

3921 S. WEBSTER AVE

GREEN BAY, WI 54301

PROPERTY SUMMARY



LOCATION DESCRIPTION

Centrally located in Green Bay, WI, the property offers easy access to a vibrant retail and dining scene, making it an ideal location for your Free Standing Building. Just a short drive away from Lambeau Field, home of the Green Bay Packers, the area attracts thousands of fans on game days, creating an exciting opportunity for foot traffic. With the nearby Bay Beach Wildlife Sanctuary and the National Railroad Museum, customers will also have plenty of leisure options to explore before or after visiting your establishment. The property's prime location provides an exceptional opportunity to tap into the city's energetic atmosphere and attract a steady flow of customers.

PROPERTY HIGHLIGHTS

- Spacious and versatile layout
- Ample parking and excellent visibility
- High traffic location
- Ideal for retail or commercial use

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	6,535 SF
Building Size:	7,835 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,355	17,622	52,713
Total Population	8,080	44,797	128,061
Average HH Income	\$79,231	\$70,178	\$59,586

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

3921 S. WEBSTER AVE

GREEN BAY, WI 54301

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



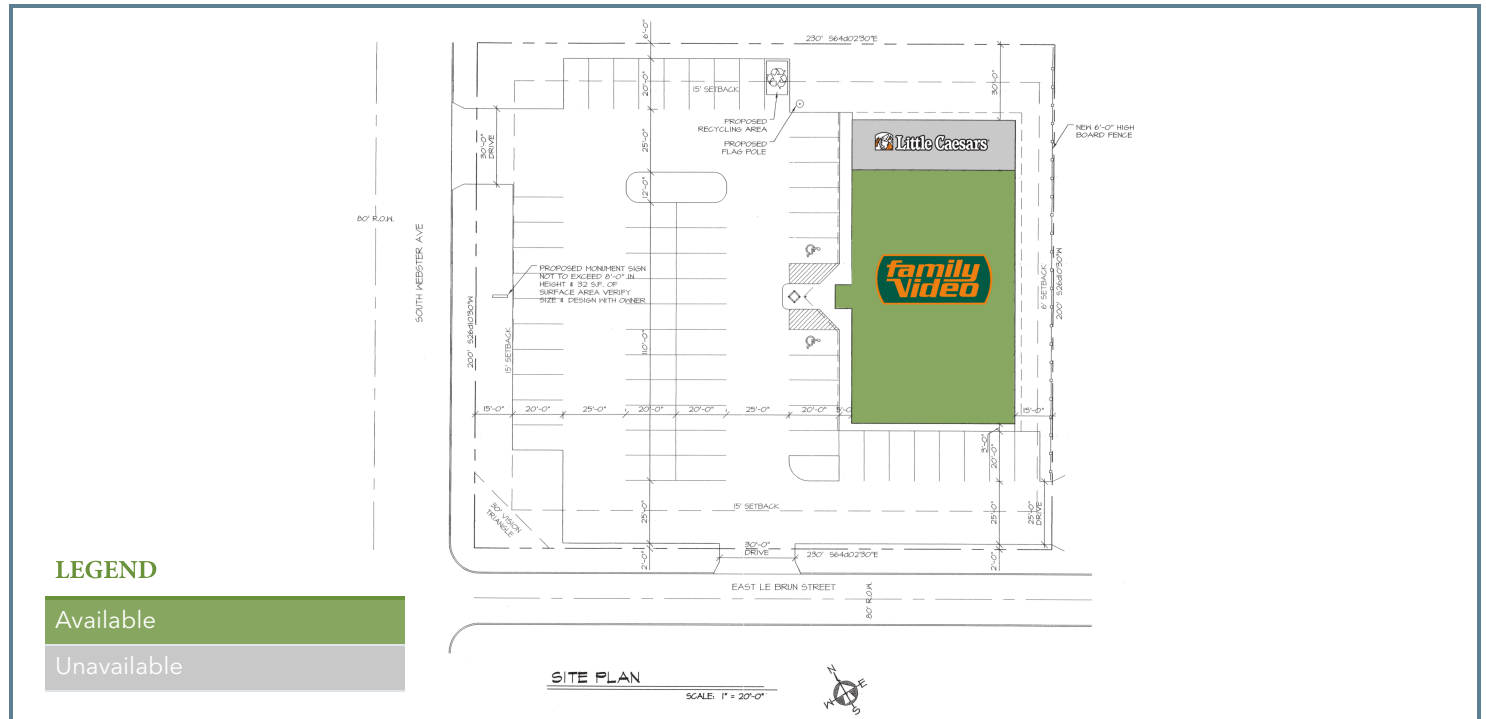
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3921 S. WEBSTER AVE

