

Office/Retail/Flex Center: 13,802 SF

FOR LEASE

2705 Lake Park Rd. Appleton, WI 54915



AVAILABLE April 1, 2023

Suite 103: 5,528 sf

Lease Rate: \$12.00/sf NNN

NNN: 2023 est: \$3.25/sf

BUILDING AREA SNAPSHOT

- ▶ Commercially zoned Retail Flex space Building. This building is located in a great position for a business that would like visibility from Hwy 441 (38,825 vpd)
- ▶ Building Signage Opportunities & 25' Tenant On-Site Pylon Sign! *Hwy 441 visibility!*
- ▶ Located in the growing east Appleton retail corridor near Home Depot, restaurants & banking offices. Sewer & water laterals are into the property.

County: Calumet

- ▶ Driving Directions: On the Eastside of Lake Park Road, North of and adjacent to Hwy 441, South of the turnabout at the intersection of Kensington Drive and Lake Park Rd.

Retail Neighbors:



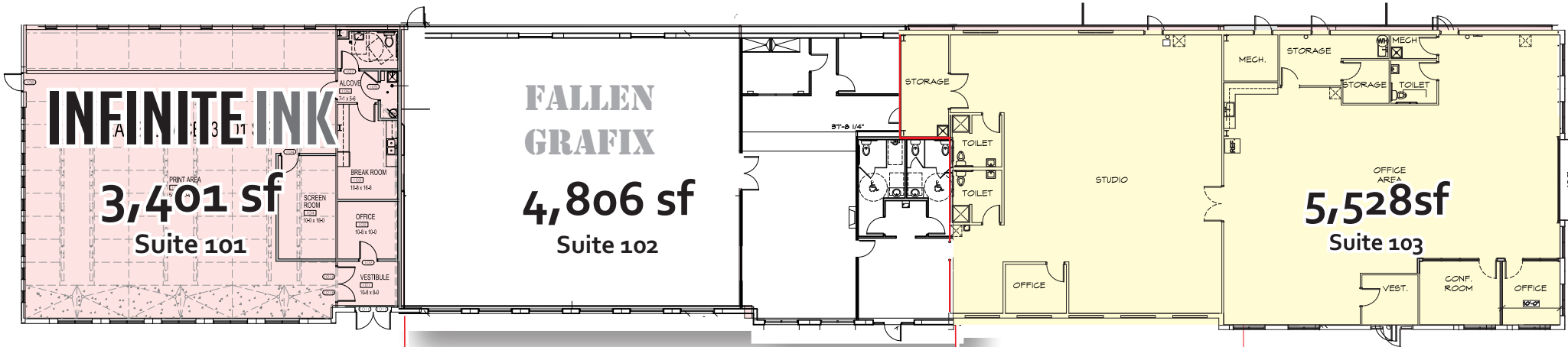
DEMOGRAPHICS	2 MILE	5 MILE
Population	31,080	140,183
Households	12,776	59,283
Avg HH Income	\$90,278	\$77,081
Lake Park Rd Traffic Counts	9,925 vehicles per day	



