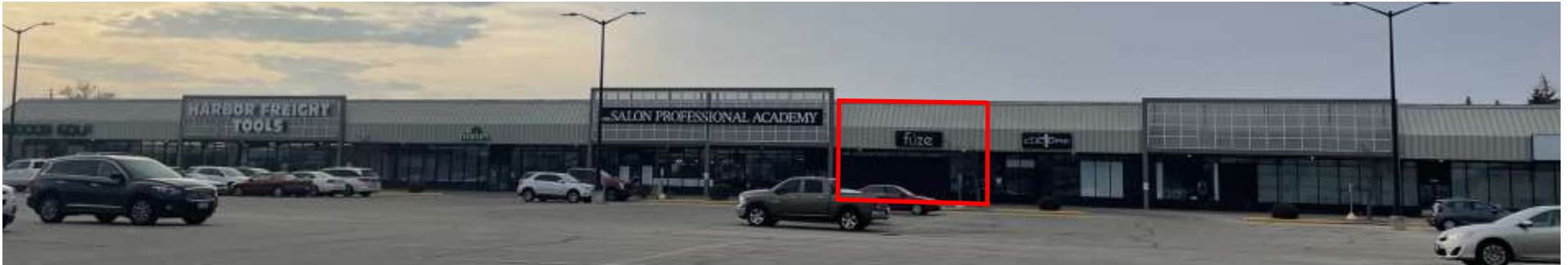


RETAIL/OFFICE SPACE FOR LEASE

COLLEGE CENTRE

3365 WEST COLLEGE AVENUE
APPLETON, WISCONSIN



College Centre is a prominent shopping center conveniently located just off the Hwy 41 and College Avenue intersection near the Fox River Mall in the heart of the Fox Valley's dense national retail corridor. New building façade, great location, and tremendous signage!



Square Footage Available:	4,000 - 7,610 square feet	Electrical:	400 amp, 3 phase
Rental Rate:	TBD; Depending on Tenant Improvements, etc.	Ceiling Height:	10 feet to the drop ceiling 15 feet if exposed
Building Size:	118,768 square feet	Roof:	Standing Seam Roof
Lot Size:	9.09 acres	CAM Percentage:	6.41 percent
Shared Parking:	438 stalls	CAM Charges:	apx \$1.59/sq ft
Zoning:	CR, Regional Commercial District	Traffic Counts:	28,800 aadt on West College Ave

Showings are to be arranged through Rollie Winter & Associates, Ltd., by appointment only.

This information was obtained from sources deemed to be accurate and reliable, but is not guaranteed and is subject to correction.



Brokers and Consultants to the Business Community

3305C North Ballard Road
Appleton, WI 54911
Broker: Chris Winter (920) 739-0101
cwinter@rolliewinter.com
www.rolliewinter.com



