

# 999 Winneconne Ave - Neenah, WI

55,183 SF + Outparcel



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**bdclark**  
**properties**  
commercial real estate

# 999 Winneconne Ave - Neenah, WI

## BY THE NUMBERS

55,183sf

RETAIL BOX

4.177

ACRES

22,500 VPD

ON WINNECONNE AVE

268,727

TRADE AREA POP

## VITAL DATA

### TRAFFIC



W. Winneconne Ave  
22,500 VPD



Interstate 41  
88,100 VPD

### ADDRESS

999 W. Winneconne Ave, Neenah, WI 54956  
(44.17860161968059, -88.48133650772557)

### ZONING

C-1 General Commercial

### ACCESS

Full access curb cut to Winneconne Ave  
Three full access curb cuts to Lake Ave

### SIGNAGE

Wall sign up to 15% of building face  
Existing 6x20' pylon signage

### PARKING

122 Parking Spaces

## HIGHLIGHTS

- Former True Value Hardware store in Neenah, WI on the I-41 Winneconne Avenue exit, the retail node for the southern and western quadrants of the Appleton/Neenah WI MSA. This was a flagship store for the True Value chain and consistently ranked in the top 4 of 52 True Value stores in Wisconsin.
- Adjacent to Walmart Supercenter #2986 at the heart of the trade area's primary retail corridor and surrounded by top-tier retail development including Starbucks, ALDI, Pick N Save, Festival and Chipotle.
- First right turn for Neenah/Menasha residents coming to exit 131 to shop or get on/off I-41 with full access to Winneconne Ave, and three full access points to Lake Avenue, a secondary cut-through used by residents connecting this retail node, downtown and neighborhoods in between.
- 55,183sf building (44,863sf box + 10,500sf lumber shed), ready to occupy October 15, 2025, turnkey for retail uses. 19' ceiling heights, loading dock, bay doors, ample utilities and C-1 zoning also allow for a multitude of other potential uses.
- Generous pylon and building signage available (up to 15% of building elevation) and top 2/3rds of existing 8x20' pylon (could potentially be enlarged up to 14x25').

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## AERIAL PHOTOS

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- Trade Area
- Site Plan
- Leasing
- Building Photos
- Demographics
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- Contact Info