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INFINITE INK

#101

FALLEN GRAFIX

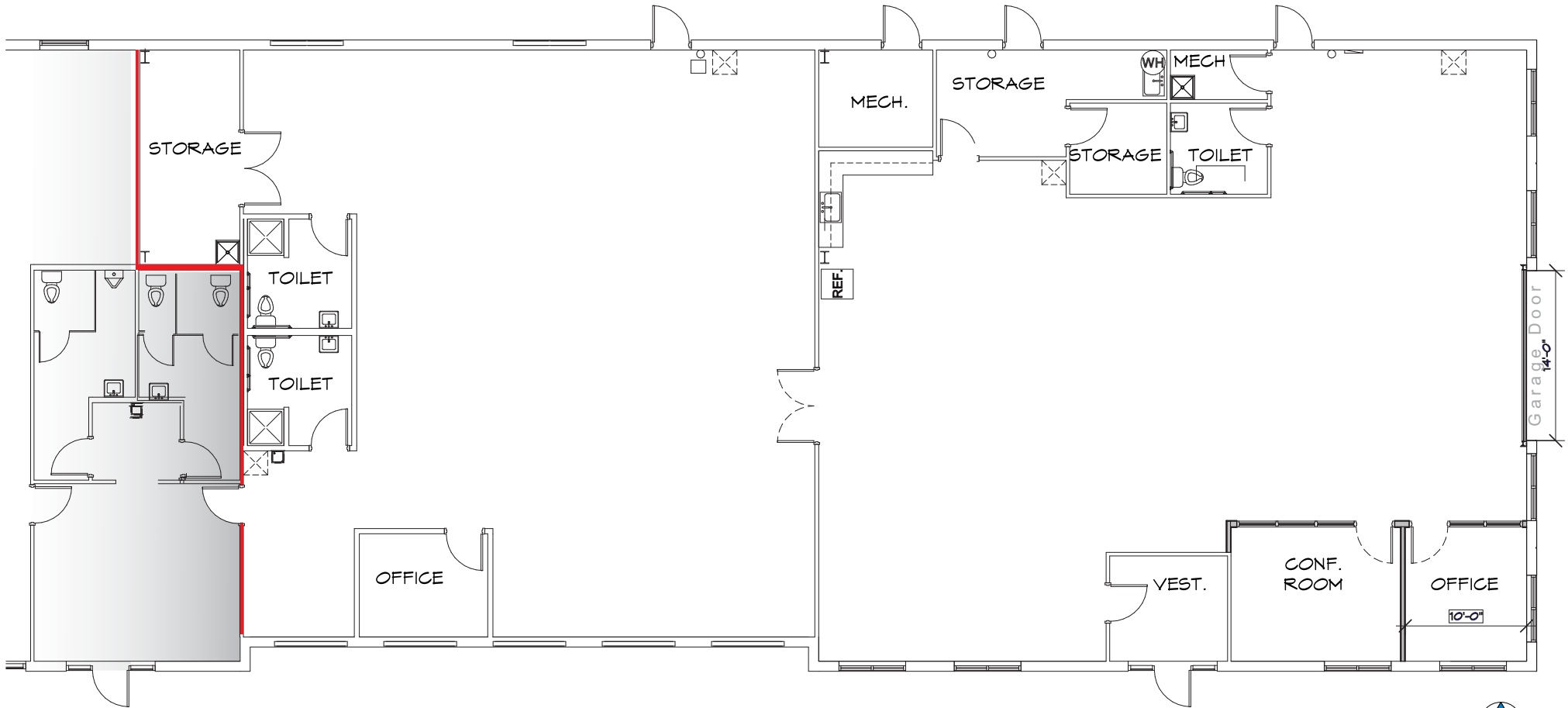
#102

AVAILABLE

#103

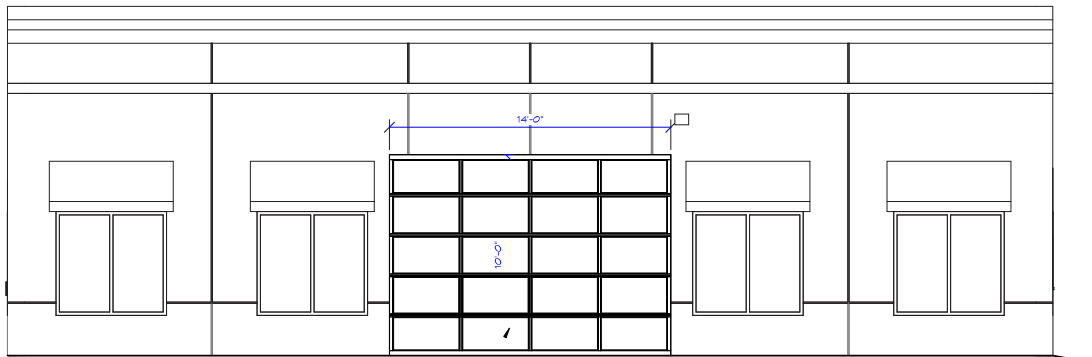






ENDCAP FLOOR PLAN 

5,528 sf



EAST ELEVATION

14'x10' GLASS GARAGE DOOR



Siteplan

