

FOR LEASE



**FORMERLY T-MOBILE | 1,141 SF AVAILABLE**



NYLA GROUP, LLC  
COMMERCIAL REAL ESTATE SERVICES

**408 S KOELLER ST  
OSHKOSH, WI 54902**

## HIGHLIGHTS

- Paramount location in Oshkosh with exemplary highway visibility and accessibility
- I-41 (72,000 VPD)
- A+ Highway visible pylon signage
- High day-time trade area
- Strong co-tenants
- Available 10.31.21
- Parking Ration Per 1,000 SF: 5.6 Spaces



<b>Location:</b>	408 S Koeller St Oshkosh WI 54902
<b>Traffic Count:</b>	72,000 VPD
<b>Square Feet:</b>	1,141
<b>Annual Rent PSF:</b>	Call for Pricing
<b>Lease Type:</b>	NNN



75,855  
POPULATION



\$67,808  
AVG HH INCOME



30,852  
HOUSEHOLDS



# PROPERTY FEATURES

408 S KOELLER ST  
OSHKOSH, WI 54902



66,700  
POPULATION



A+  
BUILDING CLASS



1,141 SF  
AVAILABLE SF



A+  
LOCATION CLASS



6,365 SF  
BUILDING SIZE



20' X 58'  
SPACE DIMENSIONS



5.6 SPACES  
PARKING RATIO PER 1,000SF



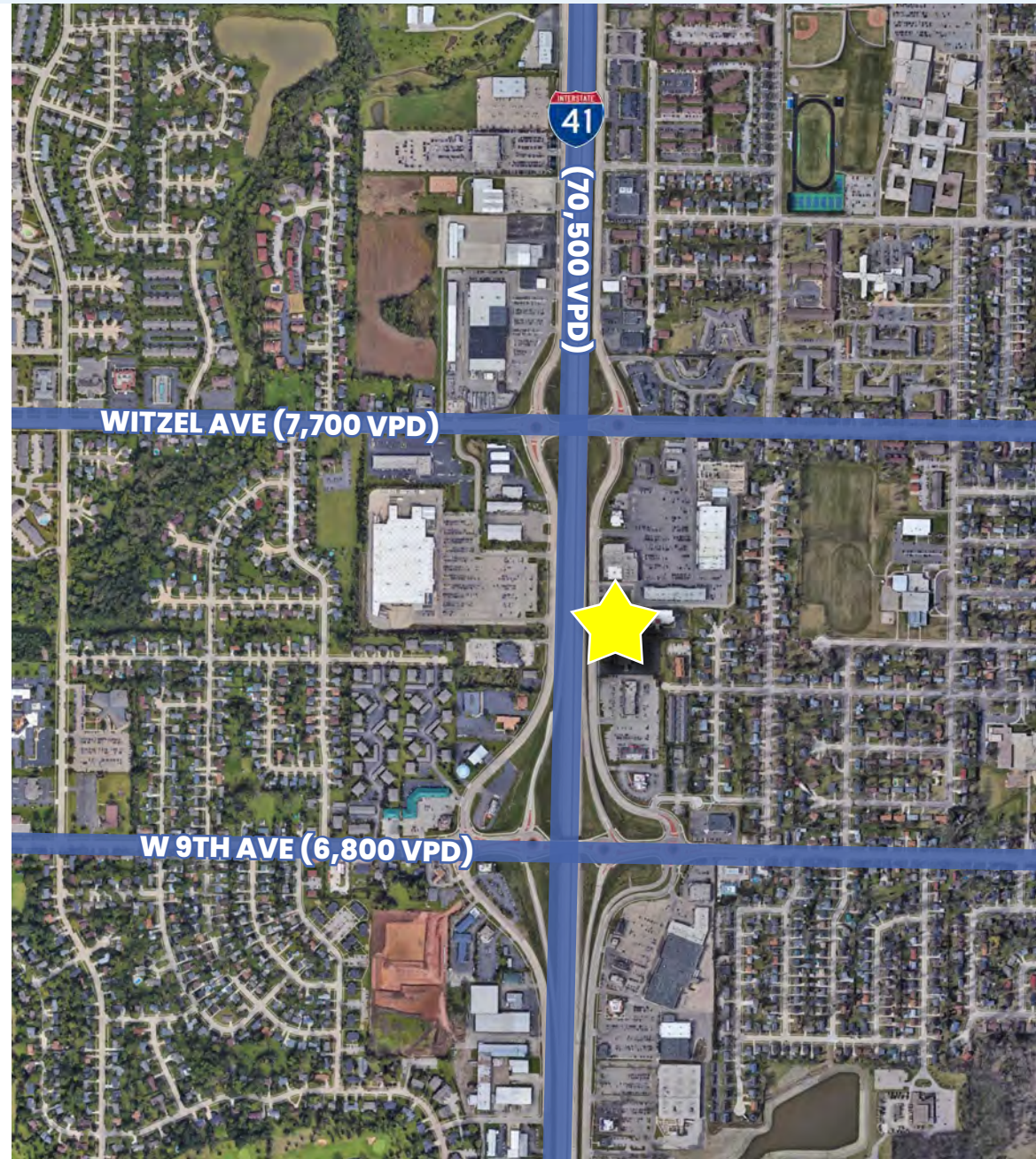
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## I-41 & South Koeller Blvd

