



## RETAIL SPACE FOR LEASE AT BELLE CITY SQUARE

Belle City Square sits on the grounds of the historic Horlick Factory, uniting the history of Racine with a modern reimagined vision. Through both historic redevelopment and new construction, the project brings hundreds of elevated apartment units and a mix of office and retail commercial space to the area.

Available Space	42,602 SF Commercial
Parking	293 Surface Stalls
Lease Rate	Contact Broker



New Mixed Use  
Development



Community  
Impact Campus



Historic Location  
Built in 1882



## BELLE CITY SQUARE

2200 Northwestern Ave  
Racine, WI 53404

LIVE. WORK.  
PLAY. BELLE CITY.

## CONTACT US!

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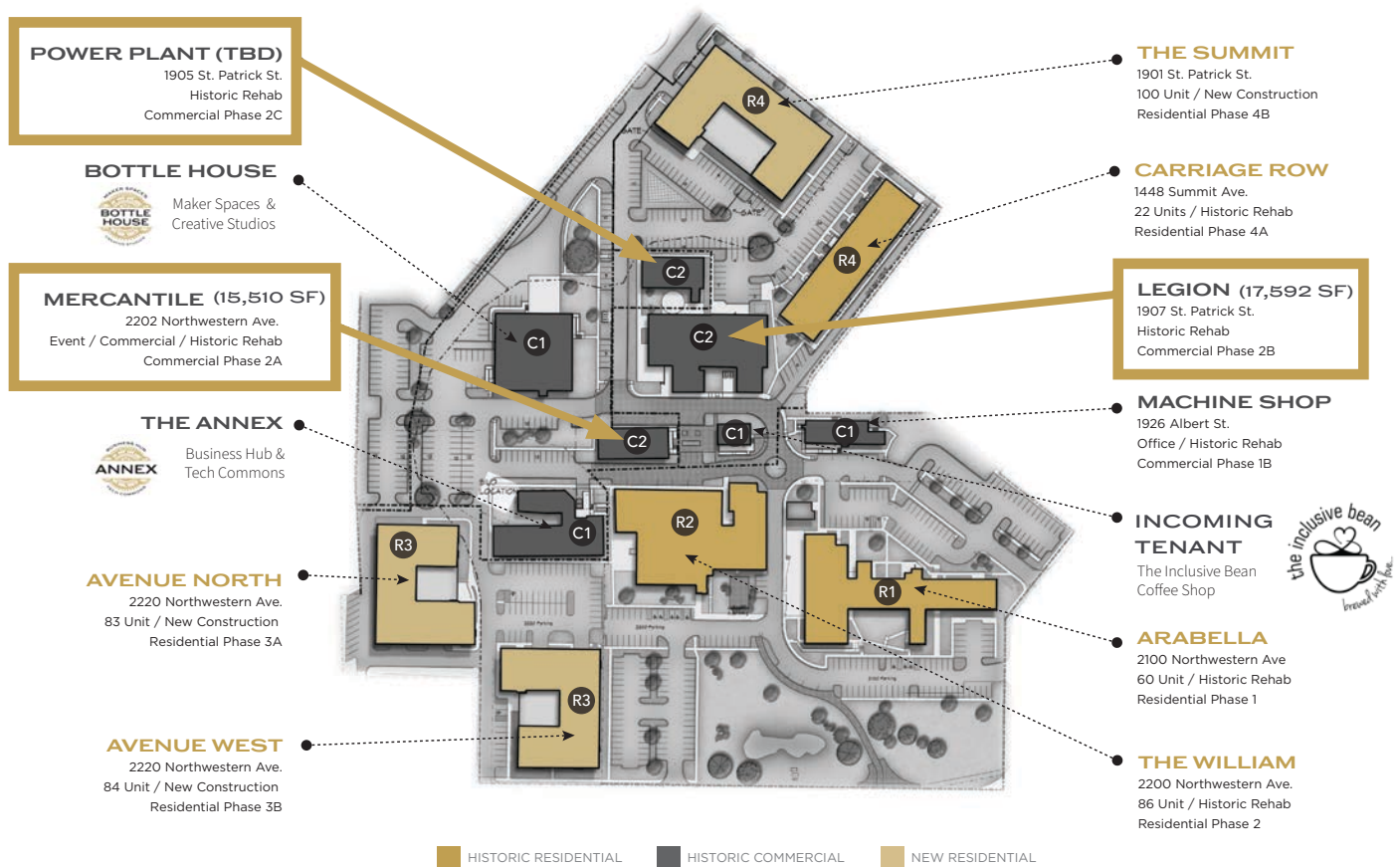
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# Colliers

