



# Multi-Tenant Retail/ Office Space Available **LEASE / SALE**

# \$2,300,000.00



## 1526 S. Commercial St. Neenah WI

Welcome to 1526 S Commercial, where opportunity meets convenience! This exceptional portfolio comprises three strategically positioned commercial buildings sprawled across 2.48 acres of prime real estate. Whether you're seeking a lucrative investment or a new home for your business, this portfolio offers unparalleled potential. Situated at a highly coveted address, these buildings enjoy excellent visibility and accessibility, ensuring maximum exposure for your business. With a total of six available suites, ranging in size and layout, there's ample room to accommodate businesses of all types and sizes.

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, RENARD REALTY MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

**LEASE RATE**                      **\$14Sq.Ft. /Month**

### **BUILDING SIZE:**

**1526 S Comm.**                      **7425 Sq.Ft**

**130 E Bell St.**                      **3500 Sq.Ft.**

**112 E Bell St.**                      **6430 Sq.Ft.**

**Vacant Space:**                      **6 Units**

**Acres:**                                      **2.485**

**Year Built:**                              **2006**

**Shane Renard**

**Renard Realty Group**

**920.606.4436**

**RenardRealtygb@gmail.com**



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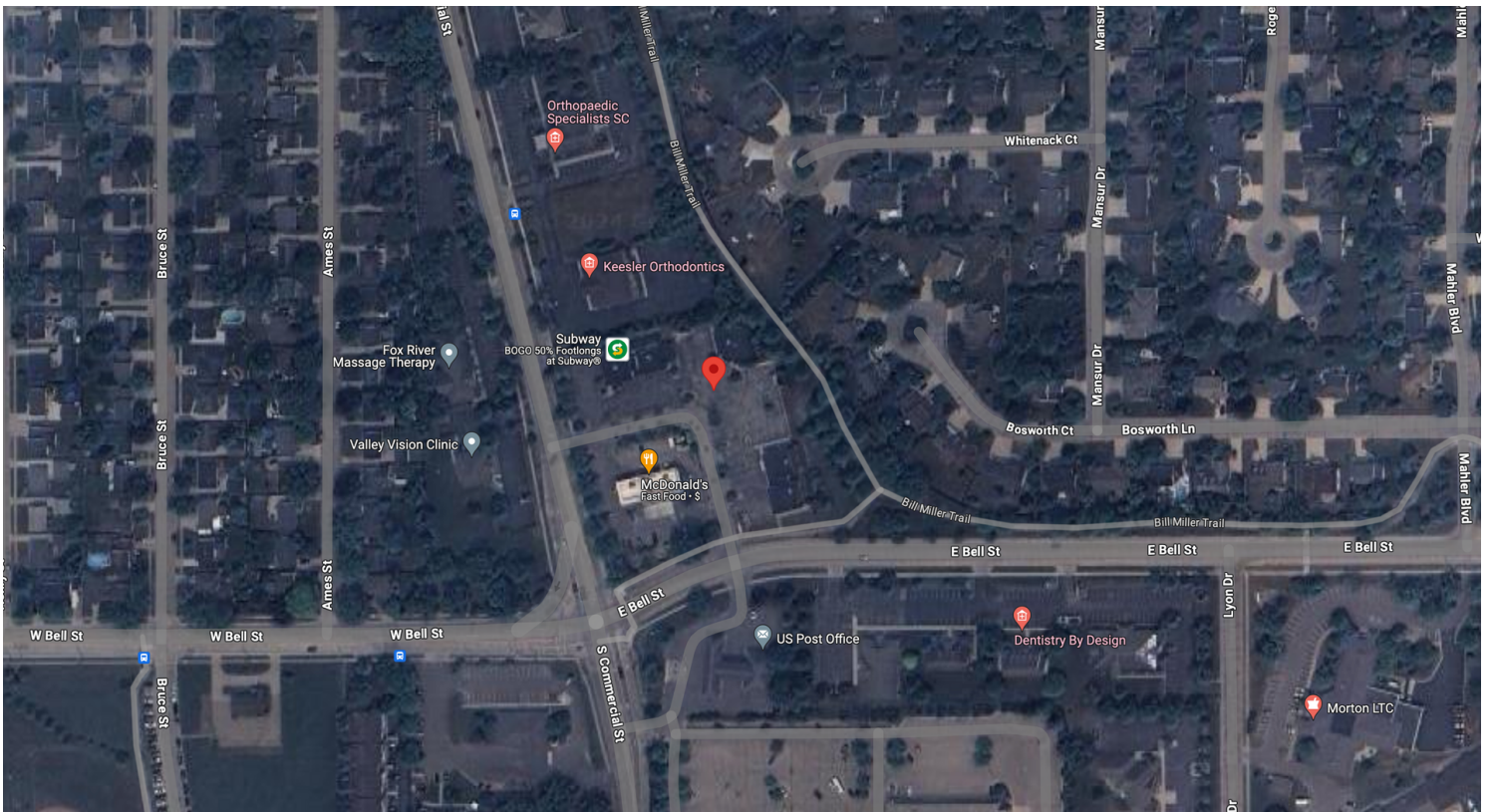


