





THE OFFERING

CBRE is pleased to offer The Shoppes at the Village, a 130,928 square-foot community shopping center located near downtown Green Bay, only 1.5 miles away from Lambeau Field. The Property offers investors a diverse tenant line-up that has recently experienced tremendous leasing momentum resulting in 5+ year WALT. The Property consists of four separately parceled buildings including a 14,321 SF five-tenant unanchored strip. Tenants at the Property include Red Robin, Pet Supplies Plus, The Picklr, Plato's Closet, Nothing Bundt Cakes, Pure Barre, HuHot Mongolian Grill, and others.



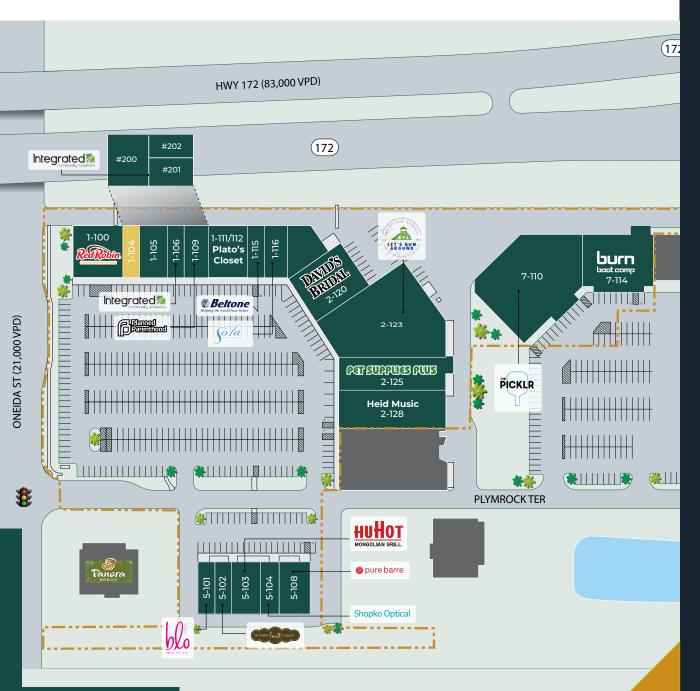








SITE PLAN



TENANT ROSTER

SUITE	TENANT	GLA
1-100	Red Robin	6,519
1-104	Vacant	1,807
1-105	Dental Extraction Company	1,800
1-106	Integrated Community Services	13,484*
1-109	Planned Parenthood of WI	3,004
1-111/112	Plato's Closet	5,736
1-115	Hear in the Valley, Inc.	1,500
1-116	Sola Salon Studios	5,412
2-120	David's Bridal	8,000
2-123	Let's Run Around	19,500
2-125	Pet Supplies Plus	11,586
2-128	Heid Music Company, Inc.	9,000
7-110	The Picklr	19,904
7-114	Burn Boot Camp	9,355
5-101	Blo Blow Dry Bar	1,630
5-102	Nothing Bundt Cakes	2,083
5-103	HuHot Mongolian Grill	6,000
5-104	Shopko Optical	2,789
5-108	Pure Barre	1,819

*A portion of GLA is second floor office space (Suites 200-202 on site plan). See lease Exhibit B for more details.



FOR MORE INFORMATION, PLEASE VISIT WWW.SHOPPESATTHEVILLAGE-CBRE.COM

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