



Development Site

SCOOTER'S COFFEE ADJACENT DEVELOPMENT SITE



**In Association with ParaSell, Inc. | A Licensed Wisconsin Broker
#938545-91**



Listing Team

RYAN SCHULTEN

rs@cppcre.com
PH: 415.274.7391
CA DRE# 02136546
NV RED#: B.1003190.LLC

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

SCOTT REID PARASELL, INC.

scott@parasellinc.com
PH: 949.942.6585
WI LIC# 58772-90

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1.62 Acre Development Site

1165 APPLETON RD., MENASHA, WI 54952 

PRICE **\$175,000**

LOT SIZE (SF)	70,567 SF
LOT SIZE (AC)	1.62 AC
ZONING	C1



Development Parcel Centered Between Scooter’s Coffee and Dollar General

With **strong traffic counts on Highway 47** there is varied potential. Reach out to broker to discuss **flexible possibilities** with the site.



52,388 VPD






50,877 VPD

57,859 VPD

10,503 VPD

MIDWAY PLACE MEDICAL CENTER

UWO
UNIVERSITY OF WISCONSIN OSHKOSH
FOX CITIES
11,994 UNDERGRADUATE STUDENTS

-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



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