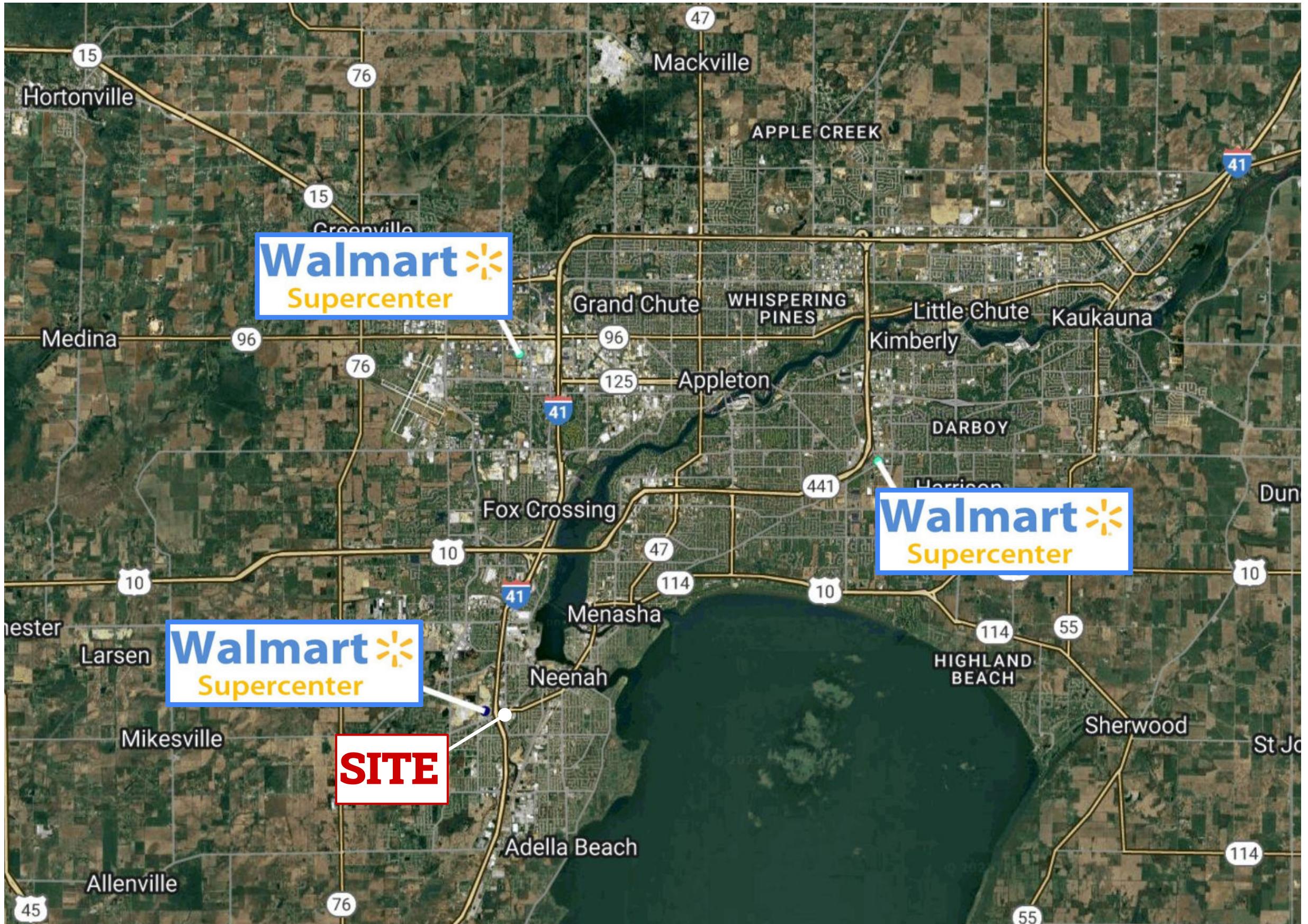
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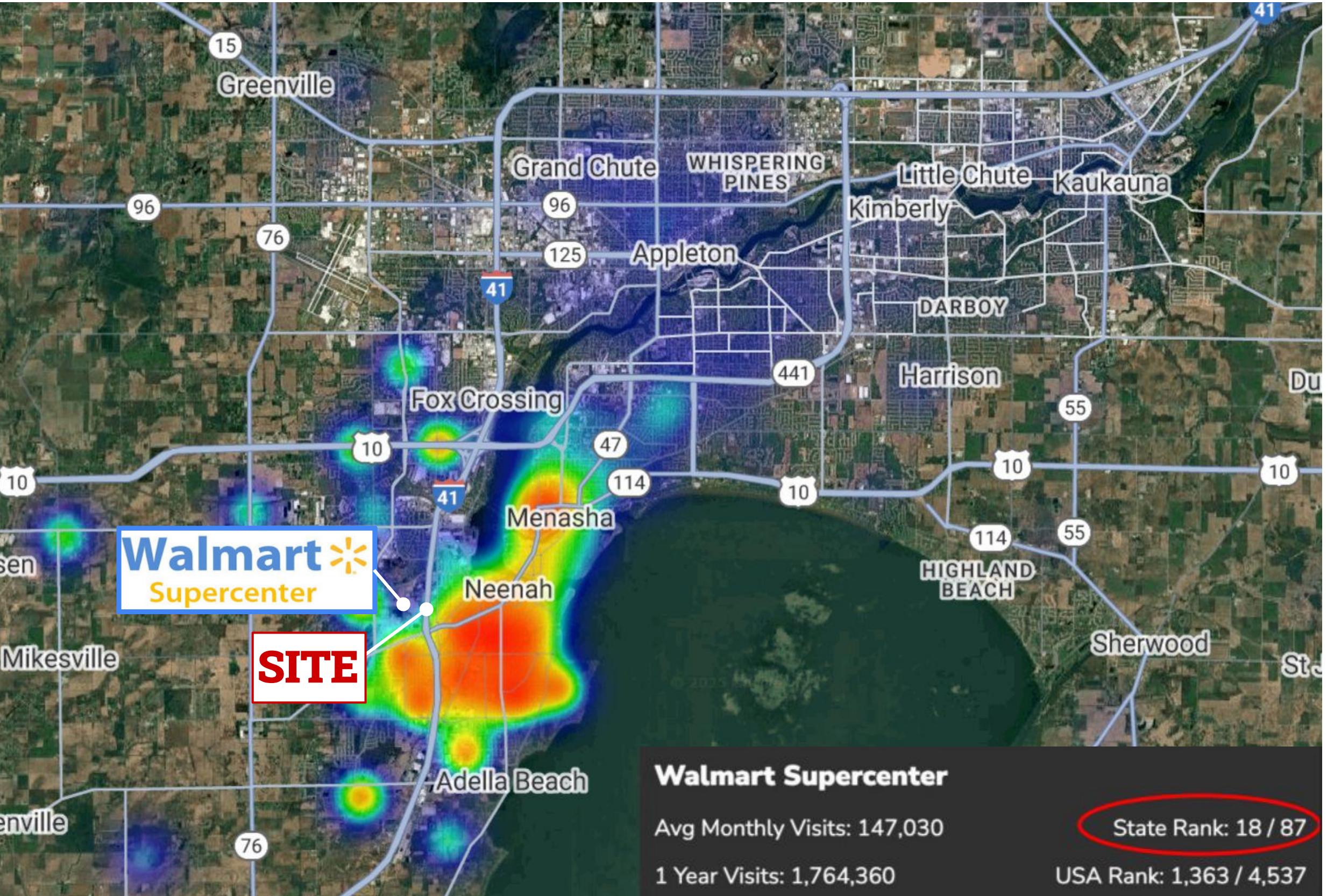
