



CONFIDENTIAL OFFERING MEMORANDUM

Established Turn-Key Bar/Restaurant Sale Opportunity on Northland Avenue

340 W. Northland Avenue, Appleton, WI.



Executive Summary

PRICE **\$1,300,000**

Address: 340 W. Northland Avenue
Appleton, WI 549xx

Total SF: 5,000 SF

Site Area : 1.61 Acres Total

Parcel #: 101056900

Stories: 1

Year Built: 1975; renovated in 2025

Seating Capacity: 250 inside (includes private event space for 60 people)
Front patio - seating for 75
Back patio - seating for 125

Parking: Large, paved surface parking; completed 2025

Utilities: City Water & Sewer

Zoning: Commercial

2025 Real Estate Taxes: \$10,236.66

Municipality: Town of Grand Chute

Frontage: 210' on W. Northland Avenue

Pricing and Offering Summary

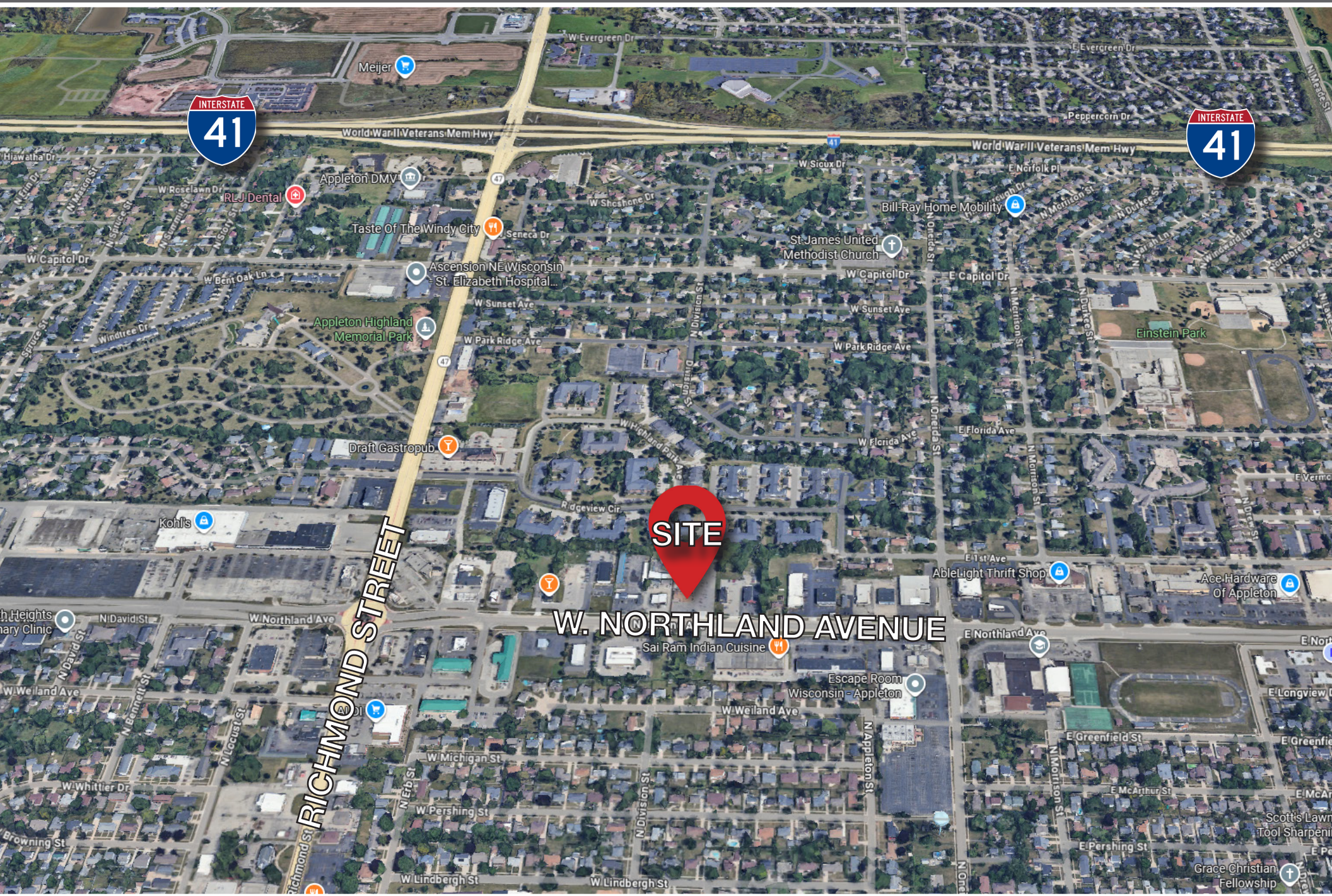
NAI Pfefferle, as the exclusive advisor to the seller, is proud to present this opportunity to acquire a 5,000 SF turn-key restaurant/bar in Appleton, WI— an excellent long-term investment!

