

RETAIL FOR LEASE

PLYMOUTH COMMONS

2615-2643 Eastern Avenue, Plymouth, WI 53073



OFFERING SUMMARY

AVAILABLE SF:	1,490 up to 89,199 SF
LEASE RATE:	Negotiable
2023 TAX/GAM:	\$1.46 PSF
LOT SIZE:	16.53 Acres
BUILDING SIZE:	164,036 SF
TRAFFIC COUNT:	11,000 VPD

PROPERTY OVERVIEW

This retail center is anchored by the market-leading grocer Pick 'n Save and sees a high volume of traffic along Eastern Avenue and Hwy 57. Eastern Avenue is a major artery that runs through Plymouth. Average Household Income w/in 1-mile radius is over \$68,500.

Plymouth, WI is the second largest community in Sheboygan County with several of the county's major employers within 15 miles of Plymouth Commons such as Nemak, Kohler Co., Bemis Manufacturing, Sargento Foods, Aurora Surgery Center, and Sartori Cheese.

PROPERTY HIGHLIGHTS

- Great visibility along Eastern Avenue and Hwy 57
- Flexible space options from 1,490 to 75,474 SF
- Potential development of out-lots
- Newer ownership and management



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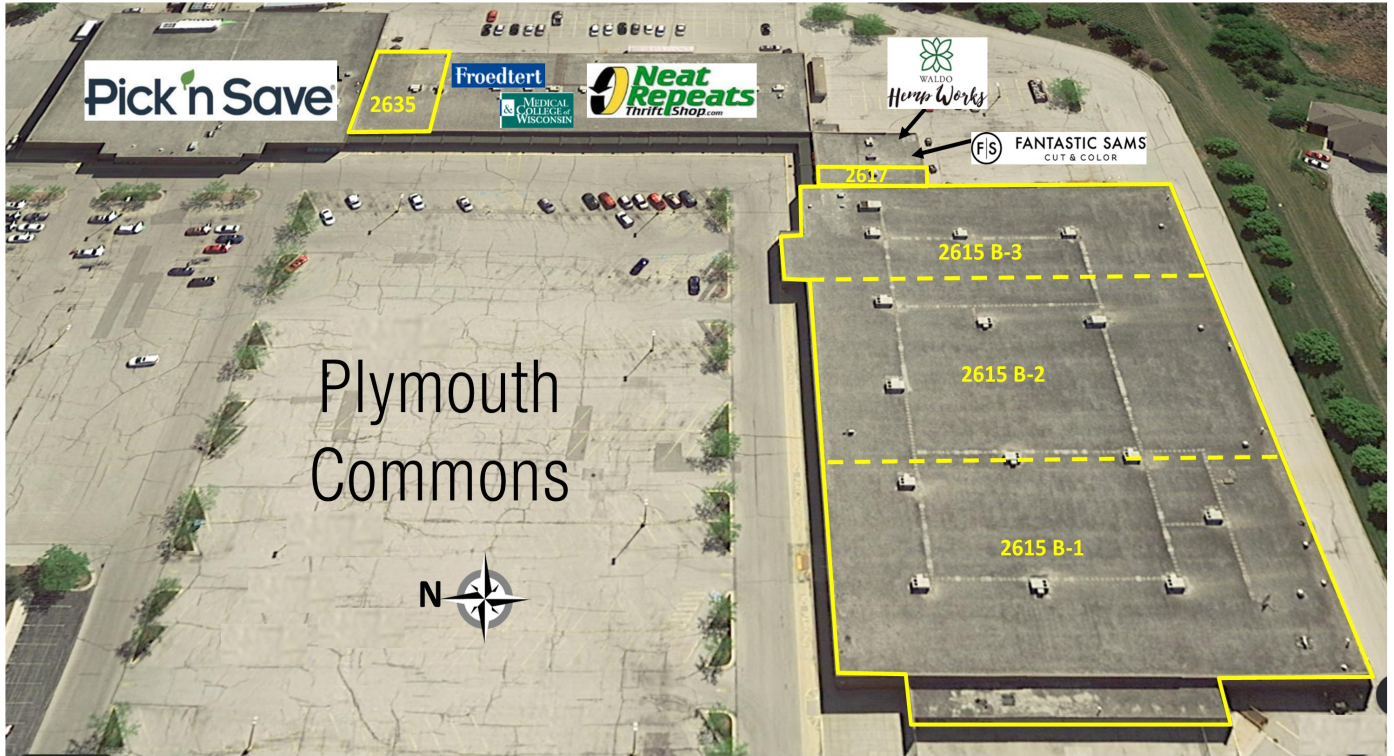
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AVAILABLE SPACES