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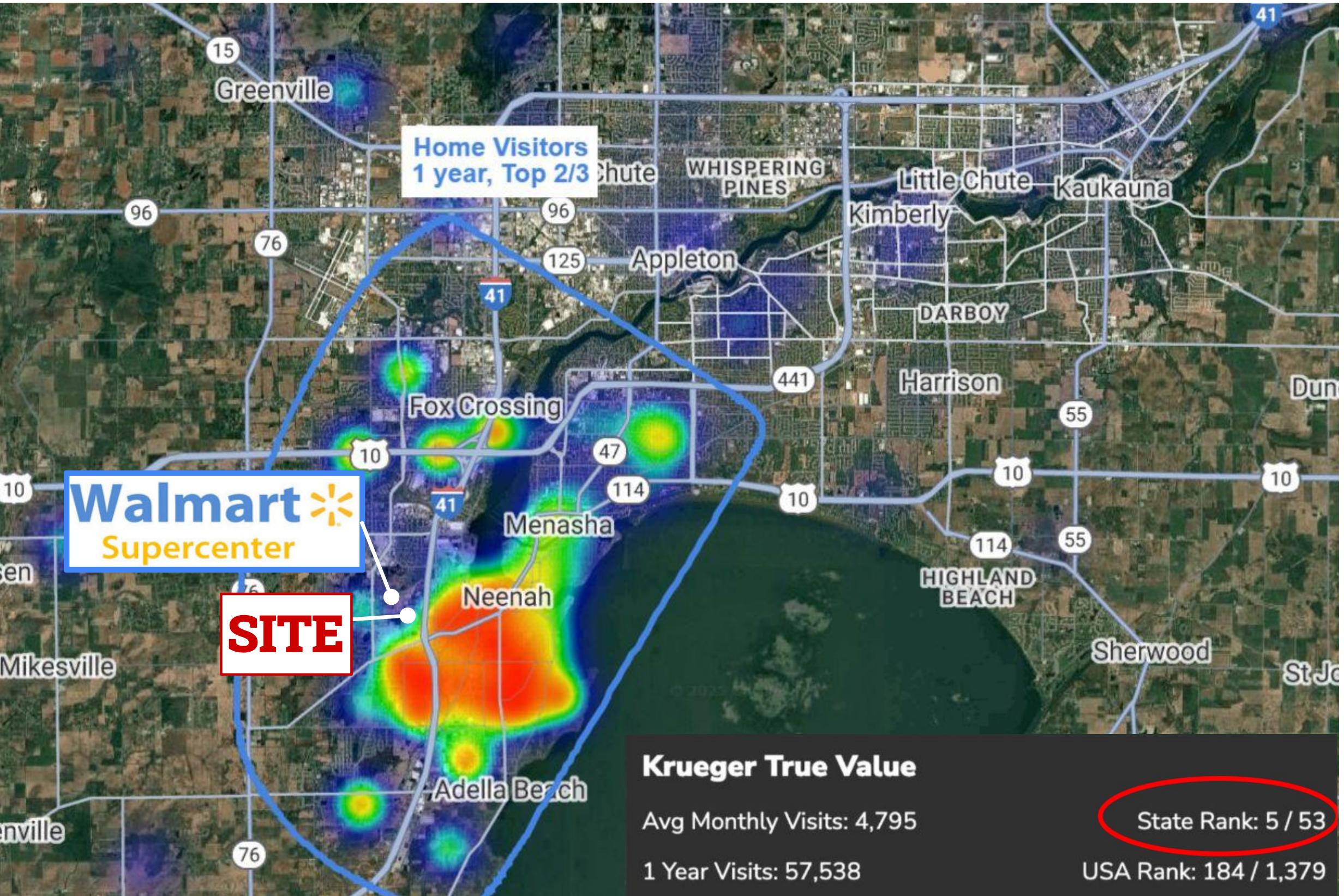
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