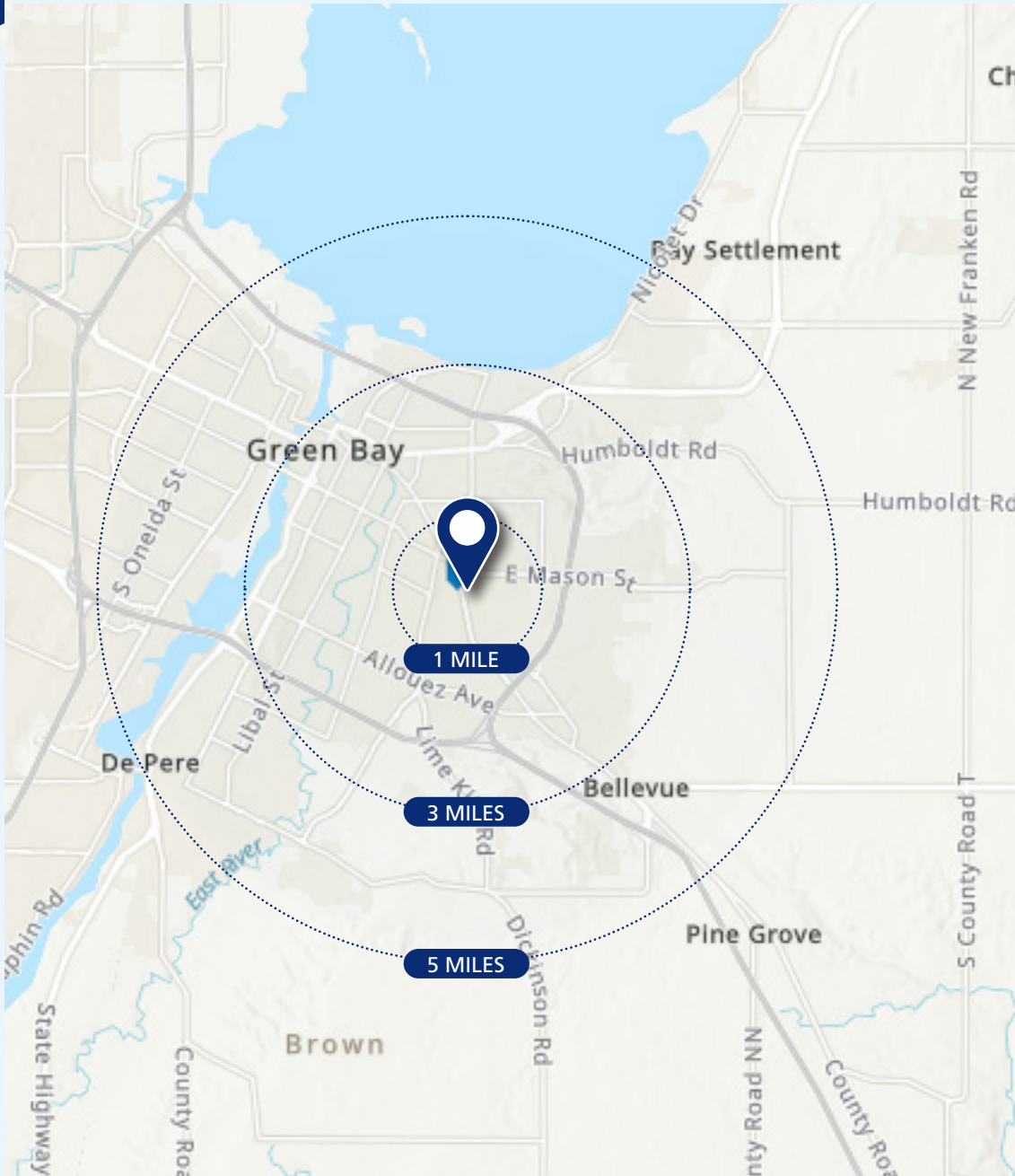
2230 MAIN ST  
GREEN BAY WI 54302





# DEMOGRAPHICS

**2230 MAIN ST  
GREEN BAY WI 54302**



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	12,349	72,176	130,687
Households	4,881	29,548	52,725
Families	2,984	17,145	31,230
Avg Household Size	2.52	2.41	2.40
Median Age	34.0	35.2	36.1
Median Household Income	\$48,034	\$51,803	\$54,477
Avg Household Income	\$66,802	\$68,966	\$72,578



**4,443**

TOTAL BUSINESSES



**91,573**

TOTAL EMPLOYEES



**\$54,477**

MEDIAN HH INCOME



**\$29,372**

PER CAPITA INCOME



**\$71,632**

MEDIAN NET WORTH



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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.

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