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# SITE PLAN



## COMMERCIAL AVAILABILITY

### POWER PLANT

Historic Rehab

2 stories

Up to 14,000 SF

### MERCANTILE

Historic Rehab

3 stories + lower level

15,510 SF

### LEGION

Historic Rehab

3 stories + lower level , basement & mezzanine

17,592 SF



# RENDERINGS



# POWER PLANT



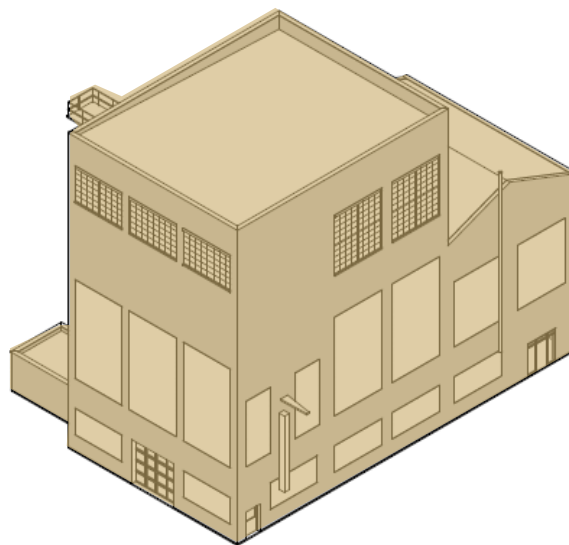
5,000 SF OF COMMERCIAL  
SPACE WITH AN ADDITIONAL  
9,000 SF AVAILABLE

- Storage
- Recreation /  
Rock Climbing Gym
- Event Space
- Child Care

1st Floor: 5,000 SF

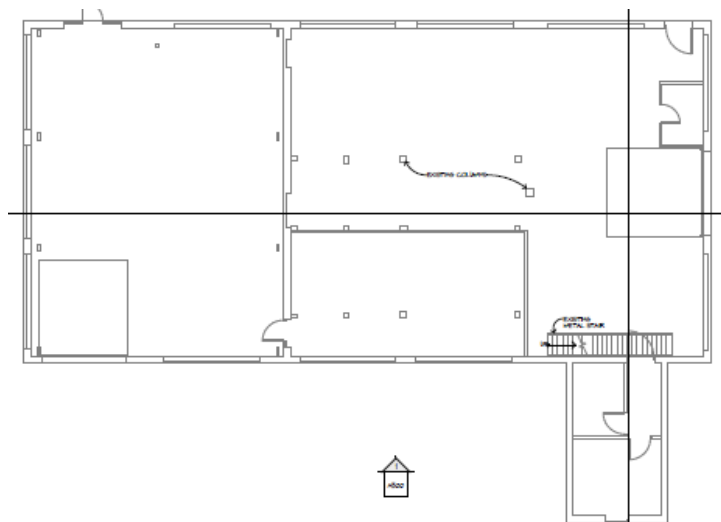
2nd Floor: 4,500 SF

3rd Floor: 4,500 SF

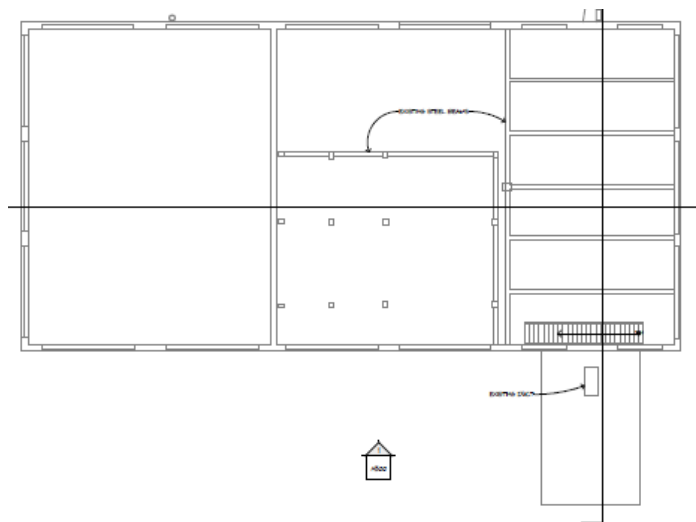


## FLOOR PLANS

First Floor