Property Overview – Prime Bar/Restaurant for Sale or Lease

This established bar and restaurant offers a rare turn-key opportunity in a highly visible Appleton location. This property, located at 340 W Northland Avenue, has long been a popular community destination, known for its energetic atmosphere, live entertainment, and consistent customer traffic. The building is fully equipped for food-and-beverage operations, featuring a spacious dining area, full-service bar, commercial kitchen, and dedicated event space ideal for bands, private parties, and weekly specials. Ample parking, strong accessibility from a major corridor, and proximity to dense residential and commercial neighborhoods make this a strategic site for an operator looking to step into an existing successful concept or rebrand the space for a new vision. This property provides immediate operational capability, strong built-in visibility, and the infrastructure suited for a high-volume bar, grill, or entertainment venue.

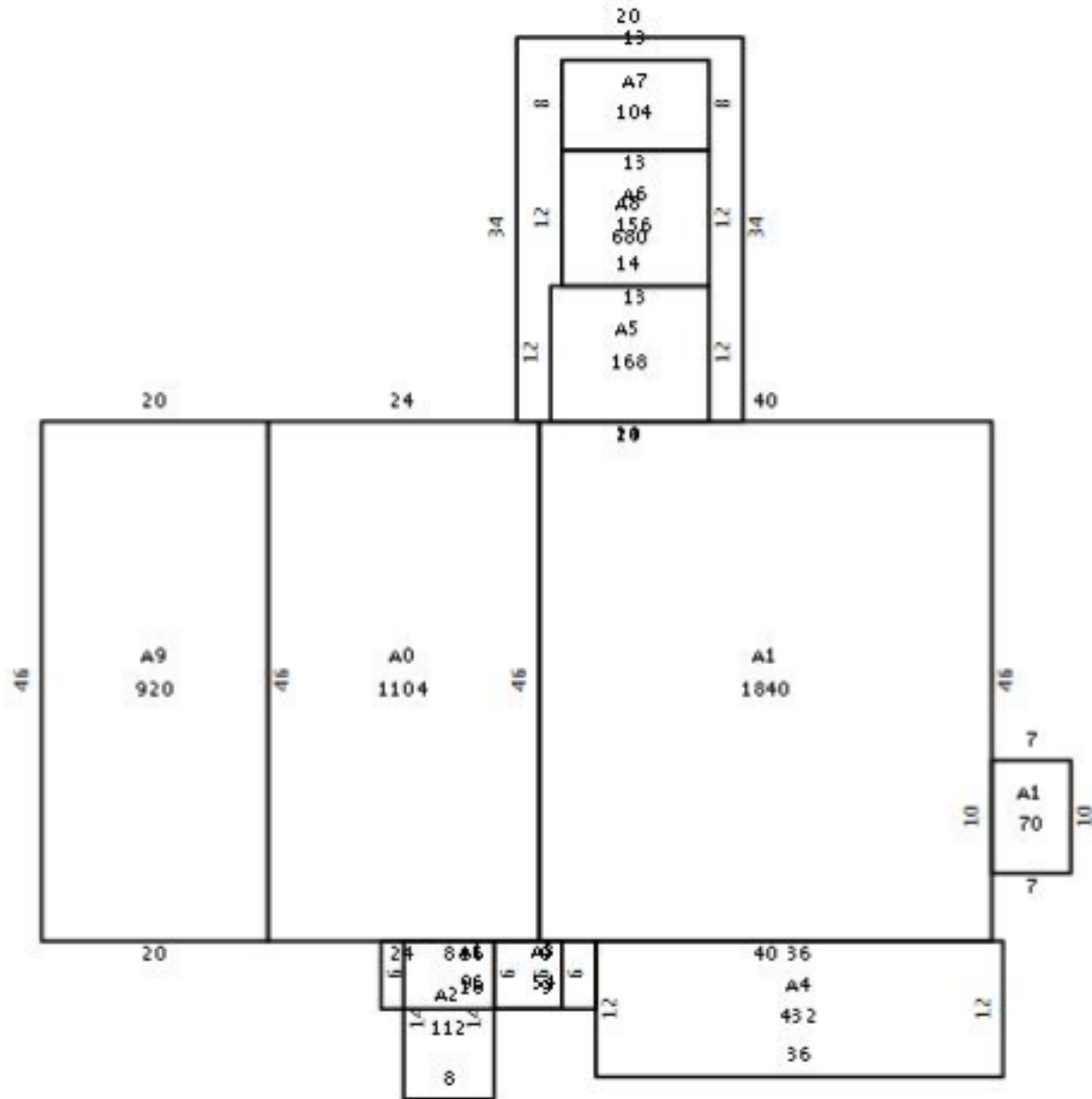
W. Northland Avenue in Appleton offers excellent visibility with strong daily traffic counts, drawing consistent activity to the corridor. The stretch of W. Northland sees approximately 20,933 vehicles per day traveling east and west, while nearby N. Richmond Street experiences an additional 18,171 vehicles per day. This high-volume area benefits from a strong national retail presence, making it a prime location for businesses seeking exposure in a heavily trafficked and well-established commercial corridor.





