

FOR LEASE



FORMERLY PIXELS ARCADE | 4,300 SF AVAILABLE



NYLA GROUP, LLC
COMMERCIAL REAL ESTATE SERVICES

2049 WITZEL AVE
OSHKOSH, WI 54904

HIGHLIGHTS

- Well established trophy center in Oshkosh WI
- Shares ingress/egress with Walmart and across the street from Fleet Farm
- High day-time trade area
- Ample residential, office, and medical nearby
- A+ visibility along Witzel Ave (15,000 VPD) and easily accessible from I-41 (62,000 VPD)
- Ample Parking: 8.36 spaces per 1,000 square feet
- Stable Traffic Counts
- 2 points of ingress/egress along Witzel Ave



Location: 2049 Witzel Ave Oshkosh, WI 54904

Traffic Count: 62,000 VPD (I-41) &
15,000 VPD (Witzel Ave)

Square Feet: 4,300

Annual Rent PSF: Call for Pricing

Lease Type: NNN



62,000
POPULATION



\$65,283
AVG HH INCOME



30,909
HOUSEHOLDS



PROPERTY FEATURES

2049 WITZEL AVE
OSHKOSH, WI 54904



62,000
POPULATION



4,300 SF
AVAILABLE SF



31,914 SF
BUILDING SIZE



A+
LOCATION



223'
FRONTAGE ON WITZEL AVE



551'
FRONTAGE ON WALMART SUPERCENTER ENTRANCE RD



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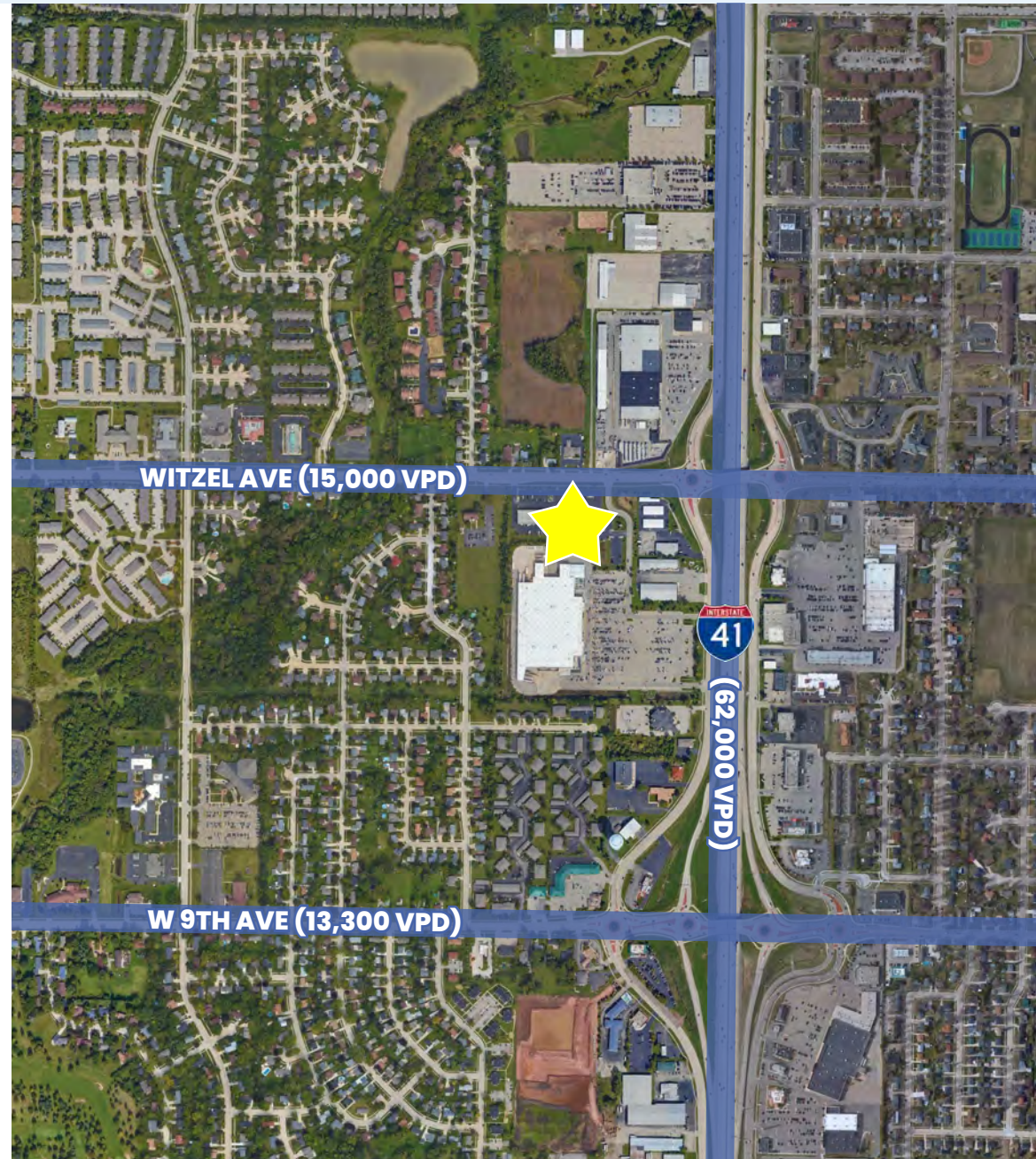
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Location Summary

