

# GREEN BAY PLAZA

Military Avenue & Mason Street, Green Bay, WI

2,058 SF - 15,540 SF AVAILABLE FOR LEASE



**MID-AMERICA®**  
Real Estate-Wisconsin, LLC

*In Conjunction with*



RETAIL OPPORTUNITY

# GREEN BAY PLAZA



## Address

1481-1535 W. Mason St.  
713-831 S. Military Ave.  
Green Bay, WI 54303

## Availability

2,058 SF | 2,133 SF  
3,120 SF | 3,500 SF  
15,540 SF  
GLA: 232,796 SF

## Property Details

- The 232,796 SF Shopping Center is located at the intersection of Military Avenue & Mason Street which sees over 35,000 vehicles per day. The Center is easily accessible from I-41 which connects Green Bay to Milwaukee.
- Two highly visible Pylon Signs along Military Ave. and Mason St.
- #12 “Best Places to Live in the Country” US News & World Report (2024)

## National Retailers include:



## Within a 5-Mile Radius in 2024



**2.5 MILLION**  
TOTAL ANNUAL VISITS  
TO GREEN BAY PLAZA




**\$1.5 BILLION**  
RETAIL GOODS  
SPENDING



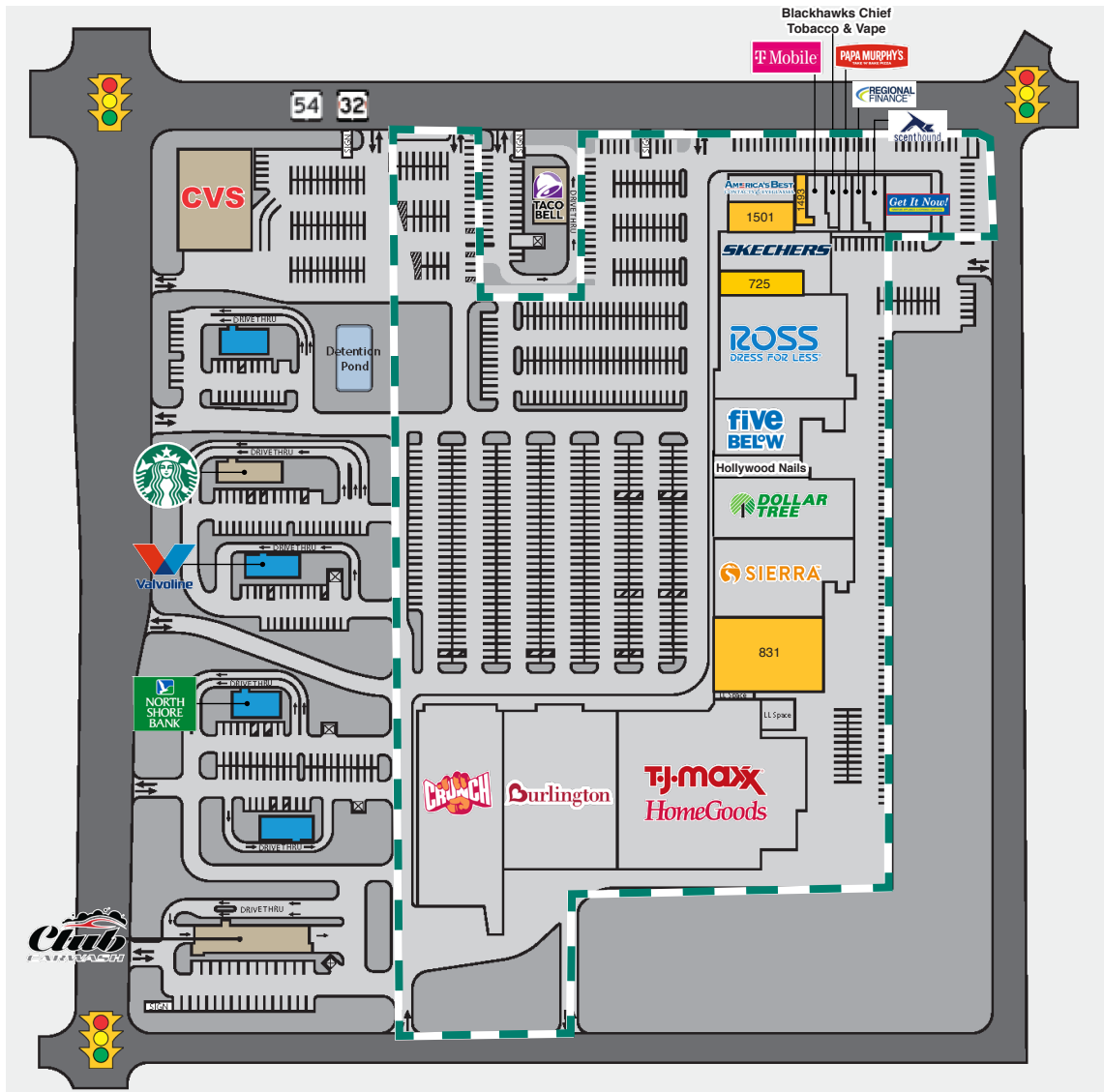
**\$187 MILLION**  
FOOD AWAY  
FROM HOME



## Demographics

	1 MILE	3 MILES	5 MILES
 POPULATION	14,263	71,203	137,771
 HOUSEHOLDS	6,768	31,872	59,497
 AVG HOUSEHOLD INCOME	\$72,730	\$83,082	\$90,192
 DAYTIME POPULATION	13,498	96,527	173,098

# GREEN BAY PLAZA



SUITE	TENANT	SQ. FT.
1505	TJ Maxx / HomeGoods	48,100
1507	Burlington	33,500
1535	Crunch Fitness	30,902
801	Ross Dress For Less	23,128
817	Sierra	20,348
831	AVAILABLE	15,540
1481	Get It Now	5,041
1483	Scenthound	2,133
1485	Regional Finance Corp of WI	1,432
1487	Papa Murphy's	22,344
1489	Blackhawks Chief Tobacco	1,297
1491	T-Mobile	1,661
1493	AVAILABLE	2,058
1499	America's Best	3,535
1501	AVAILABLE	3,120
713	Skechers Outlet	8,076
725	AVAILABLE	3,500
805	Five Below	9,213
807	Hollywood Nails	4,750
TOTAL SQUARE FOOTAGE		232,796

- PROPERTY PARCEL
- AVAILABLE SPACE
- FUTURE PADS (owned separately)



# GREEN BAY PLAZA

MILITARY AVENUE & MASON STREET





## GREEN BAY NORTH TRADE AREA



# AERIAL



# GREEN BAY PLAZA

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CONTACT

# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure:

## 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. This 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 brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
2. Any facts known by the Firm or its Agents that contradict any information included in a 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. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

**NON-CONFIDENTIAL INFORMATION** (*the following information may be disclosed by the Firm and its Agents*): \_\_\_\_\_

\_\_\_\_\_  
(Insert information you authorize to be disclosed, such as financial qualification information.)

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

## DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" 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 to enter into a contract or agreement concerning a transaction or 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, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants 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 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 at 608-240-5830.