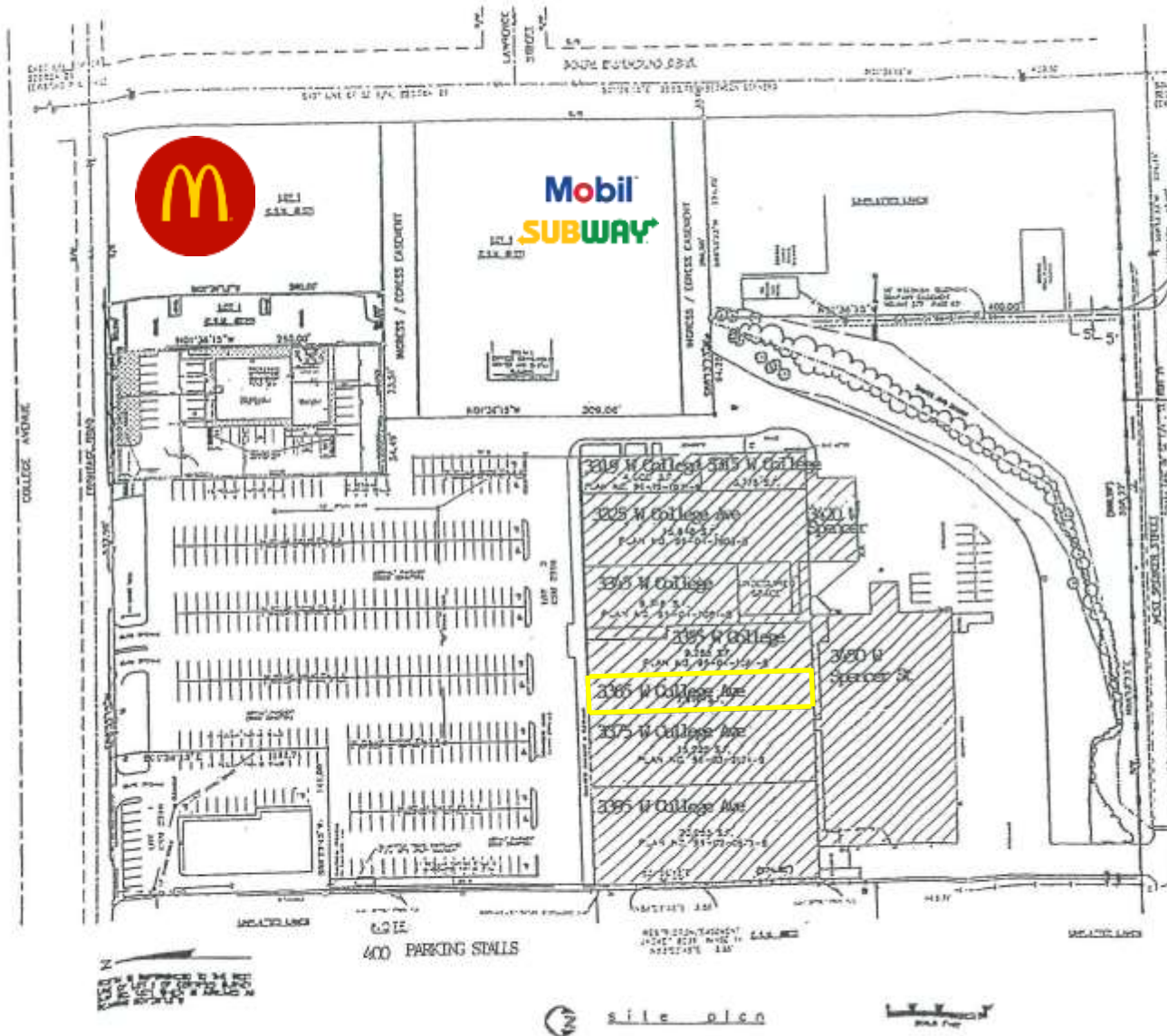
Demographics	1 Mile	3 Miles	5 Miles
Average HH Income	\$69,037	\$84,358	\$93,348
2023 Population	3,914	57,631	139,951

COLLEGE CENTRE
APPLETON, WISCONSIN

APPROXIMATE OPERATING EXPENSES	
Electric (Parking Lot Lights)	\$24,000.00
Snow Removal	24,000.00
Repair & Maintenance (To parking lot, lights, roof, etc.)	25,000.00
Insurance (on building)	30,000.00
Water & Sewer	11,600.00
Lawn & Landscape	5,000.00
2023 Real Estate Taxes	68,665.00
TOTAL OPERATING EXPENSES	\$188,265.00

This is the approximate total cost to operate the center for 2024 including real estate taxes.
\$188,265.00/118,768 square feet = apx \$1.59 per square foot.