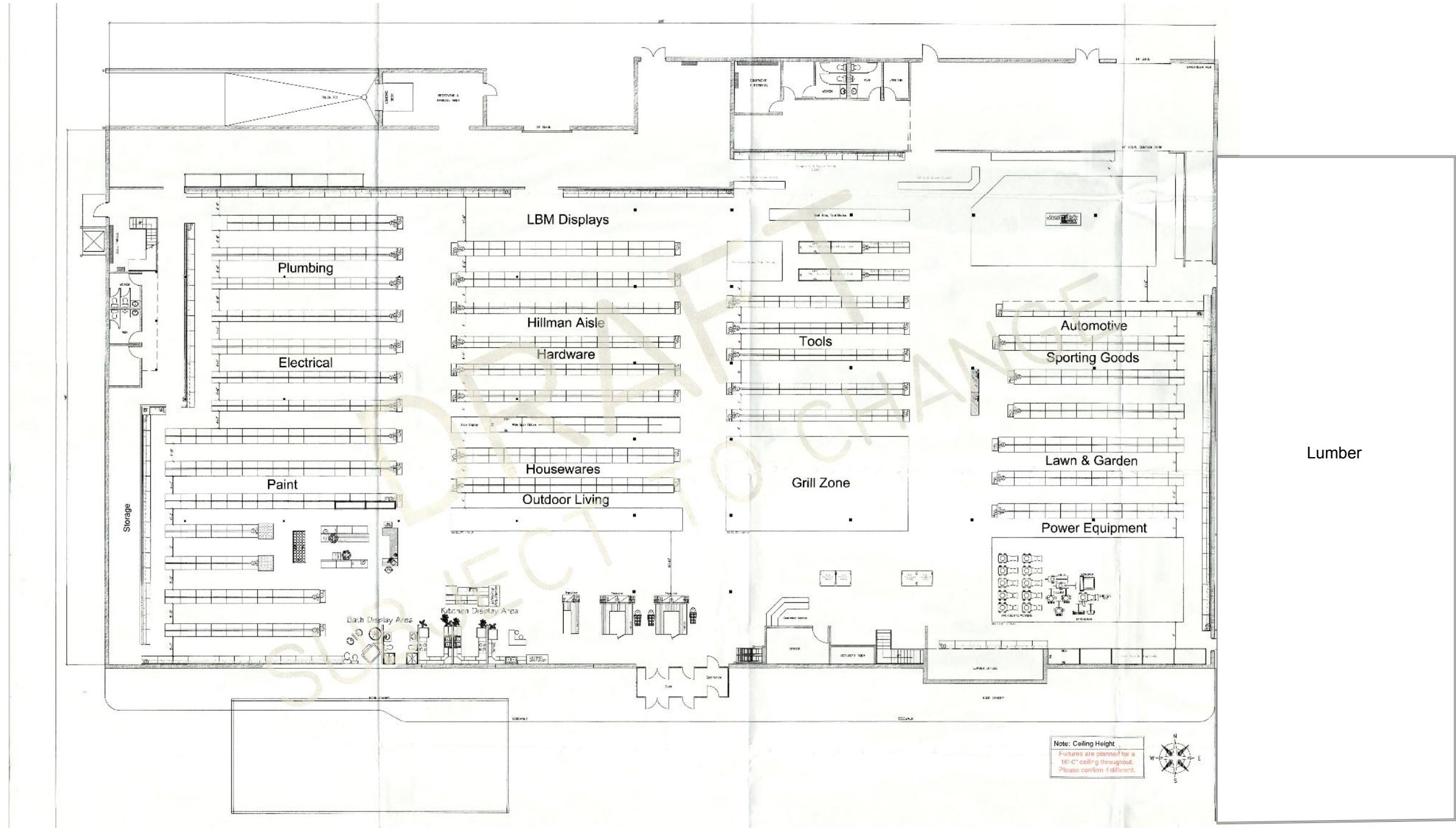
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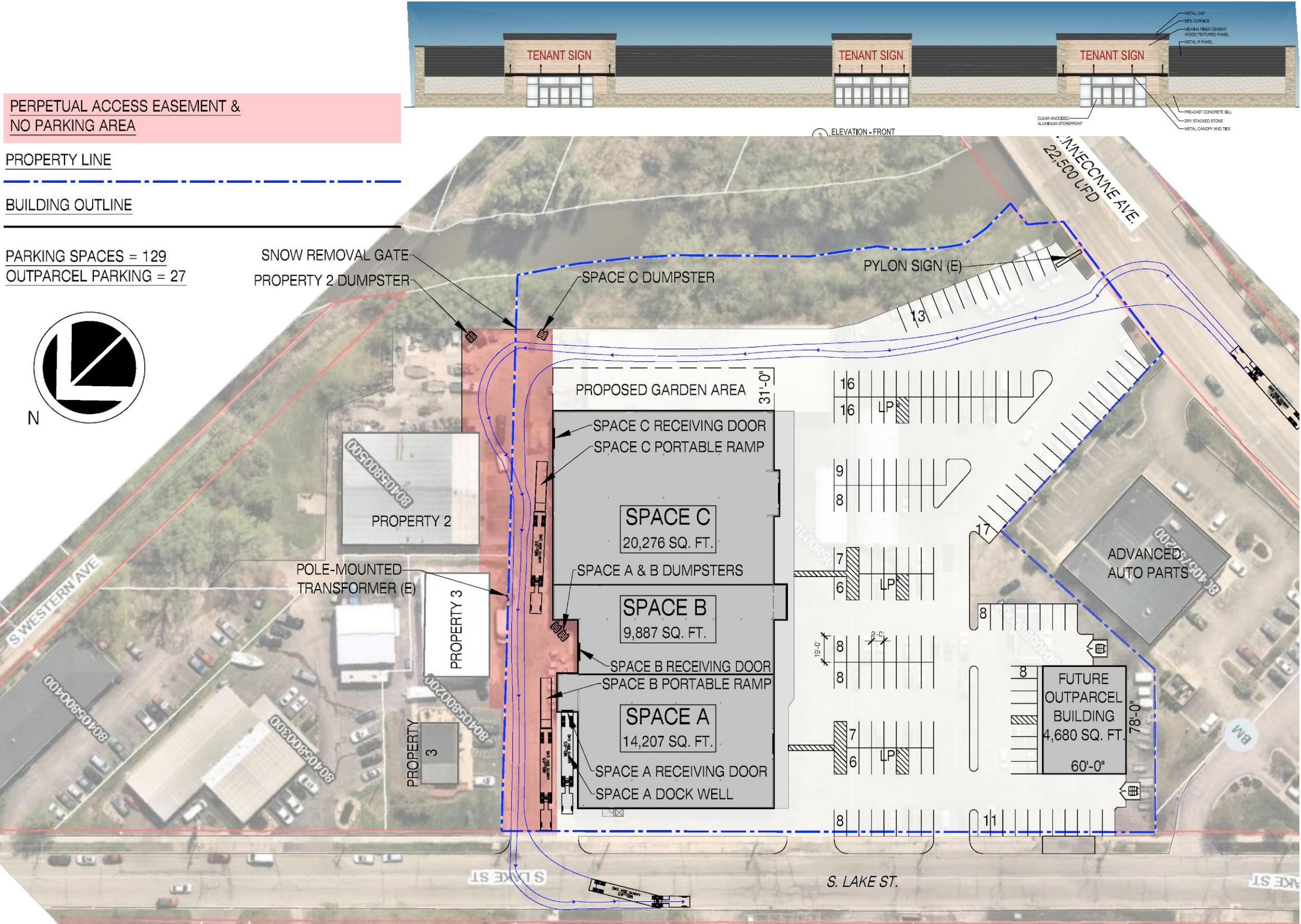