GREEN BAY, WI 54301

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,535 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3921 S WEBSTER AVE	Available	6,535 SF	NNN	Contact Broker for Pricing	-
3921 S WEBSTER AVE	LITTLE CAESAR'S PIZZA	1,300 SF	NNN	-	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



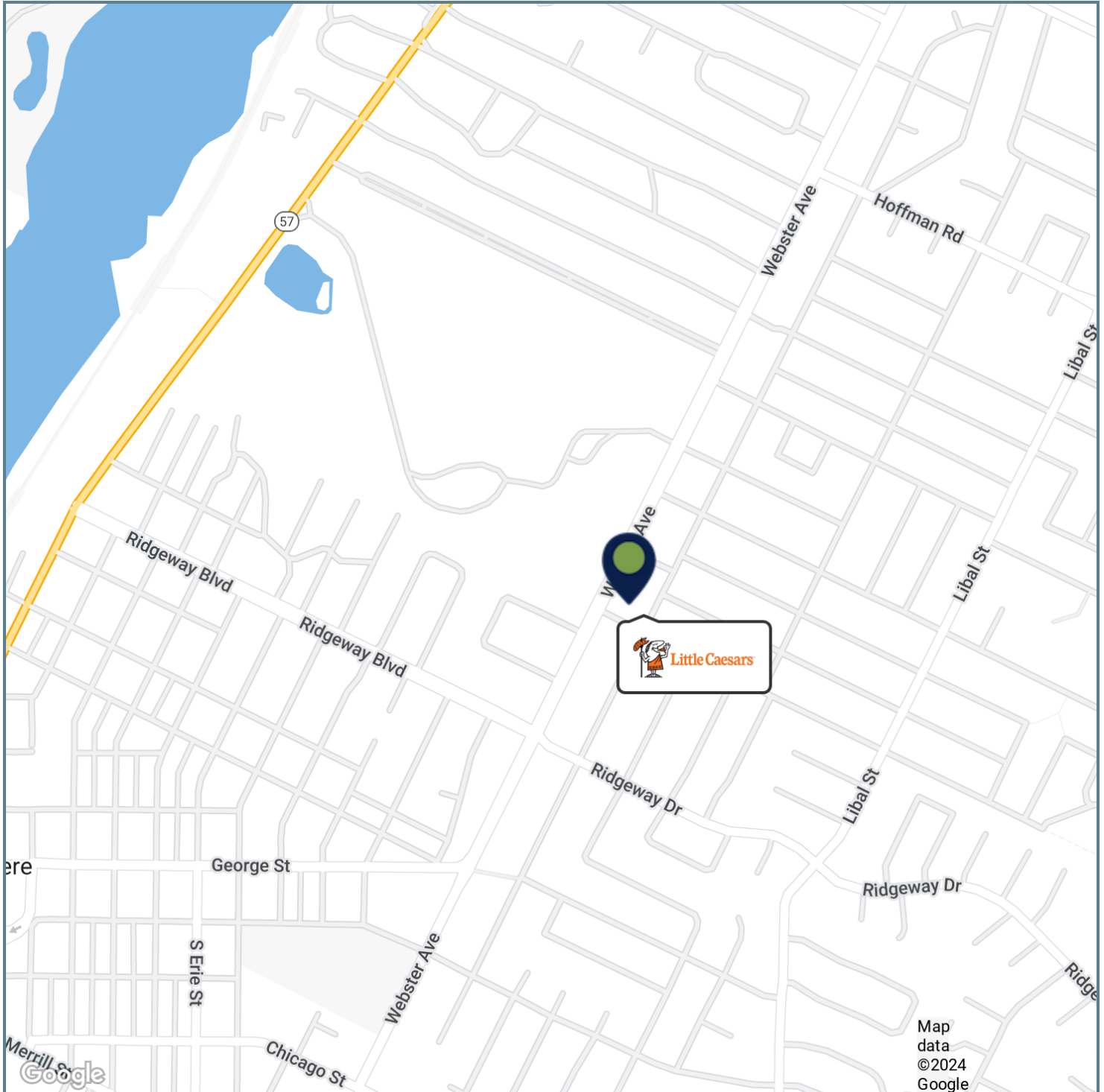
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3921 S. WEBSTER AVE