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## 1526 S. COMMERCIAL ST. NEENAH, WI



### Winnebago County Revolving Loan Fund

City of Neenah business owners!

The Greater Oshkosh Economic Development Corporation and Winnebago County have announced the launch of the Winnebago County Revolving Loan Fund (WCRLF). This innovative program activates \$2.7 million in underutilized economic development funds, making it easier for businesses to access vital capital.

Designed as a flexible gap financing tool, WCRLF matches traditional capital investments from \$25,000 to \$250,000, supporting a wide range of business activities within Winnebago County. From land and building acquisition to employee training, the flexibility of projects addresses the diverse business needs for growth in Winnebago County.

[Learn More](#)

WINNEBAGO COUNTY  
**REVOLVING  
LOAN FUND**



A collaboration between



The Winnebago County Revolving Loan Fund is aimed at supporting local businesses and supports activities for businesses and projects within Winnebago County

# 1526 S. COMMERCIAL ST. NEENAH, WI

	Population (2019)	Income per Capita (2019)	Median Household Income (2019)	Population over 25 with a Bachelors Degree (2019)
City of Neenah	26,457	\$34,525	\$58,902	23.5%
Oshkosh-Neenah MSA	173,157	\$31,489	\$57,071	20.6%
State of WI	5,881,444	\$32,047	\$59,057	20.1%

## Demographics

The City of Neenah Snapshot provides the basic demographic information that will give you a flavor for the City. For more detailed or specific demographic information please contact the [Community Development Department](#) and we'll be happy to provide it to you! Check out the [Neenah Snapshot](#) for more detailed information.

### Quick Info

- 2016 population 26,050
- 2015 Metro area population approximately 220,000
- 90 minutes north of Milwaukee
- 30 minutes south of Green Bay
- Easy drive from Madison & Milwaukee (1.5 hrs), Chicago (3 hrs) and Minneapolis (4.5 hrs)
- Over 1,000 business establishments
- Proudly located in the New North – the 18 county region in Northeast Wisconsin. The [New North](#) brand unites the region both internally and externally, signifying the collective economic power behind our 18 counties.
- Metro area recognized by Forbes as one of the “Best Small Places for Business & Careers” in 2009.
- Recognized as one of the “Best Performing Cities” relative to creating and sustaining jobs and economic growth by the Milken Institute in 2008.
- The Fox Cities area has been recognized as a “100 Best Communities for Young People” three times in a row by the America’s Promise Alliance for Youth (2006, 2007 & 2008). The area was selected for its commitment to provide a healthy, safe and caring environment for young people to live and grow up.

For demographic information on the greater Fox Cities area, please visit the [Fox Cities Economic Development Partnership](#) website and click on ‘Regional Profile’.



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# NON-RESIDENTIAL CUSTOMERS

## STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

### Disclosure to Customers

#### Confidentiality Notice to Customers

You are a customer of Renard Realty (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. 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 or 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 section 452.01(5g) of the Wisconsin Statutes (see definition below).
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 or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

#### CONFIDENTIAL INFORMATION

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#### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any special transaction.*

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.