

FOR LEASE

2020 JACKSON ST OSHKOSH, 54901

1,206 SF | IN-LINE | PLUG & PLAY SALON



NYLA GROUP, LLC
Commercial Real Estate Services



Tommy Thomsen, VP Sales & Leasing
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691 S Green Bay Rd #208 Neenah, WI 54956

ABOUT THE PROPERTY

2020 JACKSON ST OSHKOSH, WI 54901

LOCATION:	2020 JACKSON ST OSHKOSH, WI 54901
AVAILABLE SF:	1,206
LEASE RATE:	CALL FOR PRICING
NNN'S:	+/- \$8.00 PSF
MIN. LEASE TERM	5 YEARS
BUILD OUT:	SALON
TRAFFIC COUNTS: (VPD) JACKSON: +/- 19,000 I-41: +/- 142,000	

Nyla Group is pleased to present a high-visibility inline retail opportunity in one of Oshkosh's most active neighborhood centers. This 1,206 SF space is fully built out as a salon, offering a rare plug-and-play setup for beauty, wellness, or personal care users. Positioned just off Jackson St with strong traffic counts and minutes from UW-Oshkosh, the site features excellent visibility, ample parking, and a thriving co-tenant lineup including Jersey Mike's and Wingstop. Ideal for salon, service, retail, or franchise users seeking immediate impact in a high-performing corridor.



75,855
POPULATION
(5-Mile)



\$67,808
AVG HH INCOME



30,852
HOUSEHOLDS
(5-Mile)

HIGHLIGHTS

2020 JACKSON ST OSHKOSH, WI 54901

- **Plug & Play Salon Space:** ±1,206 SF built-out as a turnkey salon with plumbing, layout, and finishes ready for immediate occupancy.
- **Thriving Neighborhood Center:** Join high-performing co-tenants Wingstop and Jersey Mike's in a revitalized, high-traffic retail strip.
- **High Visibility & Traffic:** Positioned on Jackson St with ±18,500 VPD and quick access to I-41 (±140,000 AADT) — strong exposure in all directions.
- **Proximity to UW-Oshkosh:** Located just minutes from campus, with built-in demand from 14,000+ students, faculty, and staff.
- **Convenient Access & Parking:** Easy ingress/egress and shared parking with ±53 striped stalls (±6.95/1,000 SF)
- **High-Quality Aesthetics:** Clean, professional interior with contemporary salon finishes — ideal for client-facing service concepts.
- **Dense Trade Area:** Surrounded by national brands and strong household density in the Oshkosh/Neenah MSA (Pop: 171,000+)
- **Flexible Use Potential:** Ideal for salon, wellness, or personal care — easily reconfigured for boutique retail, service, or franchise concepts.



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OVERVIEW

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Why blend in when you can grow where your brand connects?

At 2020 Jackson St, you're not just leasing square footage, you're stepping into a thriving community with built-in demand. Located just minutes from **UW-Oshkosh**, this 1,206 SF inline suite is fully built out as a salon, offering a rare plug-and-play opportunity for beauty, wellness, or service-based operators who want to start serving customers on day one.

Positioned in a revitalized neighborhood center alongside national co-tenants **Jersey Mike's** and **Wingstop**, the property sees ±18,500 vehicles per day along Jackson St and benefits from quick access to I-41 (±140,000 AADT). The site features excellent visibility, ample shared parking (53 stalls), and a clean, professional aesthetic, ideal for businesses that prioritize both form and function.

Whether you're expanding a concept, launching your next location, or converting to a new use, this space delivers flexibility, foot traffic, and long-term value. The combination of student population, residential density, and strong commuter volume makes this one of Oshkosh's most reliable corridors for neighborhood retail.

If you're looking for more than just a lease — somewhere to grow with purpose in a place your customers already go, 2020 Jackson St delivers the visibility, convenience, and community that drive lasting success.