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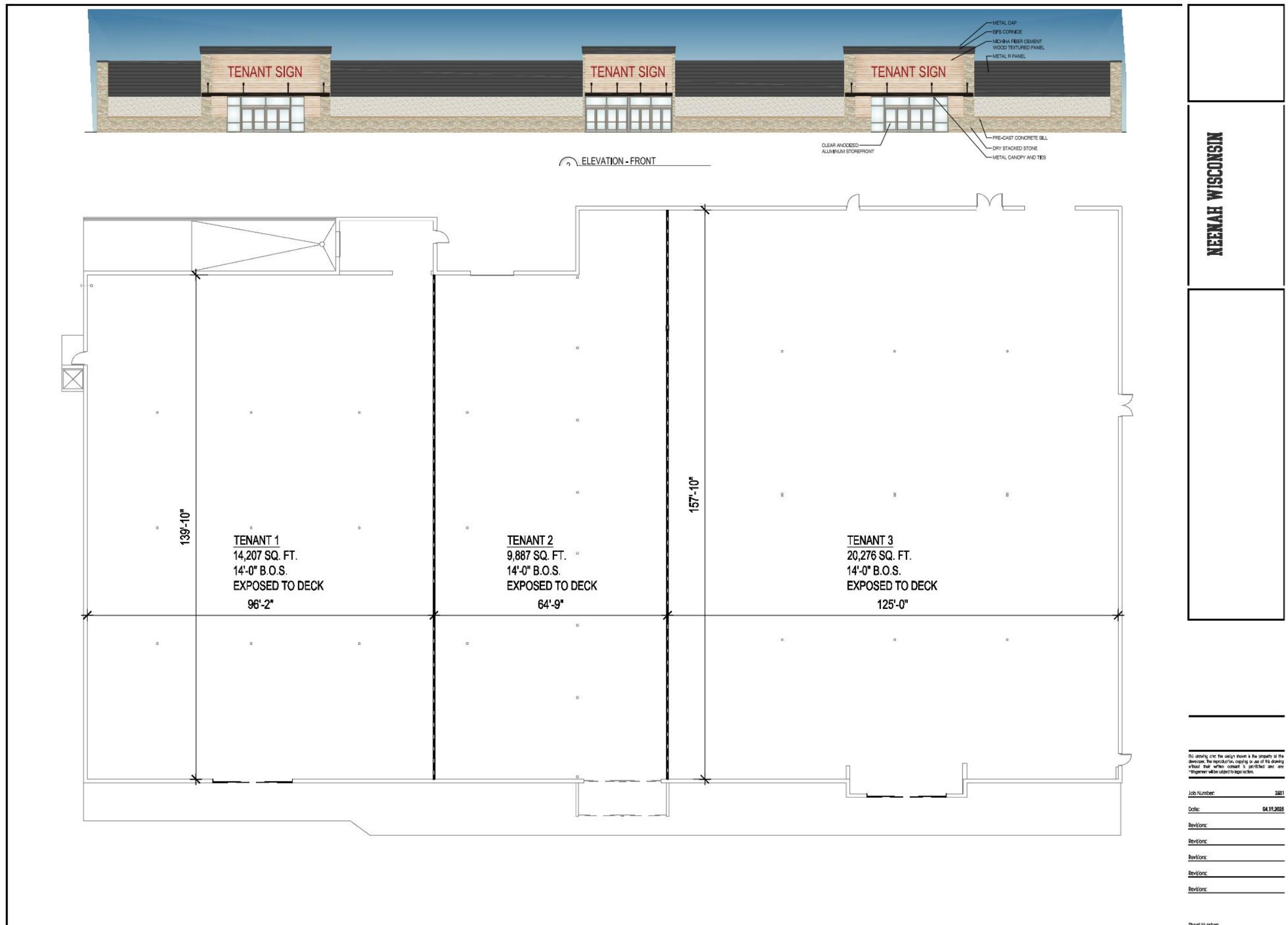
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**\$5.88 PSF NNN**

