

FOR LEASE

2394 COSTCO WAY BELLEVUE WI 54311

1,614 SF | IN-LINE | FORMERLY T-MOBILE



Your Sign



NYLA GROUP, LLC
Commercial Real Estate Services



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ABOUT THE PROPERTY

2394 COSTCO WAY BELLEVUE WI 54311

LOCATION:	2394 Costco Way Bellevue WI 54311
AVAILABLE SF:	1,614
LEASE RATE:	CALL FOR PRICING
NNN'S:	+/- \$11.00 PSF
MIN. LEASE TERM	5 YEARS
BUILD OUT:	CELL STORE
TRAFFIC COUNTS: (VPD)	HWY 172: ~60,200 & COUNTY RD GV: ~30,000

Nyla Group is pleased to offer a ±1,614 SF retail suite at 2394 Costco Way in Bellevue, Wisconsin. Positioned at the primary entrance to Costco, the space benefits from exceptional visibility, convenient access, abundant parking, and consistently strong customer traffic. The former T-Mobile suite features a nearly white-box build-out, allowing for easy adaptation to a variety of retail, medical, office, or service-oriented uses. With convenient highway access and a prominent location in Bellevue’s flourishing commercial market, this is an outstanding opportunity for businesses seeking high exposure alongside a major regional traffic driver.



	1 Mile	3 Mile	5 Mile
Population	3,949	60,217	129,427
AVG HH Income	\$92,256	\$94,792	\$88,900
Daytime Population	2,876	39,990	97,941

HIGHLIGHTS

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- **In-Line Retail Suite:** ±1,614 SF former T-Mobile location featuring a nearly white-box interior that can be efficiently adapted for a new tenant.
- **Premier Costco Positioning:** Located at the primary entrance to Costco, offering outstanding exposure to a consistent flow of daily shoppers.
- **Exceptional Visibility and Access:** Prominent placement along Costco Way with convenient ingress, egress, and highway connectivity.
- **Abundant Parking:** Ample on-site parking provides easy access for customers, clients, and employees.
- **High-Traffic Retail Environment:** Benefits from Costco's significant drawing power and the surrounding area's steady commercial activity.
- **Flourishing Bellevue Market:** Situated within a growing commercial corridor serving Bellevue and the greater Green Bay area.
- **Versatile Use Potential:** Well suited for retail, fitness, medical, wireless, or service concepts - and easily adapted for shops specialty uses, or franchise operators.
- **Flexible Near-White-Box Condition:** Minimal existing improvements give a new tenant greater control over layout, branding, finishes, and customer flow while reducing initial demolition requirements.



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AERIAL MAP

2394 COSTCO WAY BELLEVUE WI 54311



DISCLOSURE

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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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