SUITE	SIZE	LEASE RATE / TYPE	NOTES
2615 - B1	46,760 SF <i>(41,130 SF + 5,630 SF Mezz)</i>	Negotiable / Net Lease	Can combine for up to 89,199 SF contiguous
2615 - B2	28,714 SF	Negotiable / Net Lease	Can combine for up to 89,199 SF contiguous
2615 - B3	19,355 SF	Negotiable / Net Lease	Can combine for up to 89,199 SF contiguous
2617	1,490 SF	Negotiable / Net Lease	
2635	8,450 SF	Negotiable / Net Lease	

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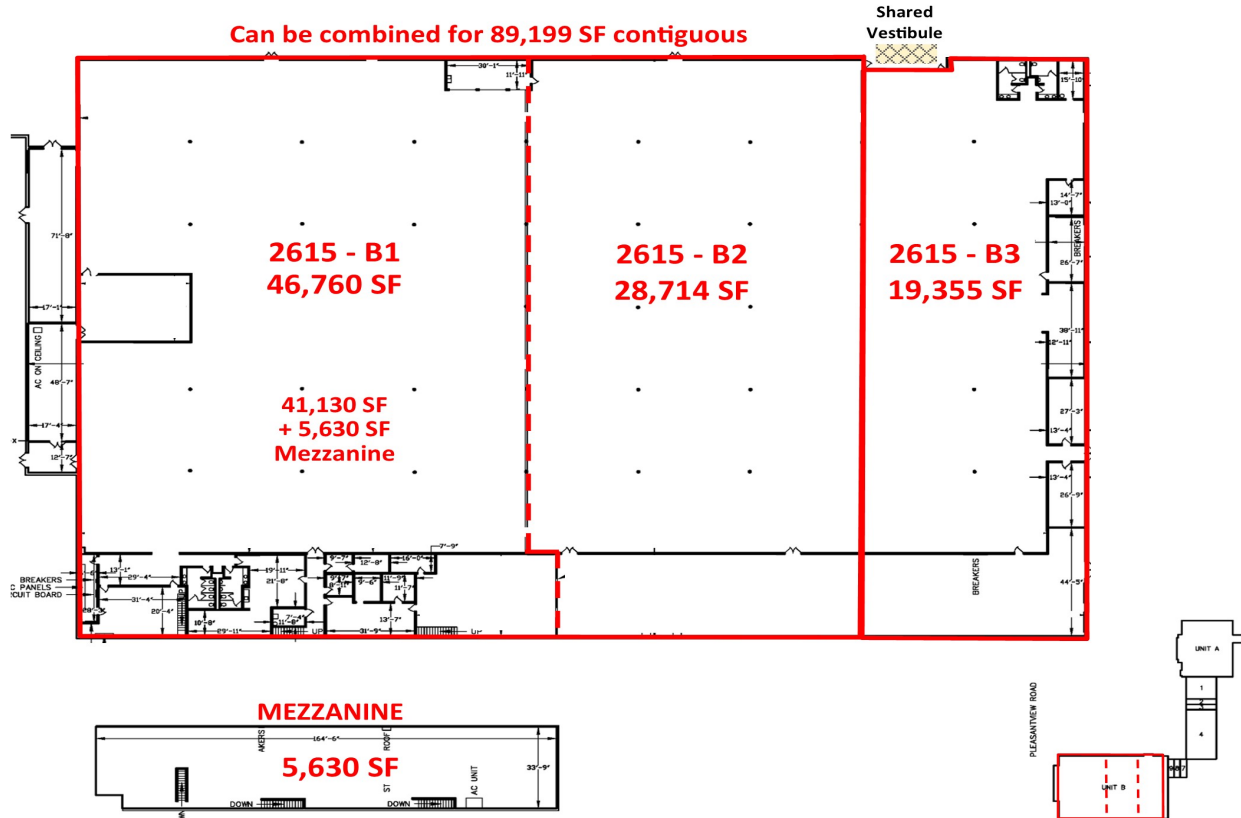
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2615 - Potential Space Size Options Up to 89,199 SF



