

Michaels



INVESTMENT SALE

OFFERING
MEMORANDUM

4661-4675 ASSOCIATED DRIVE
GRAND CHUTE, WI

FOUNDERS 3
REAL ESTATE SERVICES





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PROPERTY OVERVIEW

ACCESS

- Associated Drive via Casaloma Drive and W. Greenville Drive

YEAR BUILT/RENOVATED

- 1985/2008

TRAFFIC COUNTS

- Casaloma Drive: 7,500
- W. Wisconsin Avenue: 20,000

PARCEL

- Approximately 4.26 Acres

PARKING

- ±225 Parking Spots

ZONING

- B-Commercial

20,000
TRAFFIC COUNT
 ON W. WISCONSIN AVENUE

AREA DEMOGRAPHICS

2024 Demographics

	1 MILE	3 MILE	5 MILE
Population	1,995	43,353	118,729
Median HH Income	\$68,547	\$79,728	\$77,126
Total Employees	8,360	34,505	72,892

OVER \$68K
MEDIAN
HOUSEHOLD
INCOMES IN A
1,3, AND 5-MILE
RADIUS OF
THE SUBJECT
PROPERTY

OFFERING HIGHLIGHTS



OFFERING

Pricing	\$5,449,290
Cap Rate	7.75%
Net Operating Income	\$422,320
Lease Types	NNN
Landlord Responsibilities	Contact Broker

PROPERTY SPECIFICATIONS

Rentable Area	40,996 SF
Year Built/Remodeled	1985/2008
Ownership	Fee Simple (Land and Building)

TENANT OVERVIEW



The Michaels Companies is an American retail holding company, headquartered in Irving, TX. It was formed as a parent company of Michaels in 2014. As of 2021, The Michaels Companies operates its flagship brand, Michaels (in the United States and Canada), and Artistree, a manufacturer of custom and specialty framing merchandise. There are over 1,252 arts and crafts stores located in the United States and Canada.

The Michales Companies owns Artistree, a vertically integrated custom framing business that manufactures precut mats and framing merchandise for Michaels Stores and online ordering. Custom framing orders are processed and shipped to a Michale sstore where the frame is assembled and picked up by the customer.

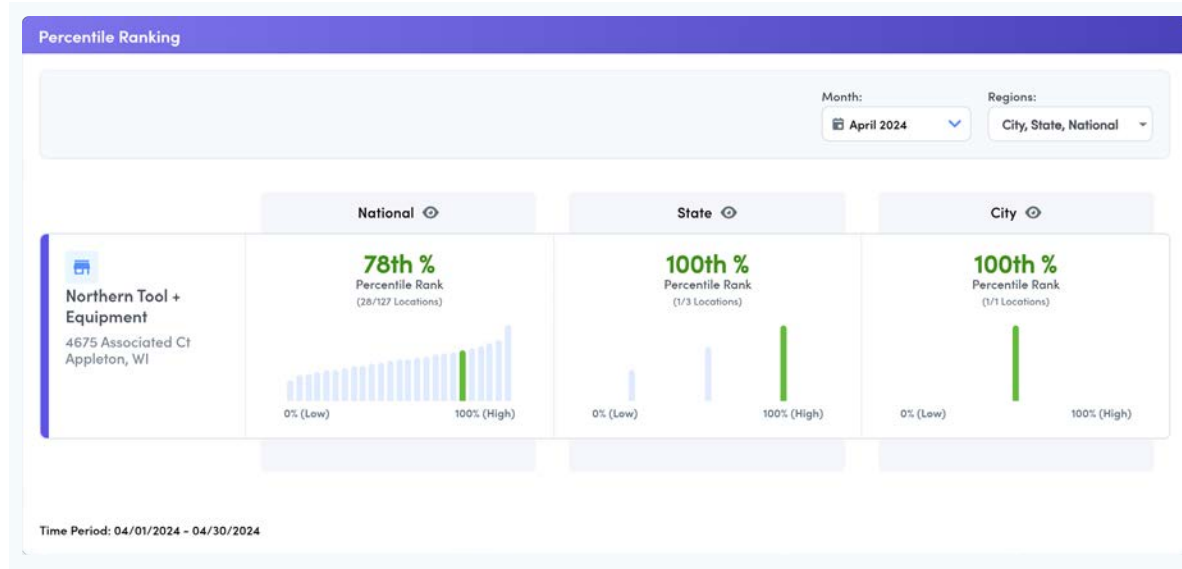
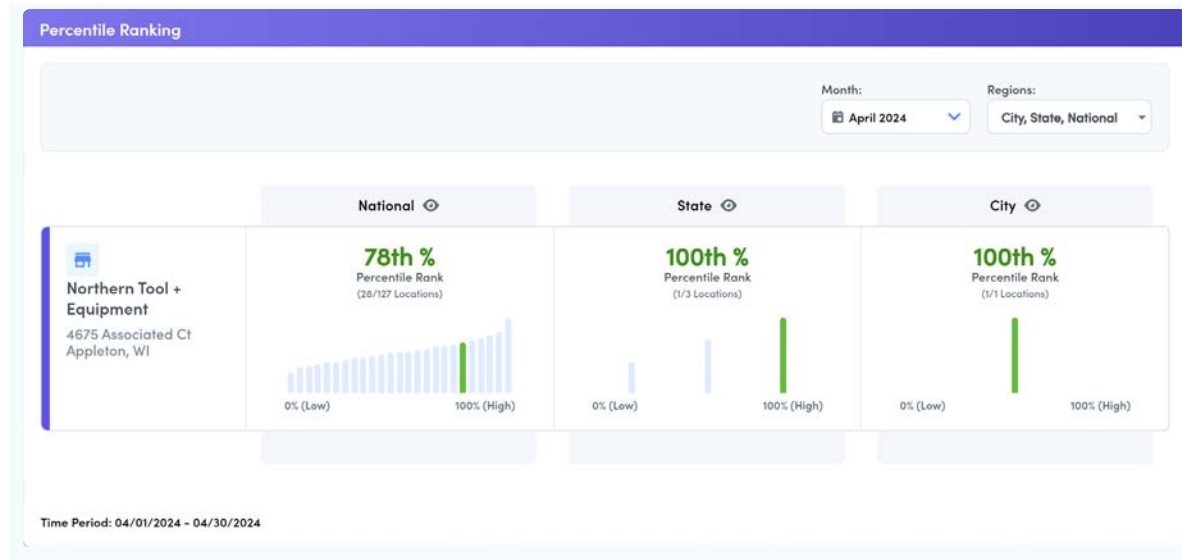


