

Prime Commercial Condo in Downtown Green Bay



FOR LEASE

Prime commercial condo at the signaled corner of N Washington and Walnut. Unit can be used as a turnkey banking suite or be fully renovated to suit your needs. Ideal location for coffee, food service, nail salon, wellness & beauty, or Class A office.

Property Features:

- 32' frontage at signaled intersection
- Attached 800 stall covered parking
- Large glass window system provides lots of natural light
- Tenant controlled HVAC



110 N
Washington St

Downtown
Green Bay

Contact Jennifer Kriske / 310-804-5890 / jkriske@gmail.com

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Additional Features:

- Building built in 2006
 - Kitchen & Restroom in unit
 - Tenant controlled HVAC
 - Wheelchair accessible
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Leasing Details

- 1,706 sq ft of leasable square footage
 - \$17 sq ft
 - Lease rate does not include utilities, property expenses, or building services
 - 5+ year lease term
-



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AREA DEVELOPMENTS

110 N Washington is located walking distance from major downtown attractions such as the Packers Heritage Trail, CityDeck, and CityDeck Landing, an 81 unit, fully occupied, luxury apartment building.



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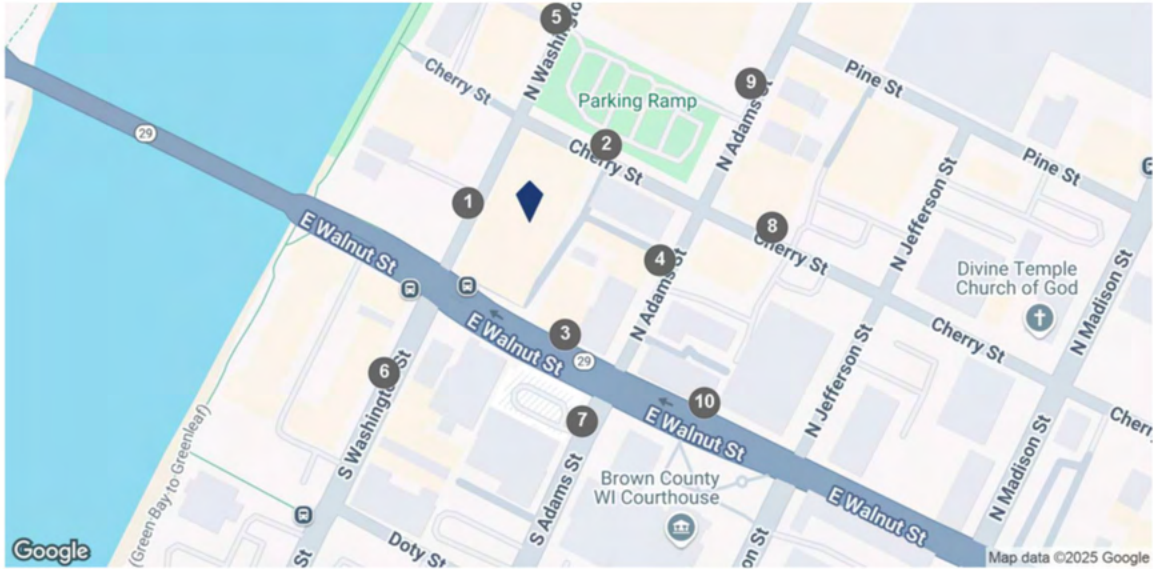
Additional developments include NOVA, a \$55M, ground-up, 8-story mixed use development in the heart of downtown Green Bay. The building features 230 Class A apartments, and is located just one block north of the leasable unit.

This is a first-of-its-kind development for Green Bay. The project broke ground December 2024 and is scheduled for completion in mid-2026.



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AREA DEMOGRAPHICS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 N Washington St	Cherry St - NE	3,193	2022	0.02 mi
2 Cherry St	N Washington St - NW	2,134	2022	0.04 mi
3 E Walnut St	S Adams St - SE	10,994	2022	0.05 mi
4 N Adams St	Cherry St - NE	1,726	2022	0.05 mi
5 N Washington St	Cherry St - SW	2,298	2022	0.07 mi
6 S Washington St	E Walnut St - NE	4,113	2022	0.09 mi
7 S Adams St	E Walnut St - NE	2,038	2022	0.09 mi
8 Cherry St	N Adams St - NW	1,693	2022	0.09 mi
9 N Adams St	Pine St - NE	4,252	2018	0.10 mi
10 E Walnut St	N Jefferson St - SE	8,971	2022	0.10 mi

Green Bay Economic Summary

100-140 N Washington St

DEMOGRAPHIC TRENDS

Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	336,139	337,654,375	0.9%	0.6%	0.6%	0.5%	0.5%	0.4%
Households	139,170	132,683,547	1.0%	0.7%	0.9%	0.9%	0.6%	0.5%
Median Household Income	\$77,440	\$80,367	3.3%	3.2%	3.7%	4.0%	3.7%	3.9%
Labor Force	175,170	168,833,313	0.3%	0.8%	0.3%	0.7%	0.3%	0.4%
Unemployment	2.9%	4.2%	0.2%	0.4%	-0.1%	-0.1%	-	-

Source: Oxford Economics

POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics

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Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	13,211	82,441	149,724	244,560	144,967
5 Yr Growth	2.5%	1.9%	1.9%	2.0%	1.6%
Median Age	35	37	38	39	38
5 Yr Forecast	37	38	39	40	39
White / Black / Hispanic	61% / 9% / 18%	66% / 5% / 20%	73% / 4% / 15%	79% / 3% / 11%	72% / 4% / 15%
5 Yr Forecast	61% / 9% / 18%	66% / 5% / 20%	73% / 4% / 15%	79% / 3% / 11%	72% / 4% / 15%
Employment	24,655	67,167	112,646	161,532	76,775
Buying Power	\$251.9M	\$1.7B	\$3.5B	\$6.6B	\$3.4B
5 Yr Growth	1.3%	-0.6%	0.9%	1.3%	0.8%
College Graduates	20.0%	19.0%	24.6%	29.3%	34.2%
Household					
Households	5,672	35,365	63,117	99,750	61,095
5 Yr Growth	2.5%	2.0%	2.0%	2.1%	1.7%
Median Household Income	\$44,404	\$49,279	\$56,155	\$66,604	\$56,230
5 Yr Forecast	\$43,861	\$48,050	\$55,541	\$66,093	\$55,741
Average Household Income	\$57,297	\$60,741	\$70,714	\$84,948	\$70,806
5 Yr Forecast	\$57,446	\$60,684	\$70,711	\$84,753	\$70,784
% High Income (>\$75K)	24%	27%	35%	44%	35%
Housing					
Median Home Value	\$147,897	\$150,344	\$180,583	\$229,378	\$178,236
Median Year Built	1948	1962	1972	1980	1972
Owner / Renter Occupied	38% / 62%	52% / 48%	56% / 44%	62% / 38%	56% / 44%

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FOR MORE INFORMATION

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