

High-Visibility 81,171 SF Big Box Anchor Building
1578 Appleton Rd, Menasha, WI 54952
Combined Traffic Count of Over 80,000 Cars Per Day



Property Details:

This high-visibility former Shopko building has 81,171 SF of open floor plan + 15,000 SF of mezzanine and freeway visible pylon signage. All situated on a 7.39-acre site, generous parking, multiple ingress/egress points with left in/left out, and dedicated turn lanes. Anchor building at Menasha Marketplace Shopping Center with strong visibility and immediate access to the US 10 / WIS 441 interchange, pylon signage, two truck docks, and approximately 400 parking spaces. Adjacent to Starbucks, Burger King, Subway and other national retailers. Proximity to the University of Wisconsin–Oshkosh, Fox Cities campus. High traffic counts at the Midway Road / Appleton Road / US 10 / WIS 441 intersection with over 80,000 vehicles per day.

Available for NNN Lease at \$4/SF/YR or Sale at Best Offer.

- Freeway visible pylon signage
- High-Visibility with 80,000 vehicles per day
- Multiple ingress/egress points with left-in / left-out
- Highly Desirable End Cap Space to the Newly Renovated Menasha Marketplace Shopping Center
- Fully Built Out as Standard Retail Space
- Open floor plan, mezzanine level, and two truck docks
- High Ceilings (Clear Height: 20', Height to Ceiling Grid: 14', Mezzanine Height Roughly: 10')
- Central Air and Heating
- 7-acre site with over 400 parking spaces
- Adjacent to Starbucks, Burger King, Subway, Dollar Tree, Piggly Wiggly & other national retailers.
- Lease rate does not include utilities, property expenses, or building services

View the full listing here:

<https://www.loopnet.com/Listing/1578-Appleton-Rd-Menasha-WI/25146639/>

<https://www.crexi.com/lease/properties/441613/wisconsin-big-box-commercial-space-for-lease>

Contact:

Interstate Ventures, LLC

650-845-7965

contact@aokcapital.com

Estimated RE Tax: \$28,492.64

Listing Type: Direct

Lease Type: NNN

Rental Rate: \$4/SF/YR

Parking: Over 400

Lease term: Negotiable

Rentable SF: 81,171 SF

Property Type: Retail

Subtype:

Storefront/Commercial

Tenancy: Single

Total Building SF: 81,171

Land Acres: 7.39 AC

Lot Size SF: 321,908.4

Class: B+

Year Built: 1981

Buildings: 1

Stories: 2

Total Parking Spaces: Over 400

Cross Street: Midway Rd & Appleton Rd

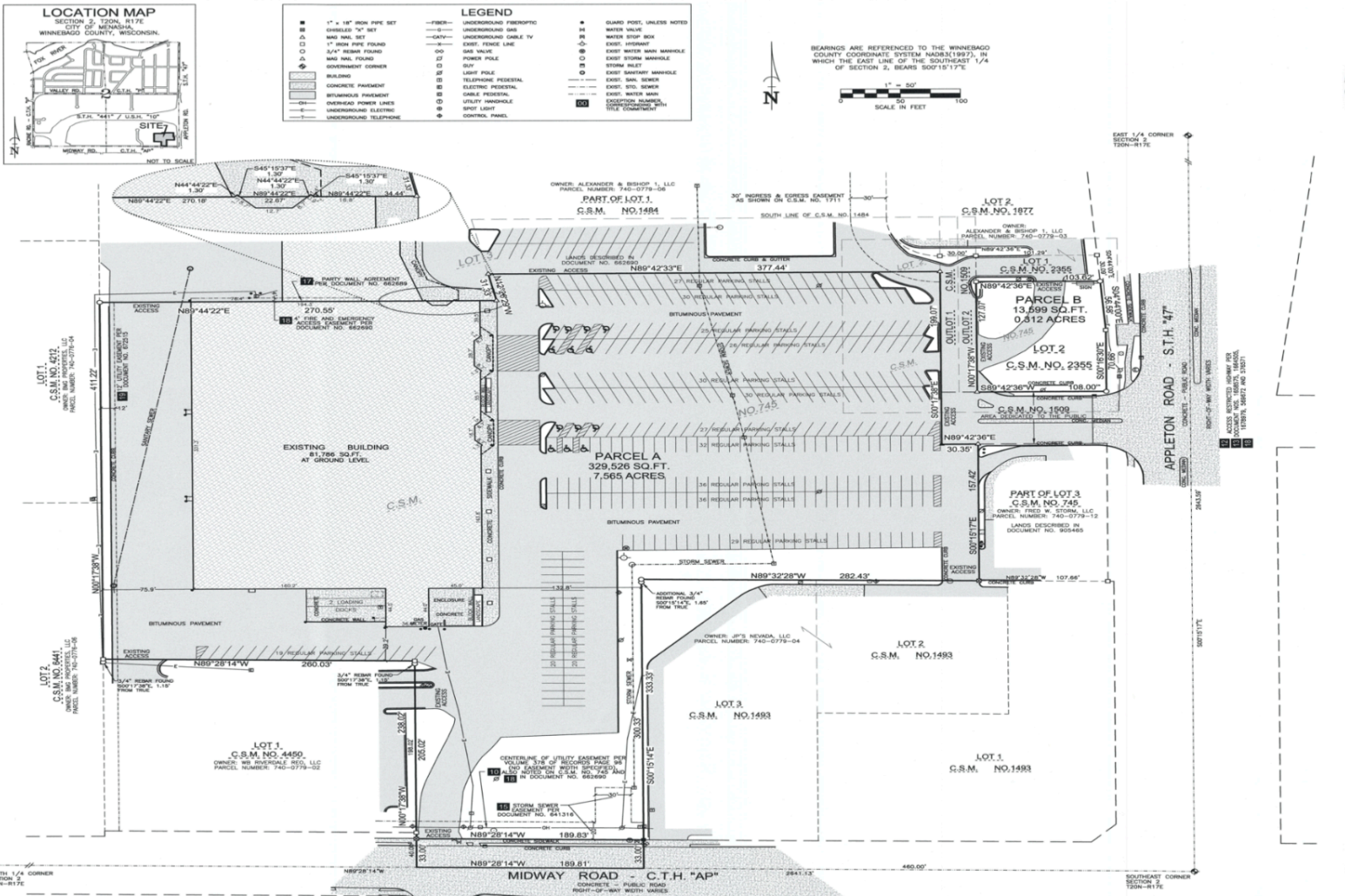
Zoning: C1

APN: First Parcel #740077907 &

Second Parcel #740077911

County: Winnebago County

Submarket: Menasha





Estimated Yearly NNN Expenses for 1578 Appleton Rd, Menasha, WI 54952

- Real Estate Taxes: \$28,492.64
- Insurance (Building coverage of \$3,500,000 and General Liability): \$8,002
- Landscaping & Snow Removal: \$4,641.90
- Sprinkler & Fire Alarm Monitoring: \$839.21
- Annual Fire Marshal Compliance (Hydrant and Sprinklers): \$385
- Utilities: \$25,154.03

Estimated Total NNN Expenses: \$67,514.78

Note: All CAM expenses are self-directed; totals may vary depending on the lessee's choice of vendors.

Contact:

Interstate Ventures, LLC
 650-845-7965
contact@aokcapital.com