Second Floor



# MERCANTILE



## 15,510 SF (+ BASEMENT) OF COMMERCIAL SPACE

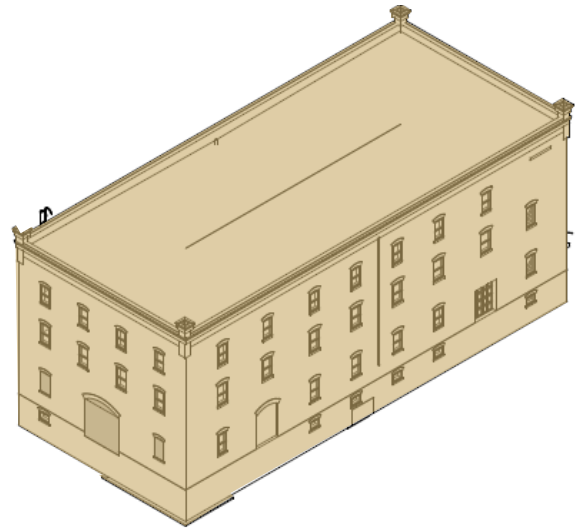
- Restaurant Space
- Music Venue
- Event Space
- Taproom

1st Floor: 5,170 SF

2nd Floor: 5,170 SF

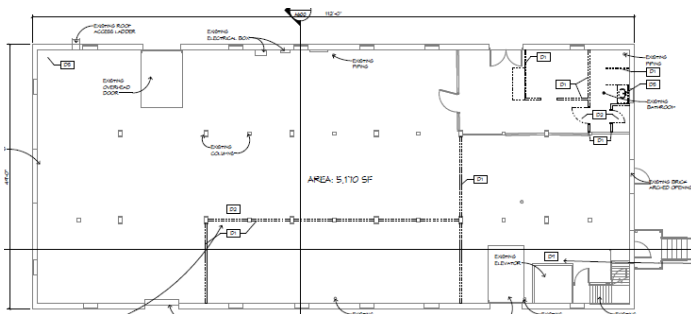
3rd Floor: 5,170 SF

Basement: 4,931 SF

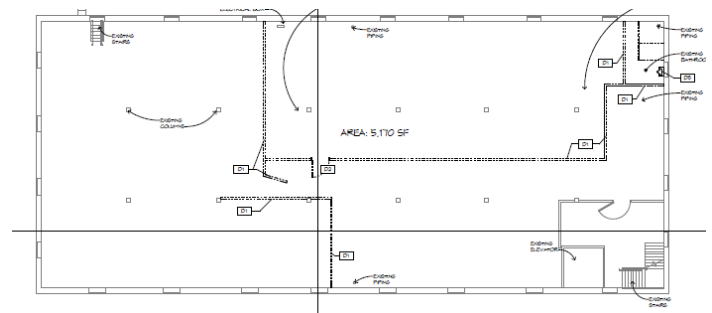


## FLOOR PLANS

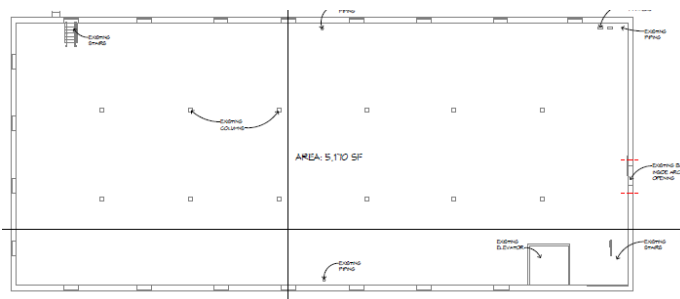
First Floor



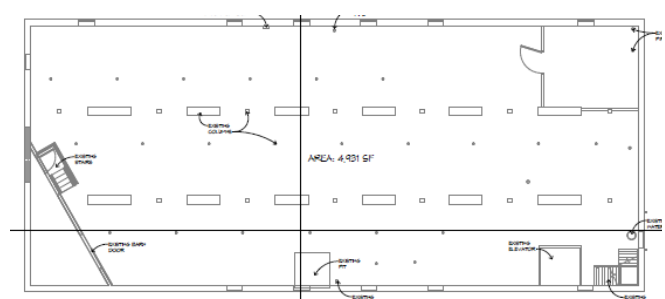
Second Floor



Third Floor



Basement





# LEGION



17,592 SF (+ BASEMENT,  
LL & MEZZANINE)  
OF COMMERCIAL SPACE

- Restaurant Space
- Taproom
- Beer Garden
- Event Space
- Small-Format Urban Market
- Health/Wellness Facility