**SINGLE TENANT (55,183 SF)**

**\$7.50 PSF NNN**

**MULTI-TENANT (DEMISED)**

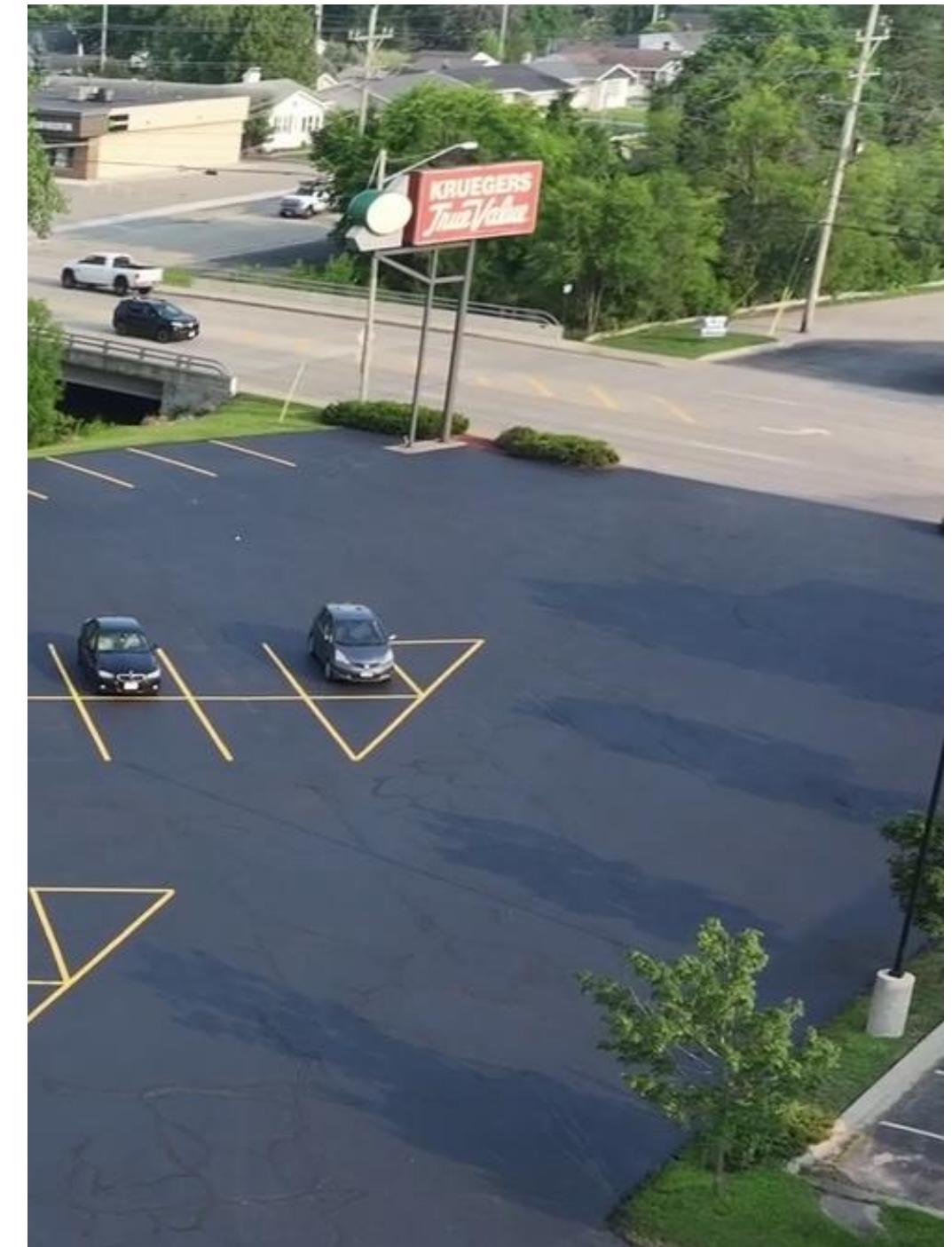
<b>Multi-Tenant Proj. Operating Expenses</b>	<b>Annual/Last 12 Mos</b>	<b>Annual PSF</b>
Property Tax	\$31,351	\$0.71
Property Insurance	\$14,500	\$0.33
Flood Insurance	\$3,409	\$0.08
<b>Shopping Center CAM Expenses</b>	<b>\$38,000</b>	<b>\$0.86</b>
<b>Shopping Center Management</b>	<b>\$18,748</b>	<b>\$0.42</b>
<b>TOTALS</b>	<b>\$106,007</b>	<b>\$2.39</b>

*\*Snow & Ice Removal - reviewed 5 years data, used highest annual amount incurred during that time. Insurance - currently held with BOP, this is P&C estimate*

