

FOR LEASE

2230 Main St Green Bay, WI 54302

1,920 SF | Former US Cellular | A+ Premier Retail Available



NYLA GROUP, LLC
Commercial Real Estate Services



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691 S Green Bay Rd #208 Neenah, WI 54956

ABOUT THE PROPERTY

2230 Main St Green Bay WI 54302

Location: 2230 Main St Green Bay WI 54302

Square Feet Avail : 1,920 SF

Rate PSF: Call for pricing

CAM PSF: +/- \$8.75 PSF

Lease Type: NNN

Parking: 46 spaces (7.63 stalls : 1,000 SF)

Build Out: A+ Retail Space

Traffic Counts: Hwy 141 (VPD): +/- 19,500
E Mason St (VPD): +/- 15,100



131,000
POPULATION



\$73,000
AVG HH INCOME



52,725
HOUSEHOLDS



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HIGHLIGHTS

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- This property features 1,920 square feet of premier retail space in one of Green Bay WI's most desirable retail corridors. Maximum exposure for incoming tenants and spacious open floor-plan, easily convertible.
- Offers convenient access from multiple directions immediately off of Hwy 141, complemented by ample customer parking.
- Clean, highly-visible pylon signage and high-quality building materials, ensuring excellent visibility and a commanding, presence in Green Bay's prime location.
- Property enjoys significant prominence and superior positioning within the East Town Mall corridor. Strong co-tenancy drawing diverse consumers with steady and reliable traffic flow.
- The layout is highly adaptable, with extensive amenities to meet the diverse needs of various businesses.
- The space benefits from proximity to other nearby retailers, lodging, and restaurants supporting the spaces exposure.
- Presents an exceptional opportunity for businesses in search of a premier storefront, with an efficient and easy transition into the space.



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OVERVIEW

2230 Main St Green Bay WI 54302

Nyla Group is excited to present a premier retail space located at 2230 Main St, Green Bay, WI 54302. This dynamic property, which offers 1,920 square feet of open-plan, class-A retail space, is ideally suited for both national and local retailers seeking a vibrant, high-traffic location. Previously home to US Cellular, this space is primed for the next successful business to make its mark.

Co-tenanted with Starbucks, this retail space enjoys the added benefit of constant foot traffic from a highly recognized brand. Its location at the heart of Green Bay's flourishing east town mall redevelopment ensures a continuous flow of potential customers and heightened visibility.

With its flexible layout and ample amenities, this property is perfect for quick service restaurants (QSR), professional services, or retailers looking to expand. Don't miss this opportunity to establish your business in a rapidly growing area with excellent co-tenancy and prime location advantages.



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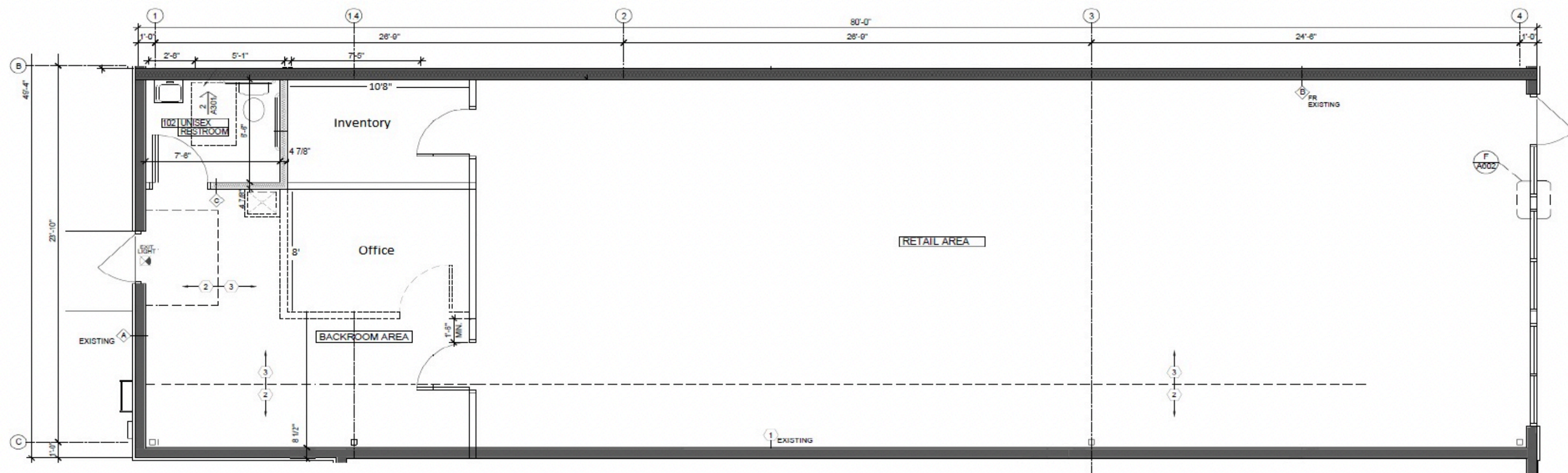
AERIAL MAP

2230 Main St Green Bay WI 54302



FLOOR PLAN

2230 Main St Green Bay WI 54302



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 the brokerage firm (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:

- a. The duty to provide brokerage services to you fairly and honestly.
- b. The duty to exercise reasonable skill and care in providing brokerage services to you.
- c. 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.
- d. The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information prohibited by law.
- e. The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information of other parties.
- f. The duty to safeguard trust funds and other property held by the Firm or its Agents.
- g. 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. The 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 and 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 services to you.

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

- 1. Material Adverse Facts, as defined in Wis. Stat. 452.01 (5g)
- 2. Any facts known by the Firm or its Agents that contradict any information included in the 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 (the following information may be disclosed by the Firm and its Agents): _____

_____ (insert information you authorized to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Facts" 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 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; 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 the 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 608-240-5830.



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