AVERAGE UTILITIES	
Electric We Energies	\$682.00/month
Gas We Energies	\$ 60.00/month
Water Grand Chute Utilities	\$ 67.00/month



3315 West College Avenue Appleton Indoor Golf	3375 West College Avenue The Culture Powered by Turf Shredders
3319 West College Avenue Appleton Indoor Golf	3395 West College Avenue Nielsen Consumer
3325 West College Avenue Harbor Freight	3406 West Spencer Street Harbor Freight
3345 West College Avenue New Fusion Dance	3420 West Spencer Street Presser/Premium
3355 West College Avenue Salon Professional Academy	3430 West Spencer Street
3365 West College Avenue AVAILAB.E	3450 West Spencer Street Miller Electric



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3305C North Ballard Road
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Phone (920) 739-0101 Fax (920) 739-1366

NOTES

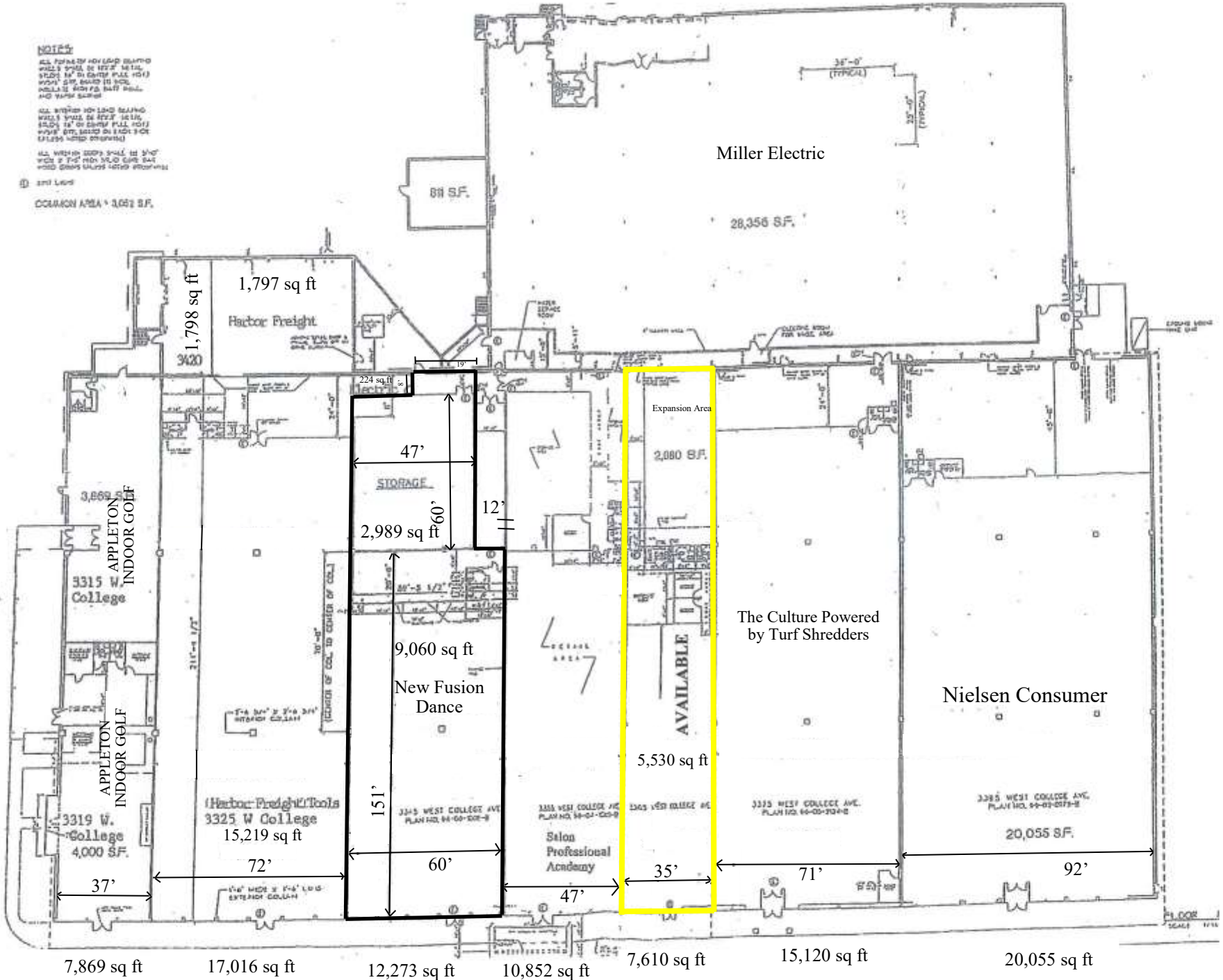
ALL PORTLAND CONCRETE SLABWORK SHALL BE 4" MIN. THICK. ALL WALLS SHALL BE 12" MIN. THICK. ALL FLOORING SHALL BE 1/2" MIN. THICK. ALL CEILING SHALL BE 1/2" MIN. THICK. ALL PARTITION WALLS SHALL BE 5/8" MIN. THICK. ALL PARTITION WALLS SHALL BE 5/8" MIN. THICK.

