



# APPLETON

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

10

KOSLO PARK

SUBJECT PROPERTY  
DEVELOPMENT SITE

47

10,948 VPD

DOLLAR GENERAL

MENASHA, WI

# Development Site

SCOOTER'S COFFEE ADJACENT DEVELOPMENT SITE

 **CP PARTNERS**  
COMMERCIAL REAL ESTATE

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



## Listing Team

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# 1.62 Acre Development Site

[1165 APPLETON RD., MENASHA, WI 54952](#) 

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

47 50,877 VPD

441 57,859 VPD

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**MIDWAY PLACE MEDICAL CENTER**

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



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