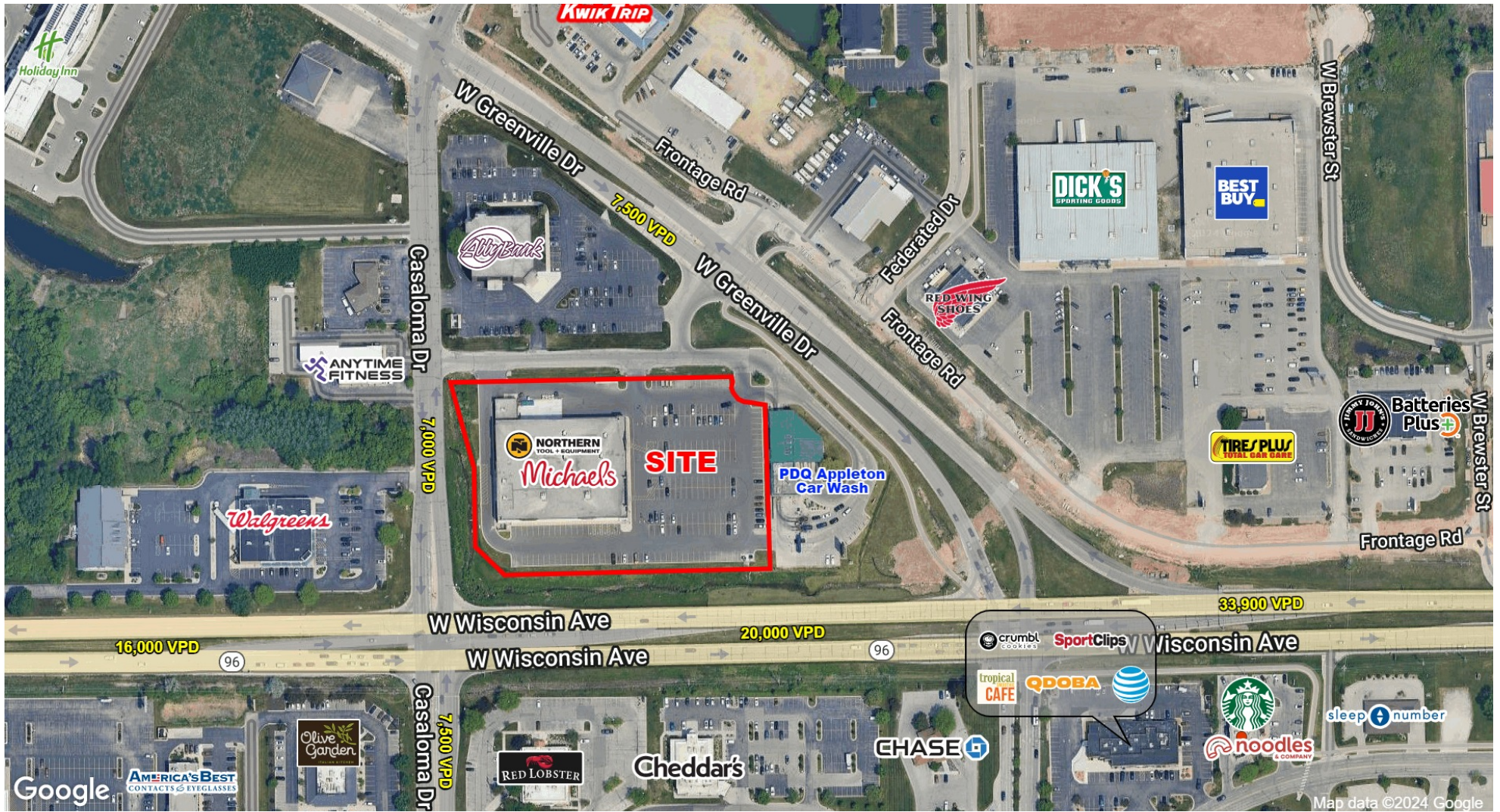
Northern Tool + Equipment is a manufacturer and retailer of light industrial equipment and do-it-yourself supplies. Founded in 1981 as Northern Hydraulics, the company was officially renamed to Northern Tool + Equipment and is the owner of several private label brands including NorthStar, Powerhorse, Klutch, Strongway, Ultra-Tow, Roughneck, Gravel Gear, Bannon and Ironton which make up a portion of its product line. The company purchased The Golf Warehouse and The Sportsman's Guide in 2012 and sold both in August 2021.