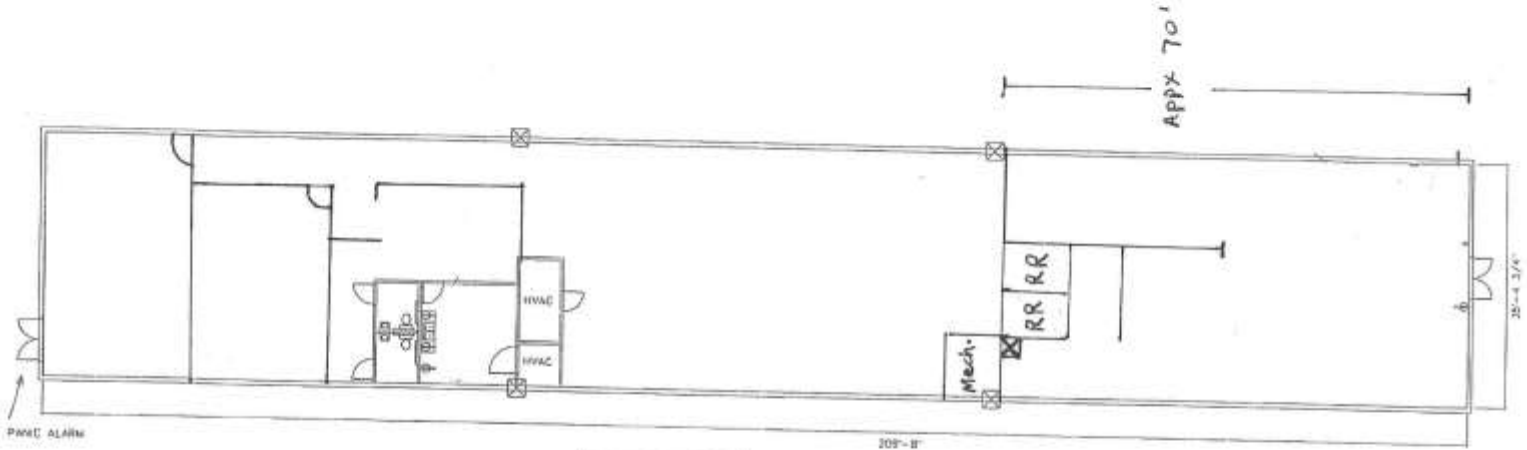
ALL INTERIOR DOOR LEADS SHALL BE 36" WIDE. ALL EXTERIOR DOOR LEADS SHALL BE 48" WIDE. ALL DOOR LEADS SHALL BE 48" WIDE. ALL DOOR LEADS SHALL BE 48" WIDE.

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and Lead

COMMON AREA = 3,052 S.F.





3365 WEST COLLEGE
 APPLETON, WI

209'-8"

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

39 _____
40 _____

41 _____
42 *(Insert information you authorize to be disclosed, such as financial qualification information.)*

DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <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 specific transaction.
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Phone: (920)734-0101

Ex 316 Valley Fair

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Drafted by Attorney Debra Peterson Conrad