

6,800 Class A Office

FOR SALE

1060 Hansen Road · Green Bay, WI 54304



PROFILE

Business Relocating

- Purchase Price: ~~\$1,200,000~~ \$1,000,000
- Building: 6,900 SF
- Year Built: 1985
- Lot Size: 3.0 Acres
- Parcel: VA-166-1



AREA Snap Shot

Monument "V" Sign overlooking Interstate 41



Traffic Counts:

- Interstate 41.... 82,300 vpd
- Hansen Rd..... 7,100 vpd



40 surface parks



.75 miles to I-41
.75 miles to Hwy 172



Fiber Optics Available



Zoned
G2 Commercial



Growing Corridor:

- Near Hospitality, Residential / Apartments
- Near Restaurants / Grocery / Convenience



Two-sided Monument Sign along Hansen Rd

Income



1 mile: \$59,612
3 mile: \$63,269

Population



1 mile pop: 7,695
3 mile pop: 50,048

Households



1 mile HH: 3,417
3 mile HH: 21,299

GREEN BAY, WI

1175 Lombardi Ave. #400 Green Bay, WI 54304

APPLETON, WI

229 E. Washington Street · Appleton, WI 54911

Mike Maedke | Broker | Commercial Horizons

(920) 360.7100

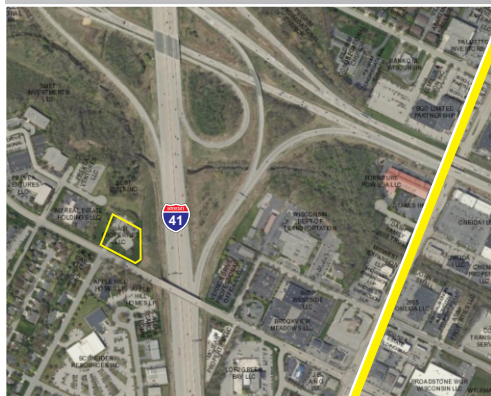
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INTERIOR PHOTOS



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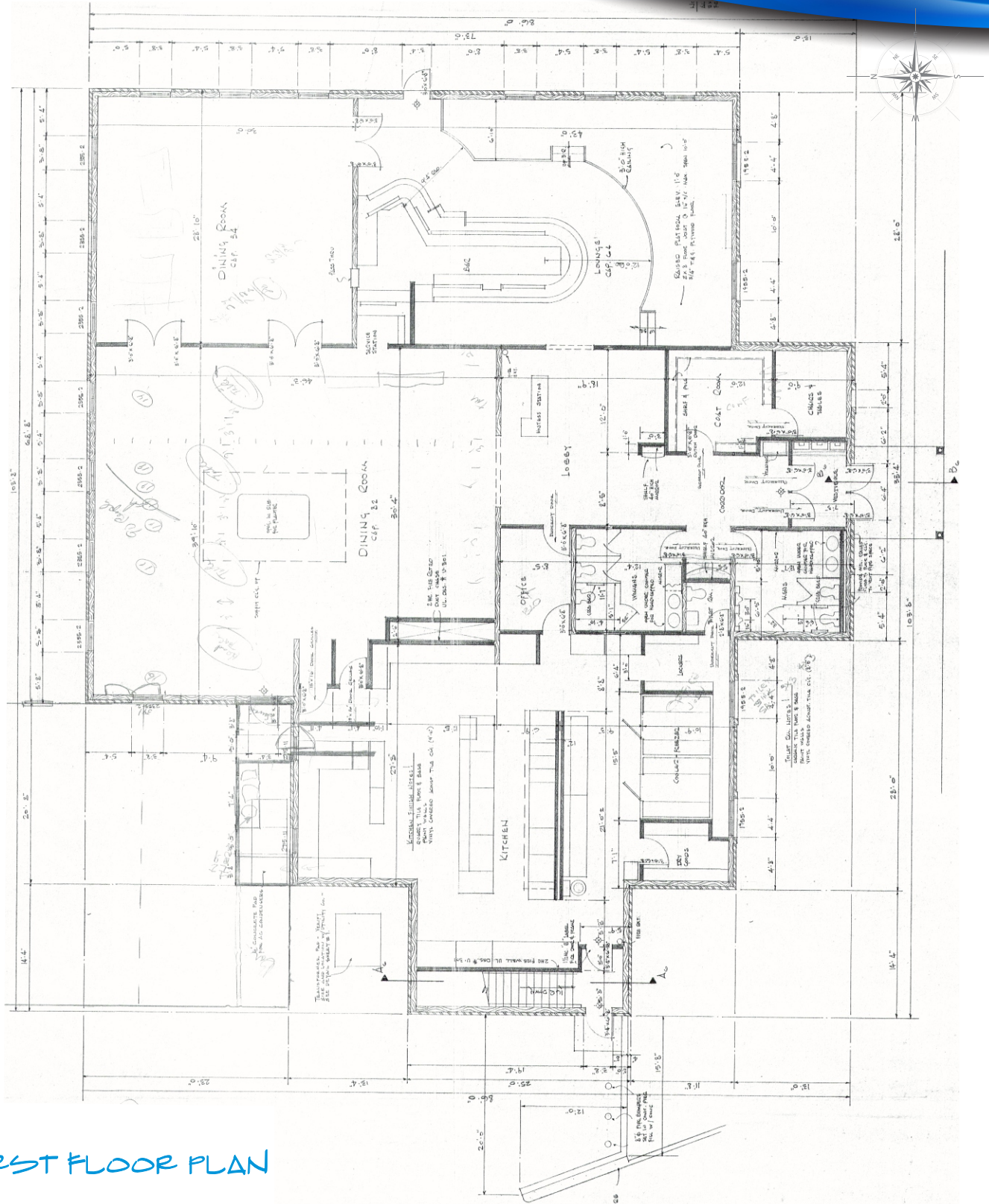


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FIRST FLOOR PLAN



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