

the
stretch



*Achieve
Ambitions*



555

N. Pioneer Rd.

The Crossroads Between Community and Commerce

7.62 acre development opportunity in Fond du Lac, Wisconsin

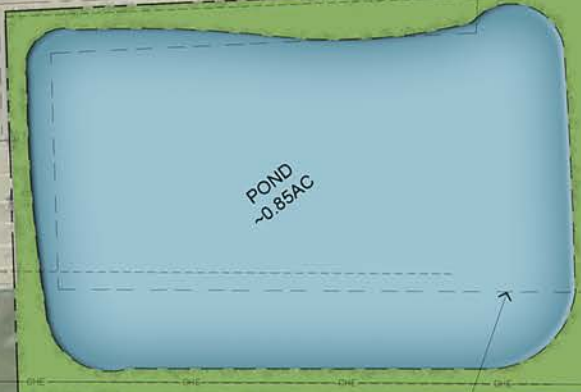
the stretch

PIONEER ROAD (2,451 CPD)

TRAFFIC COUNTS	
Winnebago St.	4,277 CPD
N. Pioneer Rd.	2,451 CPD
I-41	44,100 CPD

Existing family restaurant, gas station, and truck wash

EXISTING ASPHALT DRIVE



FAST FOOD
4,670 FT²

RETAIL/DRIVE THRU
10,020 FT²

HOTEL/STORAGE
19,200 FT²

I-41 (44,100 CPD)


*Conceptual site plan *Proposed buildings can be subdivided

about

 **7.62 ACRE**
Development
*Subdividable

 **ZONED B-2**
Business District

 **IMMEDIATE ACCESS**
to I-41 & excellent
freeway visibility

 **VARIETY OF USES**
such as hotel, restaurant,
warehouse, distribution, etc.

the stretch



location



44,100 CPD
via I-41



70.2 MILES
to Milwaukee,
75.5 miles to Madison



37.4 MILES
to Appleton Intl.
Airport



4.0 MILES
to downtown
Fond du Lac



demographics



Population (2021)

- 2 mile: 14,000
- 5 mile: 52,608
- 10 mile: 72,681



Avg Household Income

- 2 mile: \$60,485
- 5 mile: \$69,883
- 10 mile: \$78,916



Total Employers

- 2 mile: 612
- 5 mile: 2,856
- 10 mile: 3,381



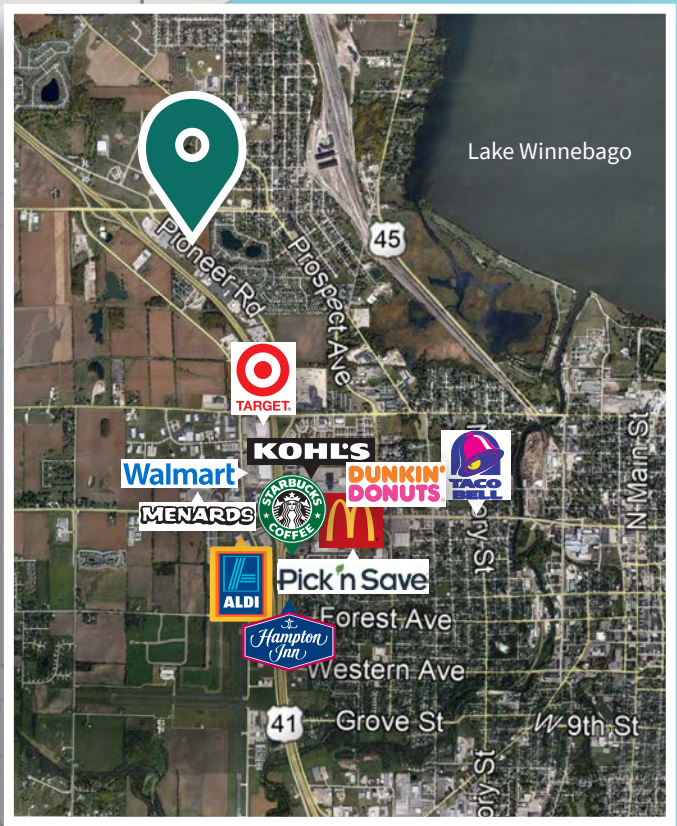
Total Employees

- 2 mile: 7,223
- 5 mile: 39,921
- 10 mile: 44,699





amenity map



the
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Contact JLL for
more information:

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