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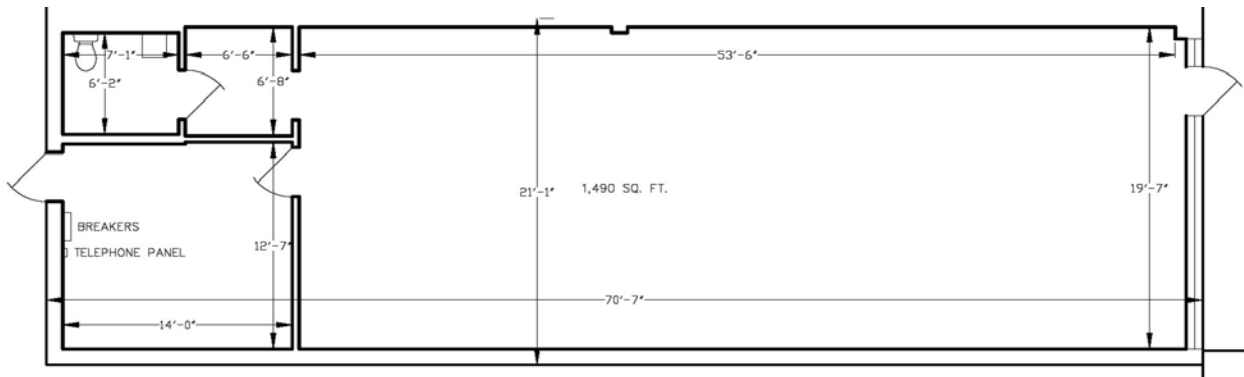
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Suite 2617: 1,490 SF



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2617	1,490 SF	Net	Negotiable In-line retail space



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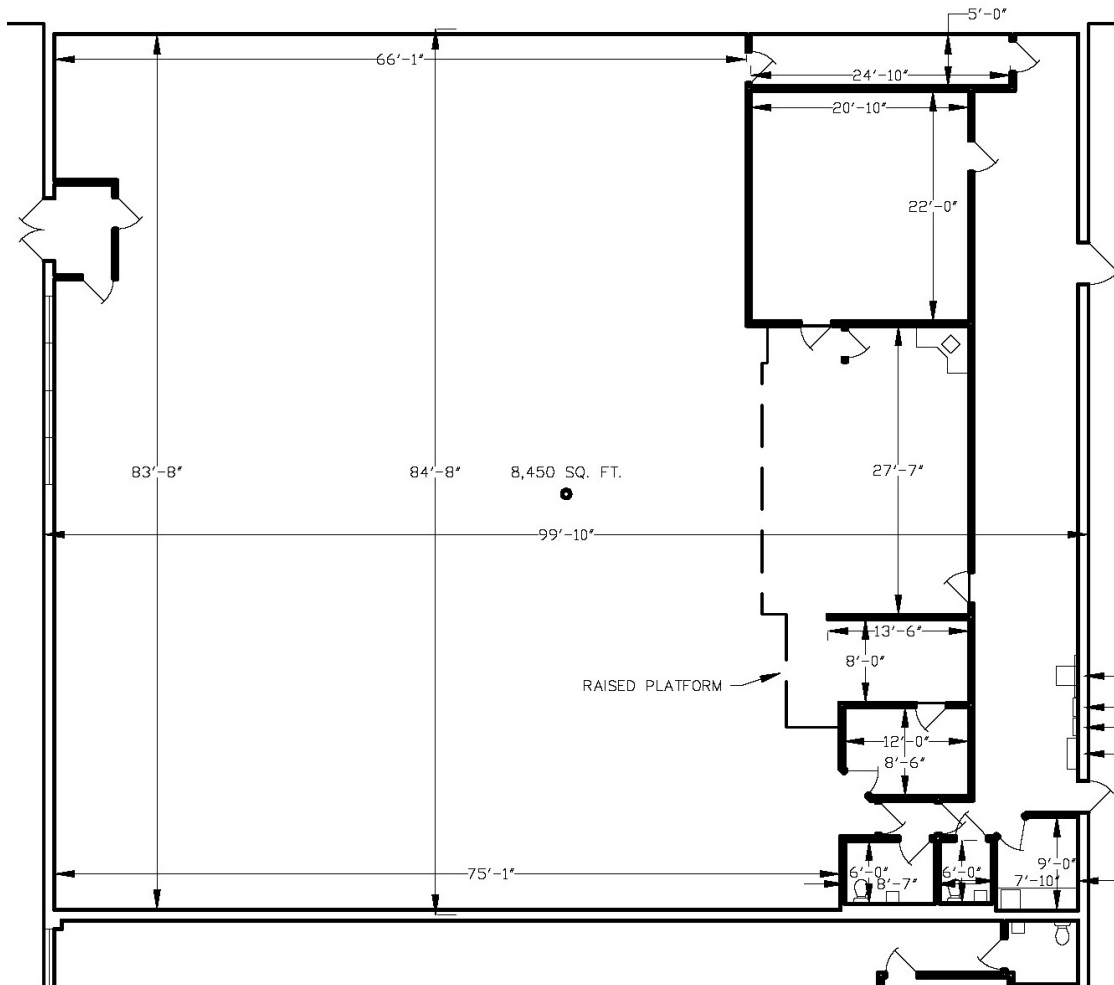
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Suite 2635 - 8,450 SF