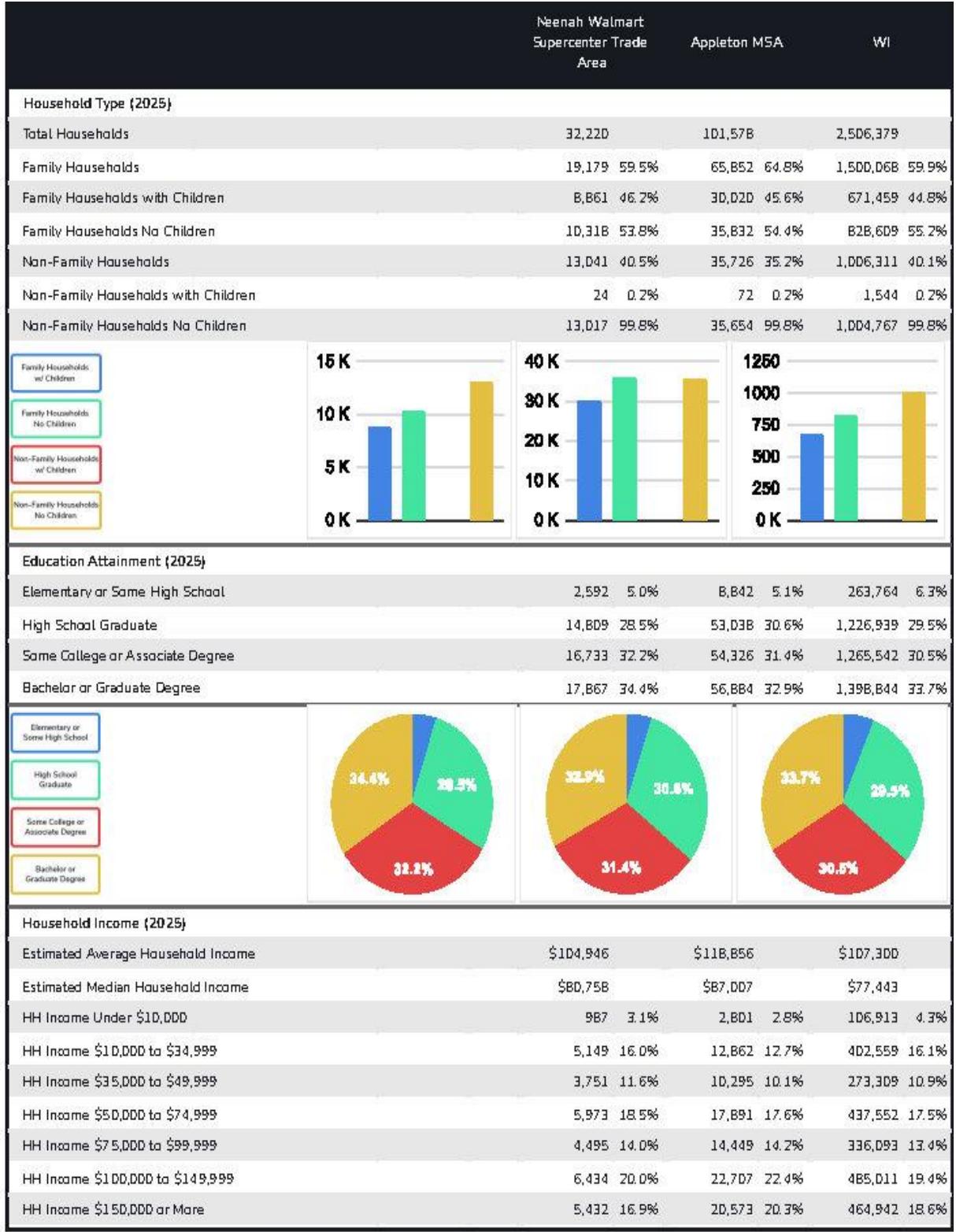
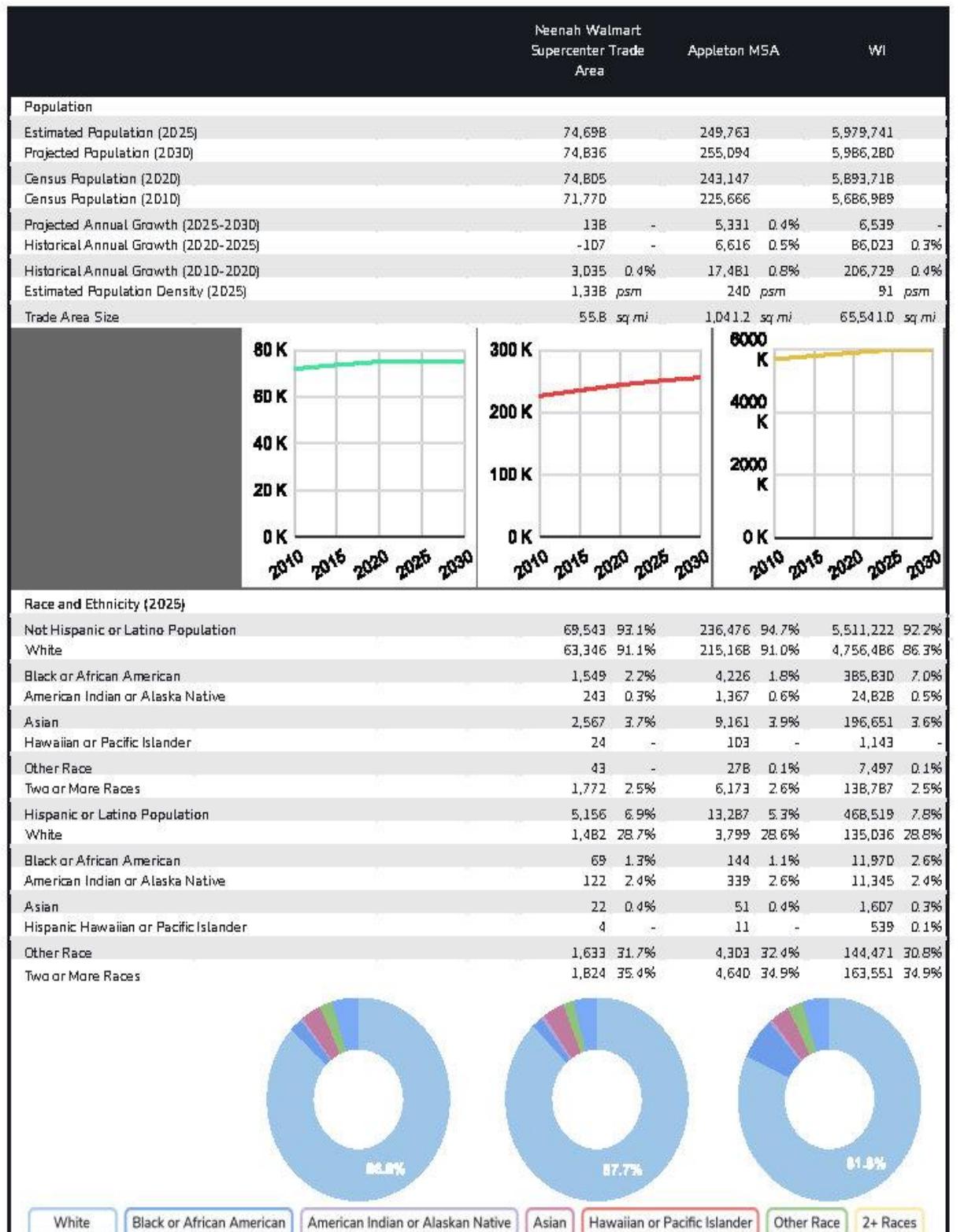
<b>Single-Tenant Proj. Operating Expenses</b>	<b>Annual/Last 12 Mos</b>	<b>Annual PSF</b>
Property Tax	\$31,351	\$0.57
Property Insurance	\$14,500	\$0.26
Flood Insurance	\$3,409	\$0.06
Snow & Ice Removal	\$15,185	\$0.28
Fire Sprinkler Maintenance	\$2,822	\$0.05
<b>TOTALS</b>	<b>\$67,267</b>	<b>\$1.22</b>