- 1,141 SF of Prime Space Available on Koeller St. Providing the best visibility in all of Oshkosh, with huge pylon highway signage. The center is positioned along I-41, seeing 75,000 VPD and Koeller St nearing 15,000 VPD. Boasting high traffic counts and superior highway visibility. The center sits between the two main highway accesses of Oshkosh's primary retail corridor. The center offers incoming tenants ample visibility and strong traffic counts, solid co-tenants, dense residential, and hospitals in its direct vicinity. It's location on Koeller makes it one of Oshkosh's most desirable locations,
- Oshkosh, WI, has a population of 66,713 and is the 556th largest city in the United States. The population density is 2,494 per sq mi, which is 2752% higher than the Wisconsin average and 2652% higher than the national average. The median age in Oshkosh is 34, which is approximately 14% lower than the Wisconsin average of 39. In Oshkosh, 41% of the population, over 15 years of age are married, 95% speak English, and 2% speak Spanish.



# AERIAL MAP

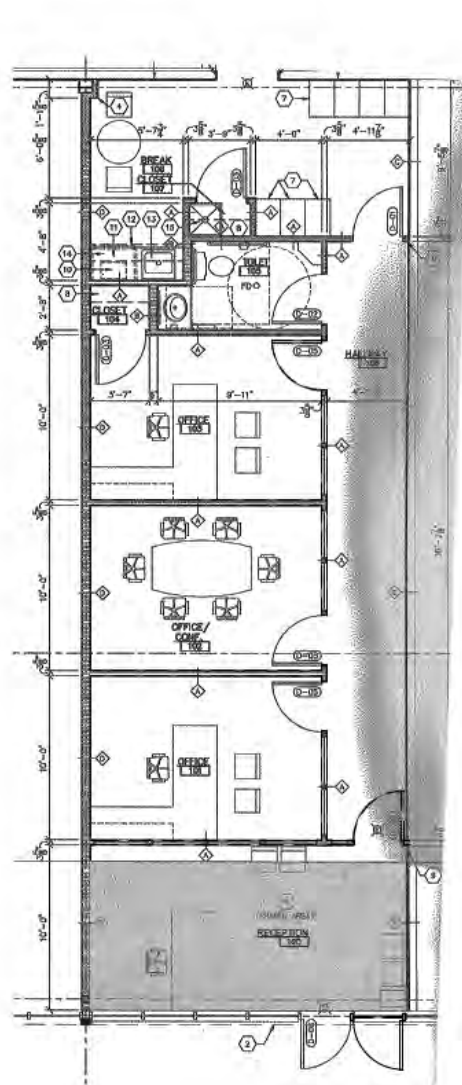
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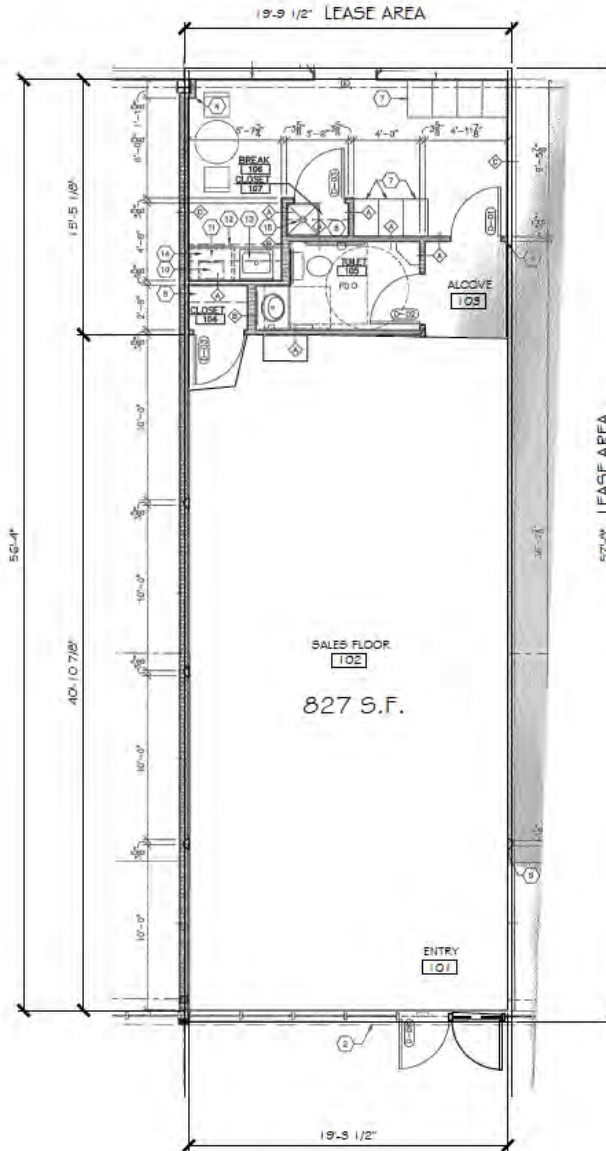
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EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