Northern Tools was founded by Don Kotula when he began selling log splitters out of his garage. In addition to log splitters, Kotula sold cylinders, valves, and hydraulics with his family members assisting in the sales and order fulfillment. The company's first brick and mortar store was opened in Burnsville, MN in 1981.

Northern Tool began its own manufactring business in 1991 with the launch of its NorthStar brand. Northern Tool operates two manufactring facilities along with four distrubution centers.

TENANT ALPHAMAPS RANKINGS





LOCATION & MARKET OVERVIEW



Demographics

The Town of Grand Chute, located about 25 miles southwest of Downtown Green Bay, has a population of approximately 23,853 people as of 2024. The median age in Grand Chute is 40.3 and it is home to 1,713 businesses. It is at the heart of the Outagamie County, and its central location makes it a great destination to both live and work. It is part of the Appleton Metropolitan Statistical Area with a total population of 248,224 as of 2024. By area, the Town of Grand Chute covers 25 square miles. The city is connected to the rest of the Fox Cities Area and neighboring Brown County by Interstate 41 and various state highways.

Business

The Appleton area is home to many regional and national businesses. Some of the top employers in the area are Ascension Health, Thrivent Financial, and Miller Electric. Other companies with headquarters in the area are Fleet Farm, Air Wisconsin, and Pierce Manufacturing. Fox River Mall, the largest mall in Wisconsin is in western Appleton. Fox River Mall, spanning 1.21 million square feet, is home to over 140 stores including Macy's, JCPenney, Target, and Scheel's. Downtown Appleton is the heart of one of Wisconsin's safest cities and one of the fastest growing metropolitan areas. Over 80 eateries and pubs can be found in Downtown Appleton alongside businesses like boutique clothing, music stores, and other small, locally owned retailers.