4,300 SF Prime End-Cap Space Available - Witzel Retail Center is the most established retail center in west Oshkosh. Positioned along I-41 that sees 62,000 VPD and Witzel Ave Nearing 15,000 VPD boasting high traffic counts. The center is positioned at the northern entry point to Oshkosh's Walmart Super-center with extremely high visibility. The center offers incoming tenants with ample overflow parking. Witzel Retail Center is one of the most desirable centers in Oshkosh with strong co-tenants, dense residential, and hospitals in its direct vicinity.

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

2049 WITZEL AVE
OSHKOSH, WI 54904



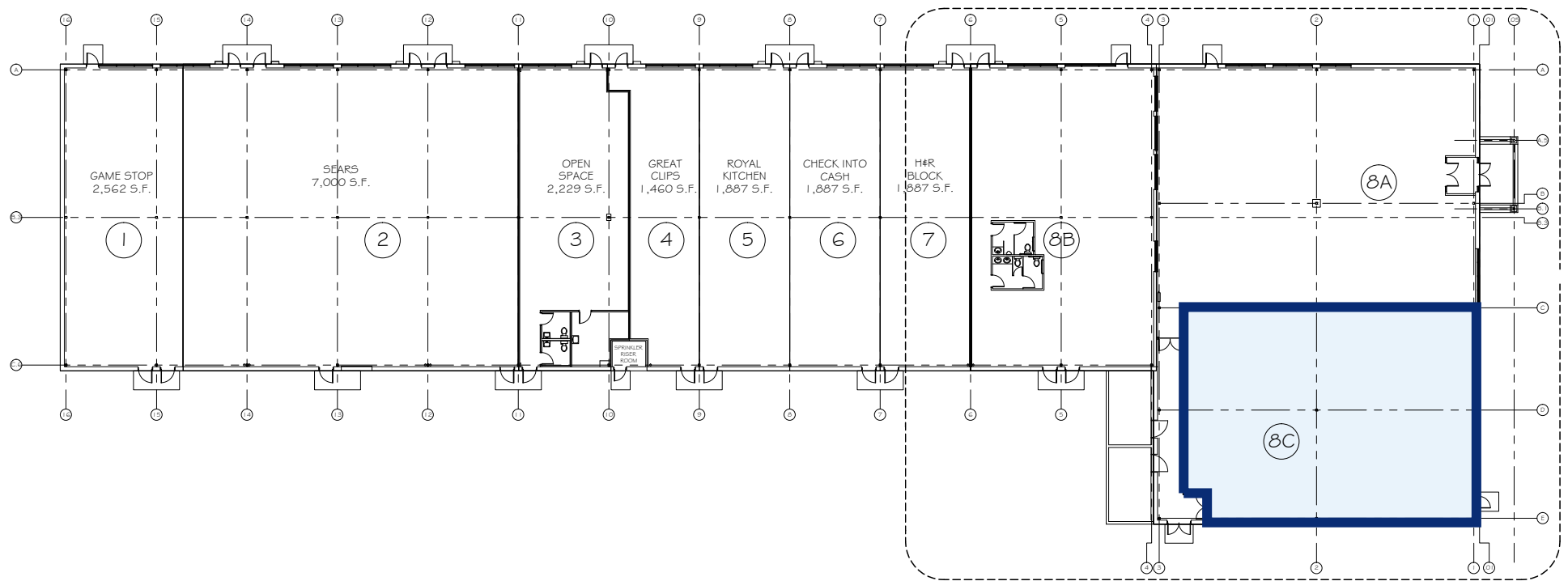
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FLOOR PLAN