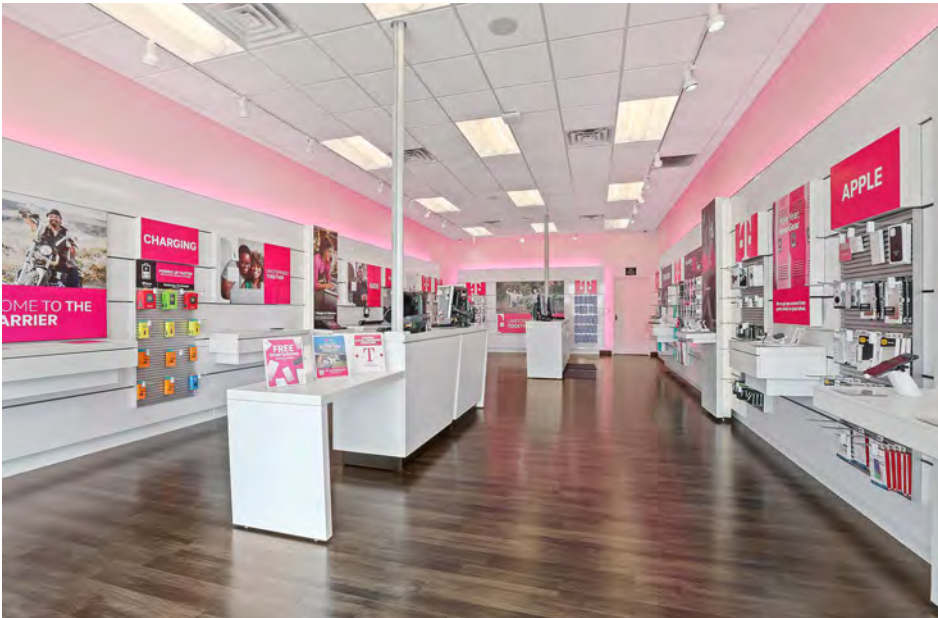
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