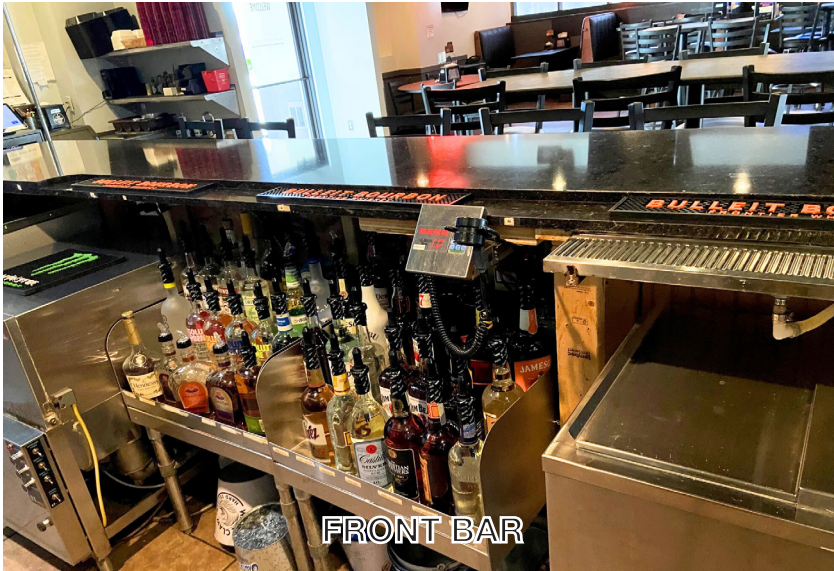
W. NORTHLAND AVENUE

RICHMOND STREET



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FRONT BAR



FRONT BAR



KITCHEN COOLER/FREEZER



BEER COOLER



KITCHEN



KITCHEN



KITCHEN



EVENT SPACE



EVENT BAR



BACK PATIO

Market Overview



About Appleton, WI.

Appleton, Wisconsin, offers a robust educational system, a diverse economy with prominent industries and employers, and a variety of entertainment options.

Education

The Appleton Area School District (AASD) serves approximately 16,081 students across 15 elementary schools, 3 middle schools, 3 high schools, and 14 charter schools. The district's student body is diverse, with 38.6% identifying as students of color, 16.6% receiving special education services, 10.9% as English learners, and 47.91% considered economically disadvantaged. In terms of higher education, Appleton is home to Lawrence University, a private liberal arts college, and Fox Valley Technical College. Additionally, institutions like Concordia University Wisconsin and Rasmussen College have branch campuses in the city.