GREEN BAY, WI 54301

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

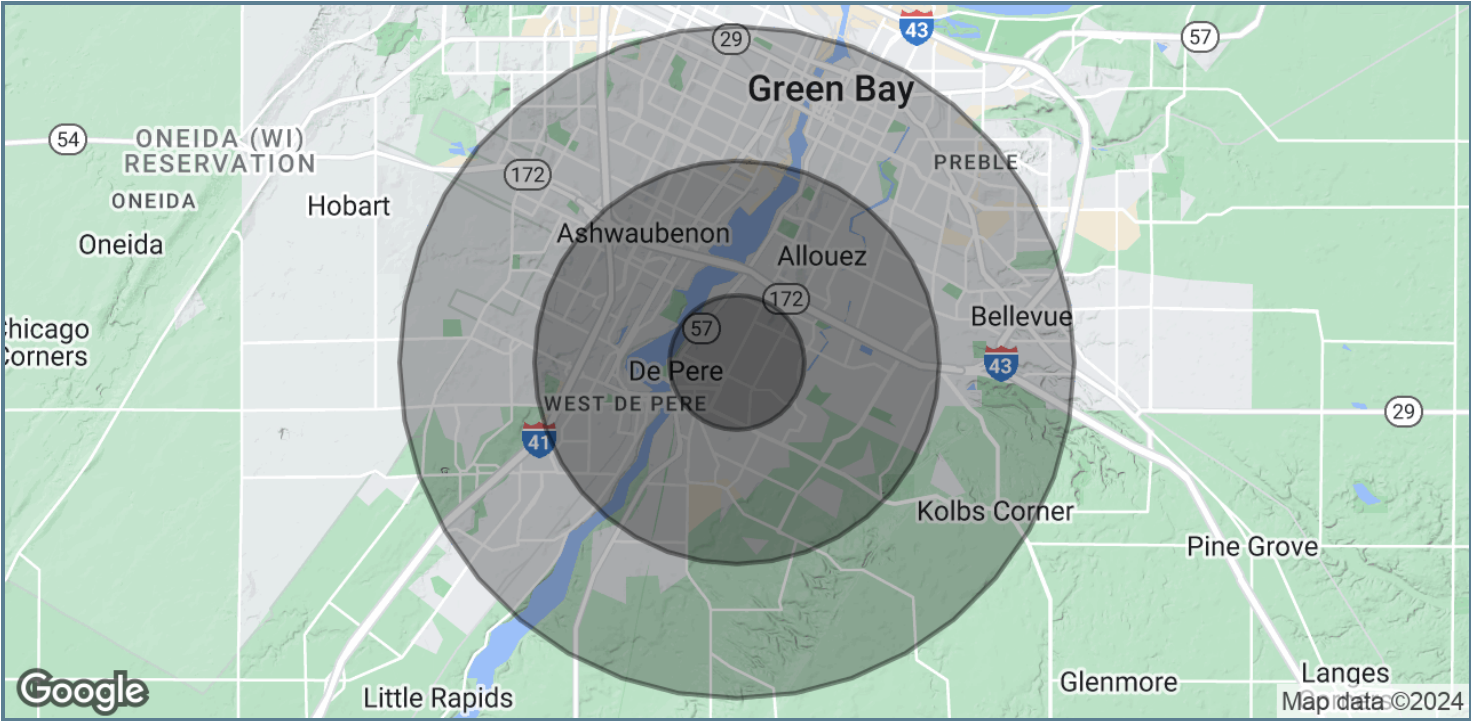
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3921 S. WEBSTER AVE

GREEN BAY, WI 54301

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,080	44,797	128,061
Average Age	41.3	37.1	36.2
Average Age (Male)	39.1	35.7	35.0
Average Age (Female)	43.6	39.3	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,355	17,622	52,713
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$79,231	\$70,178	\$59,586
Average House Value	\$192,919	\$182,666	\$160,084

2020 American Community Survey (ACS)