Recreation

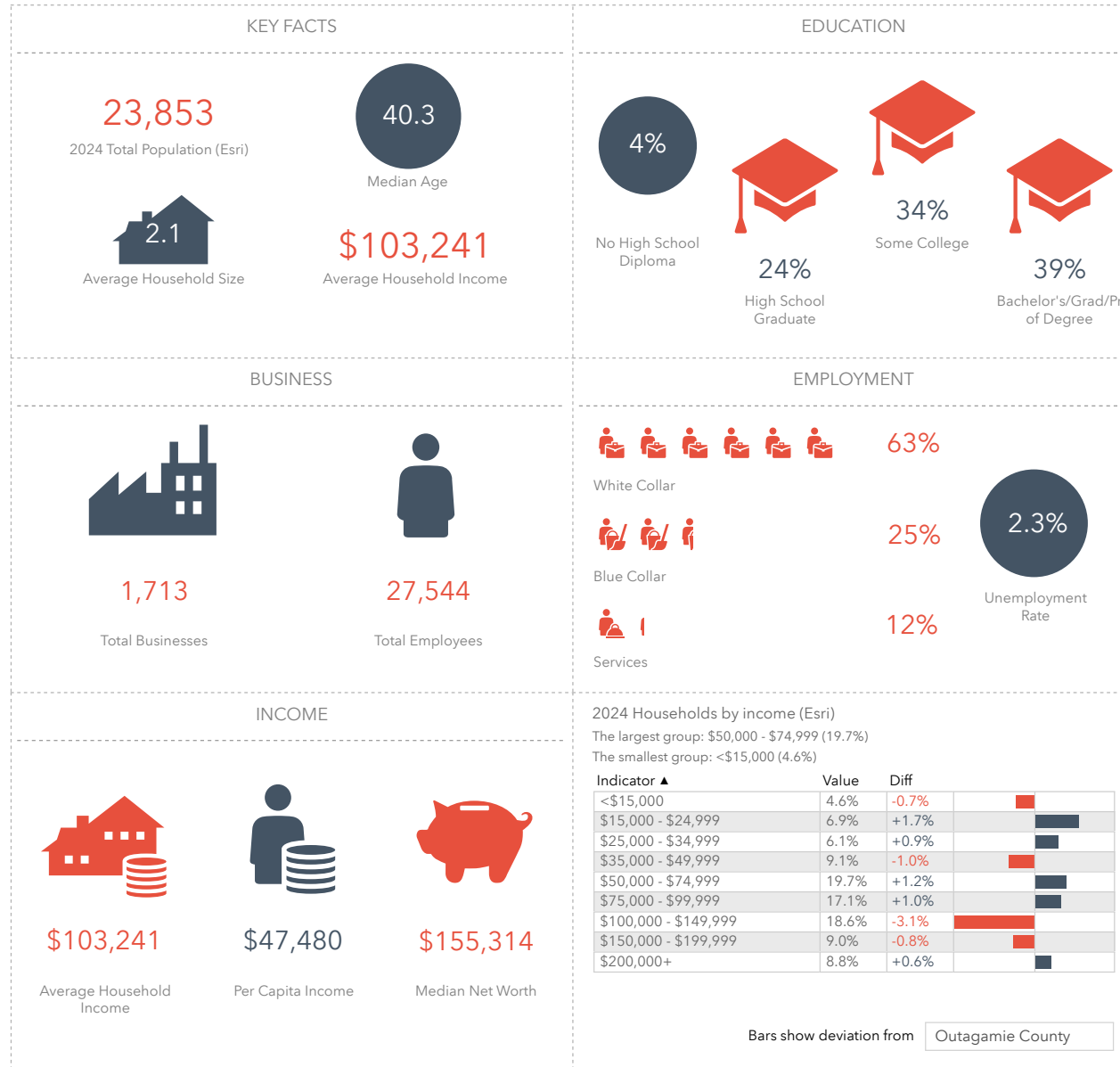
Appleton and the Fox Cities offer numerous city and state parks, including High Cliff State Park on Lake Winnebago. High Cliff State Park, which covers over 1,100 acres, includes trails, camping, boating, and hunting. A small part of the park is also on the National Register of Historic Places, High Cliff Mounds, which covers the nine remaining of 30 original effigy mounds built between 500 and 1500 AD. Appleton is home to the Wisconsin Timber Rattlers, currently a High-A Class minor league affiliate for the Milwaukee Brewers. The team plays at Neuroscience Group Field at Fox Cities Stadium. The city also offers various museums, amusement centers, and year-round events and live music.

Education

Many institutes of higher learning are found in the Fox Cities including UW-Oshkosh, Lawrence University, Marian University, and Fox Valley Technical College. Lawrence University's 84-acre campus, with 32 instructional, recreational and administrative buildings, 1,500 students drawn from 45 states and 40 foreign countries, and a faculty of 17 men and women, lies east of the city's attractive, lively downtown. Students and faculty members supply the community with an endless array of music, drama and sports activities. University of Wisconsin-Oshkosh offers bachelor's, master's, and doctoral degree programs to nearly 16,000 students. UWO offers the second-largest nursing program in Wisconsin and one of the region's best business programs. 63.1% of residents aged 25 or older in the Appleton-Oshkosh-Neenah statistical area have attended some college or higher.



LOCATION & MARKET OVERVIEW - GRAND CHUTE



LOCATION & MARKET OVERVIEW - OUTAGAMIE COUNTY