Major Industries and Employers

Appleton's economy is anchored by several key industries, notably paper manufacturing, healthcare, and technology. The region hosts approximately 80 paper manufacturing facilities and 90 publishing companies, contributing to its status as a significant player in these sectors.

Prominent employers in the area include:

- **ThedaCare:** A major healthcare provider employing around 4,722 individuals.
- **Kimberly-Clark:** A global leader in personal care products with approximately 3,652 employees in the region.
- **J. J. Keller & Associates, Inc.:** A compliance and regulatory solutions company employing about 2,215 people.
- **Plexus Corp.:** A technology and manufacturing firm with a workforce of around 2,177.
- **Pierce Manufacturing Inc.:** A manufacturer of custom fire apparatus, employing approximately 1,500 individuals.

Entertainment Opportunities

Appleton offers a variety of entertainment venues and cultural attractions:

- **Fox Cities Performing Arts Center:** Located in downtown Appleton, this center hosts Broadway shows, concerts, and other cultural events, serving as a hub for the performing arts in the region.
- **Downtown Appleton:** The city's downtown area features a vibrant mix of restaurants, shops, art galleries, and live music venues, providing a lively atmosphere for both residents and visitors.
- **Hearthstone Historic House Museum:** This museum offers a glimpse into the region's history and heritage, showcasing Victorian-era architecture and artifacts.
- **The Building for Kids Children's Museum:** A family-friendly destination offering interactive exhibits and educational programs for children.

These venues, among others, contribute to a dynamic and engaging entertainment scene in Appleton.

Demographics (1, 3, 5 & 10 Mile Radius)

POPULATION



1 MILE	13,218
3 MILES:	72,462
5 MILES:	139,467
10 MILES:	258,010

EMPLOYEES



1 MILE	3,294
3 MILES:	46,248
5 MILES:	83,628
10 MILES:	128,008

AVERAGE INCOME



1 MILE	\$143,873
3 MILES:	\$122,205
5 MILES:	\$114,490
10 MILES:	\$117,557

BUSINESSES

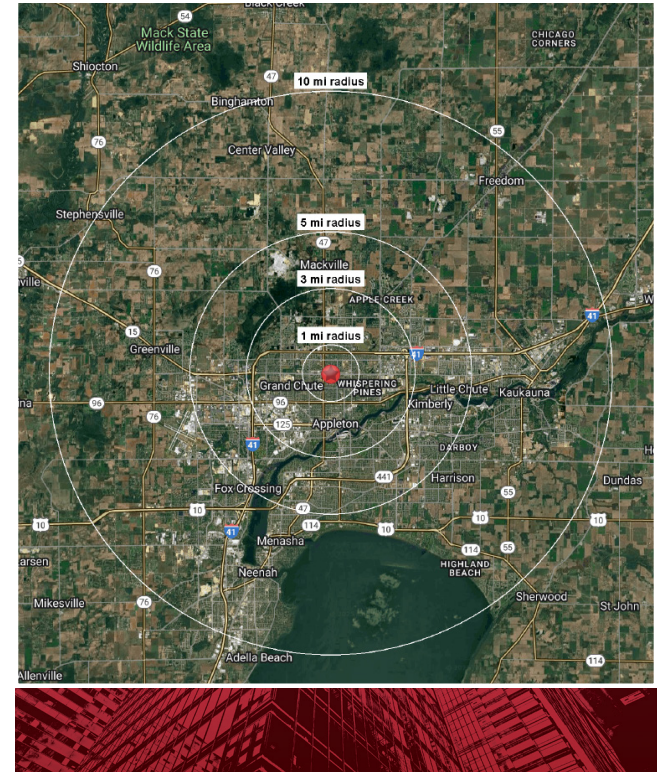


1 MILE	400
3 MILES:	2,579
5 MILES:	4,989
10 MILES:	7,698

AVERAGE HOUSEHOLDS



1 MILE	5,742
3 MILES:	30,911
5 MILES:	59,535
10 MILES:	107,200



Source: Calculated using Weighted Block Centroid from Block Groups / Regis; Sites USA



For additional information please contact:



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