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## STATE OF WISCONSIN REQUIRED BROKER DISCLOSURE (NON-RESIDENTIAL CUSTOMERS)

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

### Disclosure to Customers

You are a customer of BDClark Properties, LLC (hereinafter "Firm"). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

### Confidentiality Notice to Customers

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

**NON-CONFIDENTIAL INFORMATION:** \_\_\_\_\_

*(this information may be disclosed to the Firm and its Agents)*

### Definition of Material Adverse Facts

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

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

### Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <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.

## ABOUT BDCLARK PROPERTIES

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Bdclark Properties is a full service commercial real estate and development firm based in Tuscaloosa, Alabama. We lease, sell and manage retail, industrial, office, multifamily, development sites and general commercial properties across the Southeastern and Midwestern United States. We develop freestanding retail, shopping centers, office buildings, business parks, industrial facilities, residential subdivisions, apartments and sports/entertainment venues. Through our affiliated entity Build Partners, LLC, an unlimited license general contractor, we can handle projects ranging from commercial buildings, tenant finish and remodeling to land development and business park developments. Our team maintains real estate brokerage licenses, unlimited general construction licenses, and property management certifications across multiple southern states to allow full-service, turnkey execution of development, management and brokerage strategies.

## MERCHANTS DEVELOPMENT RAPID BUILDING PROGRAM

With our affiliated entity, Merchants Development, our approach is simple. We start with winning sites in growing trade areas and preemptively knock out entitlement, design and pre-construction to allow rapid, shovel-ready, turnkey development. We are able to offer up-front pricing on built-to-suit freestanding and endcap locations that are ready to break-ground upon lease execution. We start with streamlined build prototypes that have been optimized for speed of delivery and economy to deliver the most competitive lease rates possible, and can be customized to meet your brand's programming and visual identity requirements.

## MANAGING BROKER



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