1st Floor: 11,067 SF

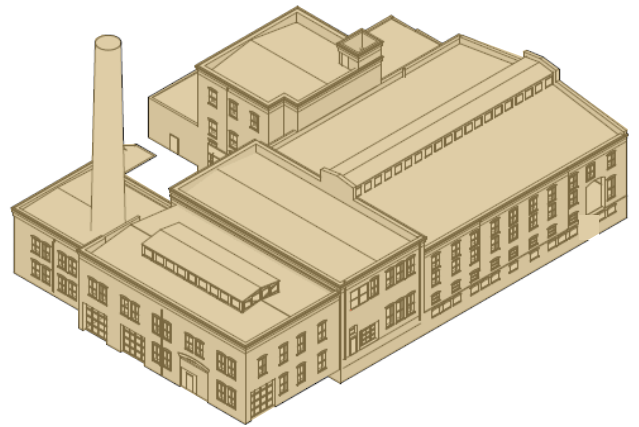
1st Floor Mezzanine: 612 SF

2nd Floor: 5,813

3rd Floor: 712 SF

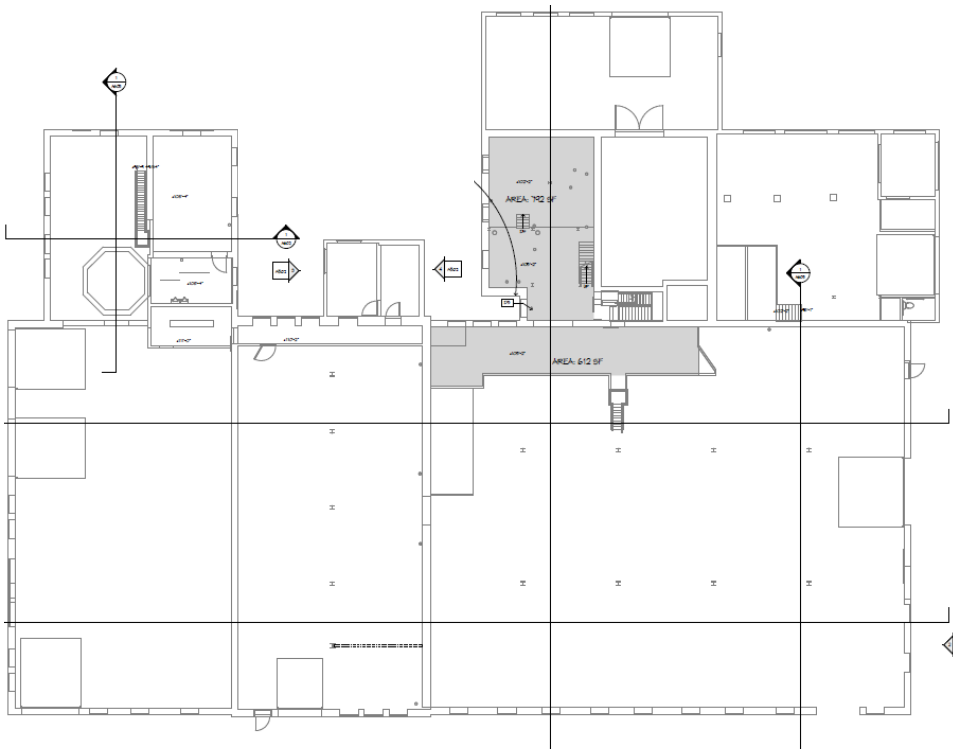
Lower Level: 8,885 SF

Basement: 12,950 SF

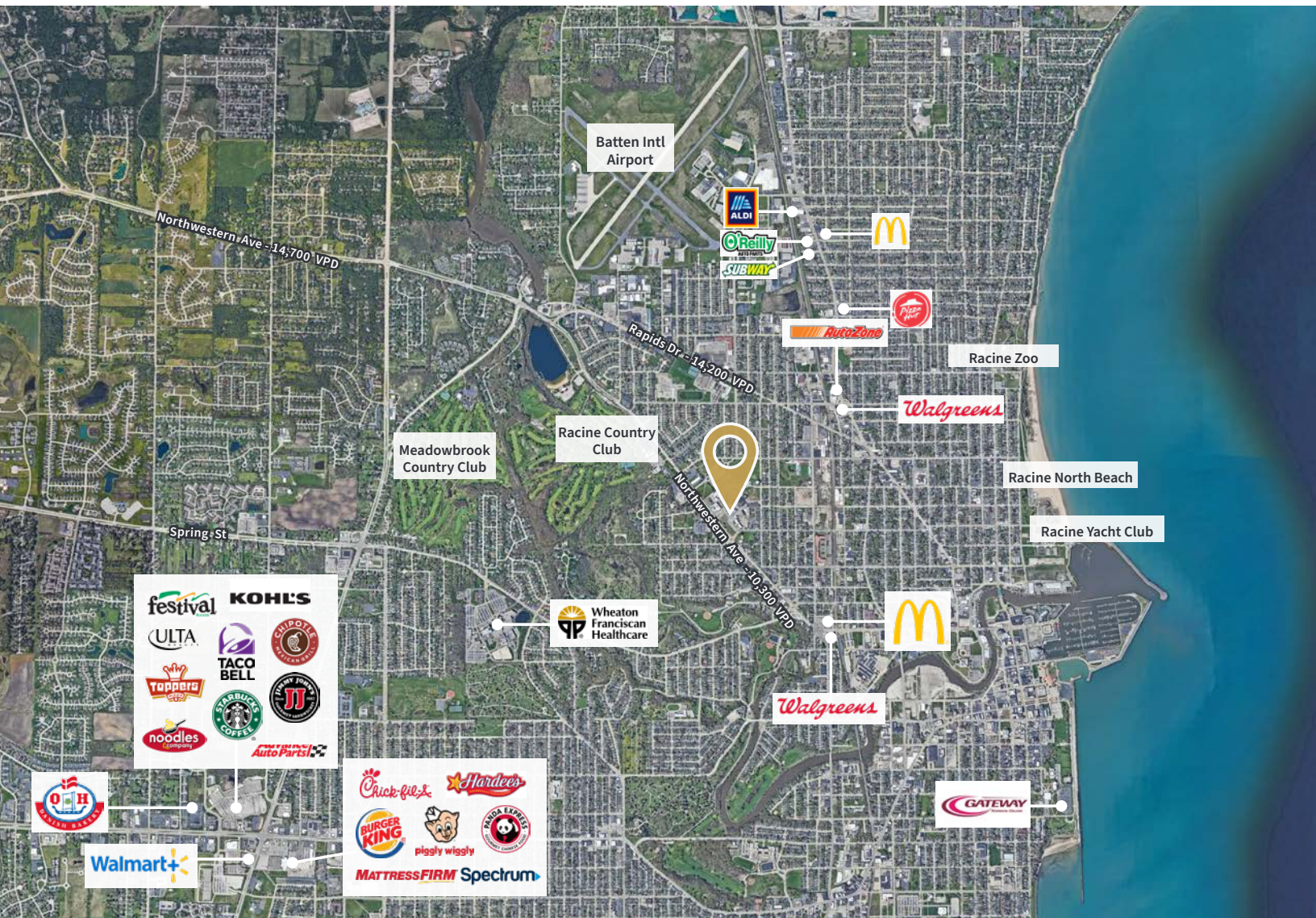


## FLOOR PLANS

Example Floor Plan



# LOCATION



## DEMOGRAPHICS 1, 3, 5 Mile Radius

### POPULATION

1 Mile: 16,725  
3 Mile: 90,041  
5 Mile: 125,316

### DAILY POPULATION

1 Mile: 13,672  
3 Mile: 83,100  
5 Mile: 117,271

### HOUSEHOLDS

1 Mile: 6,311  
3 Mile: 37,014  
5 Mile: 51,732

### MEDIAN H.H. INCOME

1 Mile: \$46,812  
3 Mile: \$53,845  
5 Mile: \$60,040



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