

High-Visibility Starbucks Adjacent Outparcel 1578 Appleton Rd Menasha, WI 54952 Combined Traffic Count of Over 80,000 Cars Per Day

Property Details:



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This high-visibility Outparcel to the Menasha Marketplace Shopping Center has 13,599 SF of ground leasable area. Strong visibility and immediate access to the US 10 / WIS 441 interchange with a generous REA for parking, multiple ingress/egress points with left-in/left-out, and dedicated turn lanes.

Adjacent to Starbucks, Burger King, Subway, and other national retailers near the University of Wisconsin–Oshkosh, Fox Cities campus. High traffic counts at the Midway Road / Appleton Road / US 10 / WIS 441 intersection with over 80,000 vehicles per day.

Available for Ground Lease, please contact for details.

- Excellent visibility from US 10 / WIS 441 interchange
- Multiple ingress/egress points with left-in left-out
- Outparcel to the Newly Renovated Menasha Marketplace Shopping Center
- High Visibility with 80,000 vehicles per day
- 0.312-acre site with a generous REA for parking
- Adjacent to Starbucks, Burger King, Subway and other national retailers
- Offering a great deal for Ground Lease

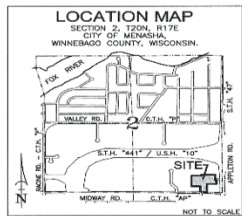
View the full listing here:

<https://www.crexi.com/lease/properties/831951/wisconsin-13599-sqft-of-outparcel-groundlease-space-to-former-shopko>

Contact:

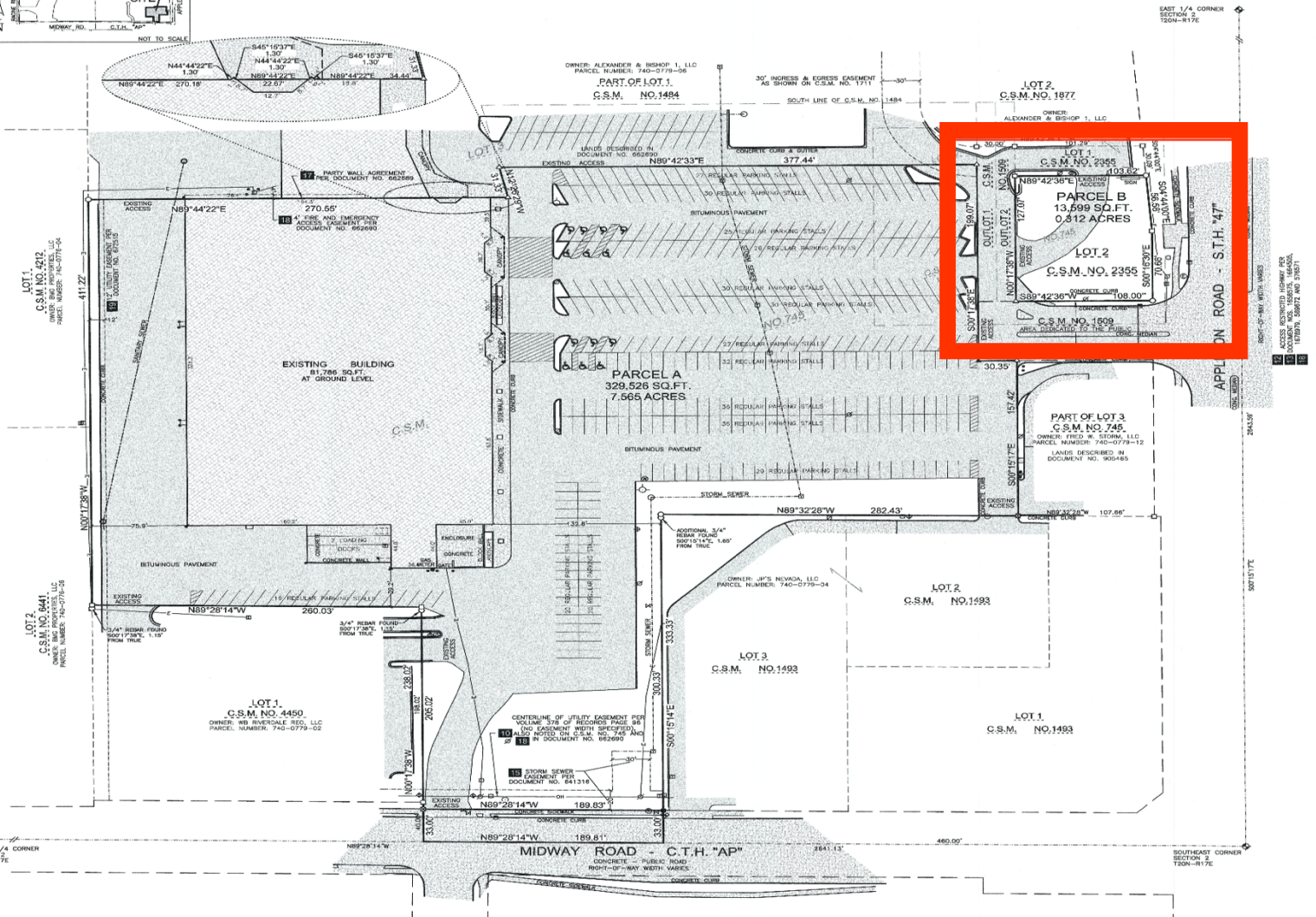
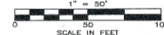
Interstate Ventures, LLC
650-845-7965
contact@aokcapital.com

Listing Type: Direct
Lease Type: Ground lease
Lease term: Negotiable
Rentable SF: 13,599 SF
Land Acres: 0.312 Acres
Lot Size (SF): 13,559 SF
Total Parking Spaces:
 Agreeable REA
Cross Street: Cross
Street: Midway Rd &
 Appleton Rd
Zoning: C1
APN: Parcel#740077911
County: Winnebago
 County
Submarket: Menasha



LEGEND	
1" x 18" IRON PIPE SET	FIBER—
GHEBLED "X" SET	UNDERGROUND FIBEROPTIC
M&M MAIL SET	UNDERGROUND GAS
1" IRON PIPE FOUND	UNDERGROUND CABLE TV
3/4" IRON PIPE FOUND	EXIST. FENCE LINE
M&M MAIL FOUND	ONE WADE
GOVERNMENT CORNER	POWER POLE
CONCRETE PAVEMENT	8' FT
BITUMINOUS PAVEMENT	8' FT
OVERHEAD POWER LINES	TELEPHONE PEDESTAL
UNDERGROUND ELECTRIC	ELECTRIC PEDESTAL
UNDERGROUND TELEPHONE	CABLE PEDESTAL
	LIGHT POLE
	SPOT LIGHT
	CONTROL PANEL
	QUADR POST, UNLESS NOTED
	WATER VALVE
	WATER STOP BOX
	EXIST. HYDRANT
	EXIST. WATER MAIN MANHOLE
	EXIST. STORM MANHOLE
	STORM INLET
	EXIST. SANITARY MANHOLE
	EXIST. SAN. SEWER
	EXIST. STOL. SEWER
	EXIST. WATER MAIN
	EXIST. EXPOSITION NUMBER
	CONTRIBUTING WITH TITLE COMMENT

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM NAD83(1987), IN WHICH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, BEARS S00°15'17"E.





Contact:
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