

# Hard Corner – 10,770 SF of Retail Space

## Fresh New Space For Lease! Newly Renovated Downtown Space!



**Green Bay  
Wisconsin**

**0.37  
Acres**

**4,621 to  
10,770  
Square Feet**

**D1  
Downtown  
Zoning**

533 East Walnut, Green Bay, Wisconsin  
Downtown Green Bay Retail Center | Downtown Retail Location



**151,120  
population  
within 5 miles**

**Traffic Count  
10,900 cars per  
day**

**Newly  
Renovated in  
2019 & 2023**

**Negotiable  
Terms**

- Hard Corner High Visibility
- On-Site Parking Available
- Storefront display and overhead doors
- Flexibility in size and layout
- Energy-efficient LED lighting
- Fresh interior and exterior paint
- Upgraded modern flooring
- New HVAC System with Carrier Units

[Click Here for Property Website](#)



Please call to arrange a site visit **248-988-9341**

Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)

**ProVisions**  
[www.provisions.ws](http://www.provisions.ws)

# Hard Corner – 10,770 SF of Retail Space

## Fresh New Space For Lease! Newly Renovated Downtown Space!



**Green Bay  
Wisconsin**

**0.37  
Acres**

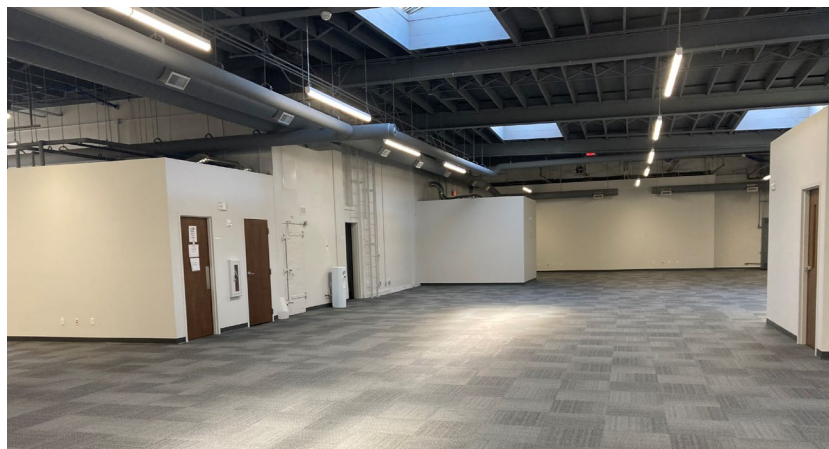
**4,621 to 10,770  
Square Feet**

**D1 Downtown  
Zoning**

533 East Walnut, Green Bay, Wisconsin  
Downtown Green Bay Retail Center | Downtown Office or Retail Location

### D1 Downtown District: Permitted Uses

- Restaurant, Tavern, Bar
- Catering Service
- Health club, fitness center
- Community Center
- Theater, assembly hall
- Indoor recreation (bowling, billiards)
- Healthcare Facility, Medical Office
- General retail
- Animal Hospital, Veterinary Clinic
- Educational Uses: school, daycare
- Greenhouse, lawn and garden supply store



Please call to arrange a site visit **248-988-9341**

Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)

**ProVisions**  
[www.provisions.ws](http://www.provisions.ws)

# Hard Corner – 10,770 SF of Retail Space

## Fresh New Space For Lease! Newly Renovated Downtown Space!

533 East Walnut, Green Bay, Wisconsin  
Downtown Green Bay Retail Center | Downtown Office and Retail Location



Natural Daylight from Skylights

New Lensed LED Striplight

Contemporary Open Ceiling

New HVAC System including  
Ductwork & Carrier Units

New Drywall & Paint

New Marshfield-Algoma Doors

New Tandus Carpet Tiles

New Duro-Last 15-Year Roof  
Warranty

New Renovated Restrooms



**New  
Electrical**

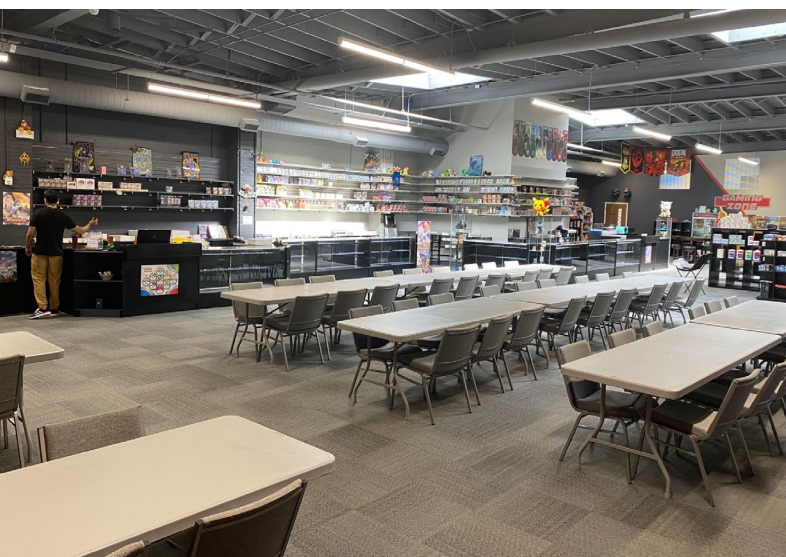
**New  
Plumbing**

**Newly  
Renovated in  
2019 & 2023**

**Negotiable  
Terms**

- New LED Lighting & Electrical
- New Duro-Last 15-Year Roof Warranty
- Ready for Occupancy in November 2020