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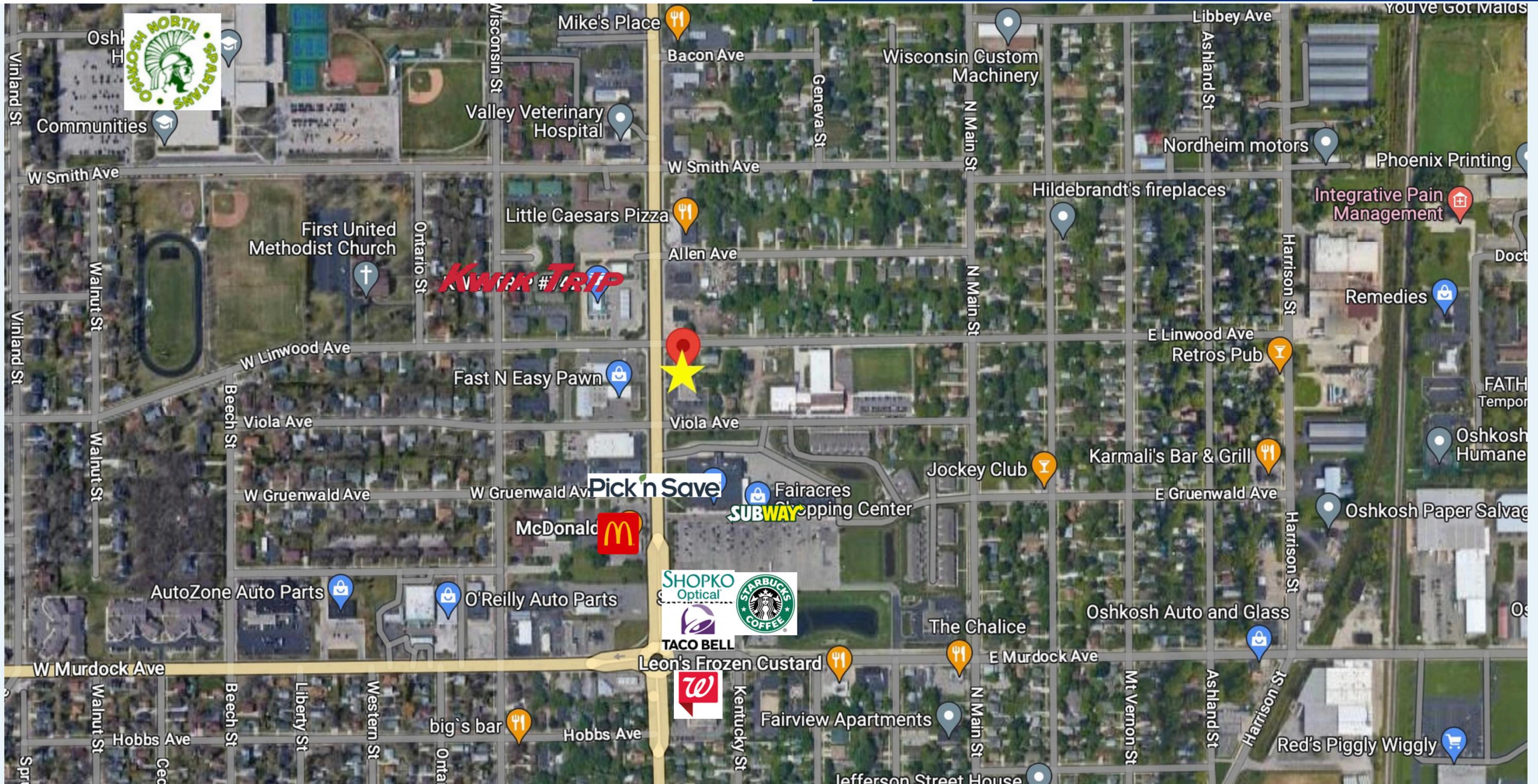


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AERIAL MAP

2020 JACKSON ST OSHKOSH, WI 54901



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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