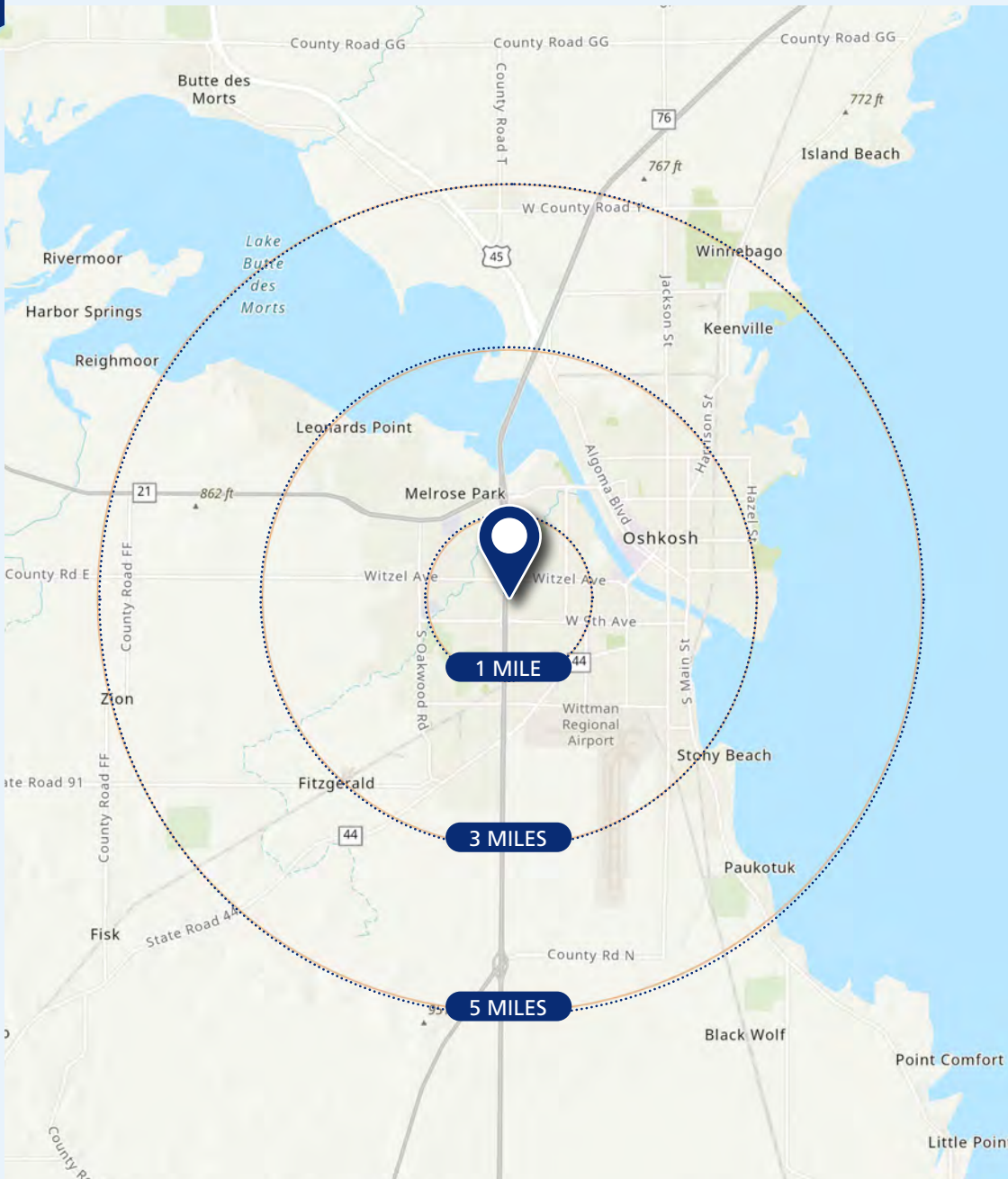
# PROPERTY PHOTOS

408 S KOELLER ST  
OSHKOSH, WI 54902



# DEMOGRAPHICS

**408 S KOELLER ST  
OSHKOSH, WI 54902**



2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	10,594	59,558	75,855
Households	5,195	25,114	30,852
Families	2,602	13,175	16,954
Avg Household Size	1.99	2.23	2.25
Median Age	43.4	35.6	37.0
Median Household Income	\$46,890	\$51,752	\$53,733
Avg Household Income	\$57,164	\$64,014	\$67,808



**2,639**  
TOTAL BUSINESSES



**41,926**  
TOTAL EMPLOYEES



**\$53,733**  
MEDIAN HH INCOME



**\$27,635**  
PER CAPITA INCOME



**\$91,981**  
MEDIAN NET WORTH



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# DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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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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