- Large Skylights for Natural Daylight
- New Paint, Flooring, & Restrooms
- New HVAC System with Carrier Units



Please call to arrange a site visit **248-988-9341**

Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)

**ProVisions**  
[www.provisions.ws](http://www.provisions.ws)

# Hard Corner – 10,770 SF of Retail Space

## Fresh New Space For Sale / For Lease! Newly Renovated Downtown Space!

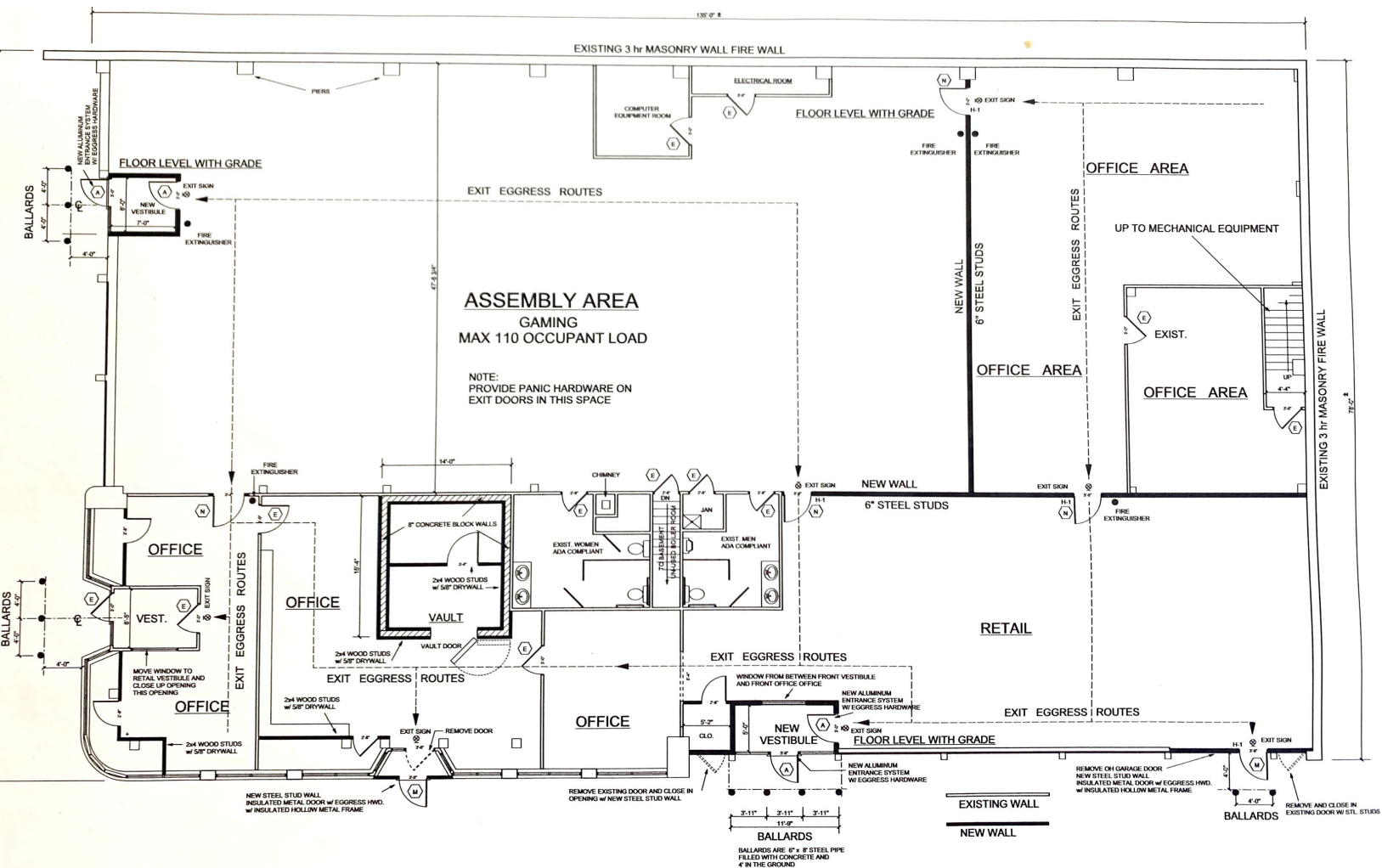


Restaurant

Retail Shop

Office &  
Medical

D1  
Downtown  
Zoning



- 4,000 up to 10770 square feet
- Two (2) Restrooms
- Storage Area with overhead door
- Option to reopen access to six (6) operable overhead doors
- 15-foot to 18- foot clear heights
- Large Open Area ideal for:
  - Open Office
  - Warehouse
  - Showroom
  - Dining
- Space Modifications are welcomed

[Click Here for Property Website](#)



Please call to arrange a site visit **248-988-9341**

Murray D. Wikol, President & CEO [mwikol@provisions.ws](mailto:mwikol@provisions.ws)