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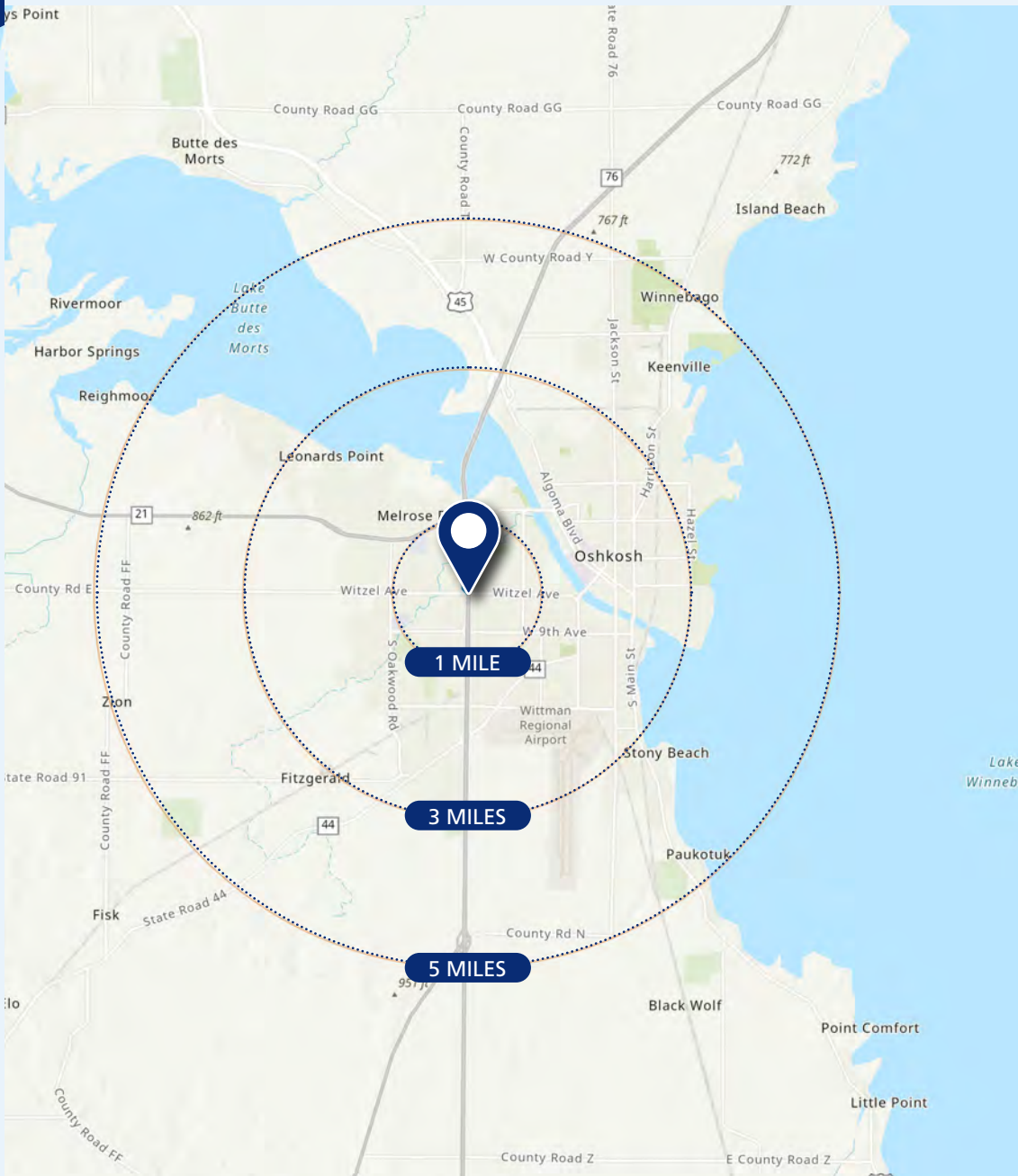
PROPERTY PHOTOS

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DEMOGRAPHICS

**2049 WITZEL AVE
OSHKOSH, WI 54904**



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	10,697	60,196	76,275
Households	5,284	25,333	30,909
Families	2,575	13,434	17,110
Avg Household Size	1.97	2.24	2.26
Median Age	42.6	35.2	36.8
Median Household Income	\$44,412	\$49,913	\$51,658
Avg Household Income	\$56,047	\$62,152	\$65,283



2,695
TOTAL BUSINESSES



43,014
TOTAL EMPLOYEES



\$51,658
MEDIAN
HH INCOME



\$26,593
PER CAPITA
INCOME



\$65,142
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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