AVAILABLE SPACES

SUITE	SIZE	LEASE RATE / TYPE	NOTES
2635	8,450	Negotiable / Net Lease	In-line Retail

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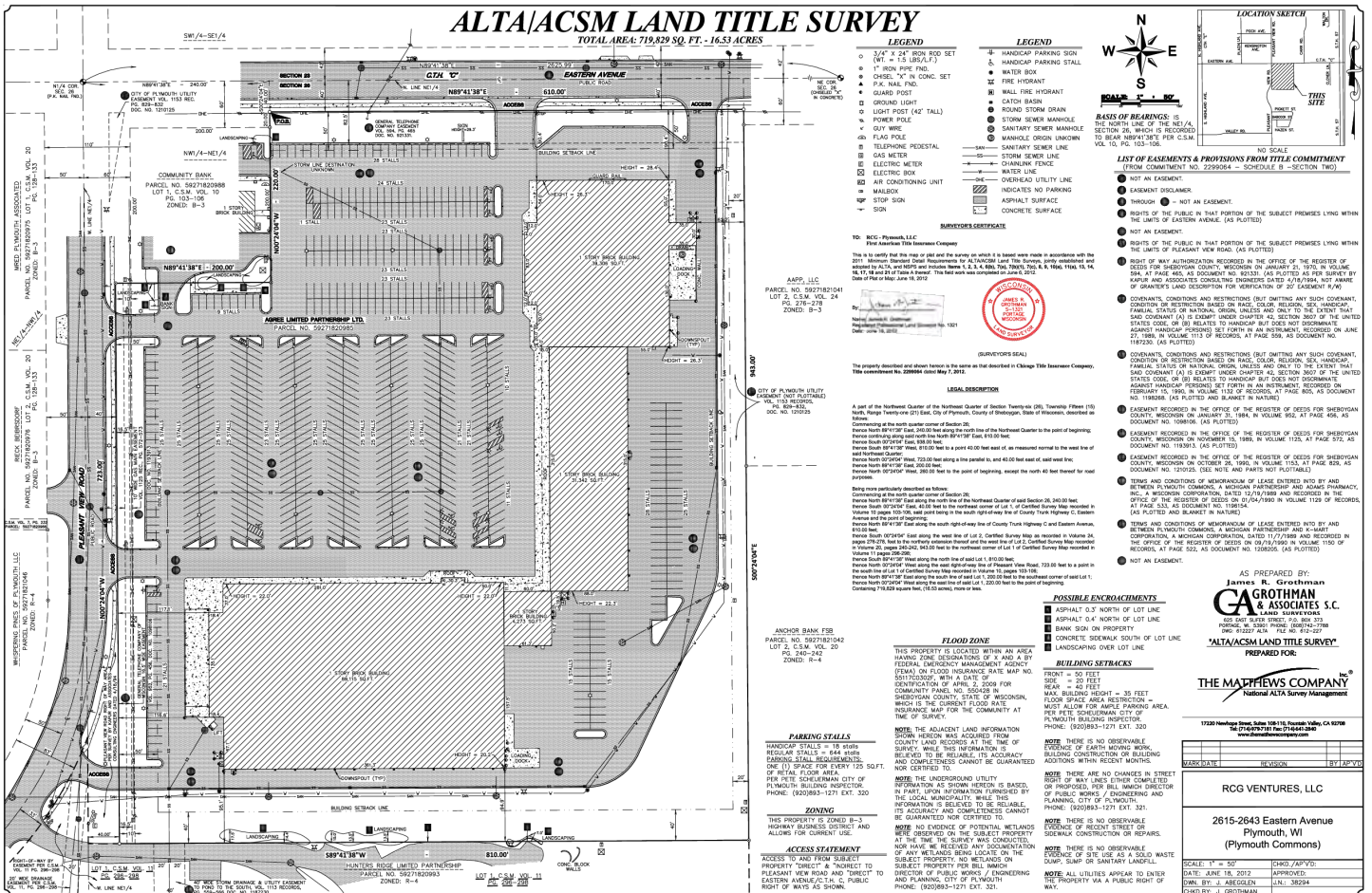
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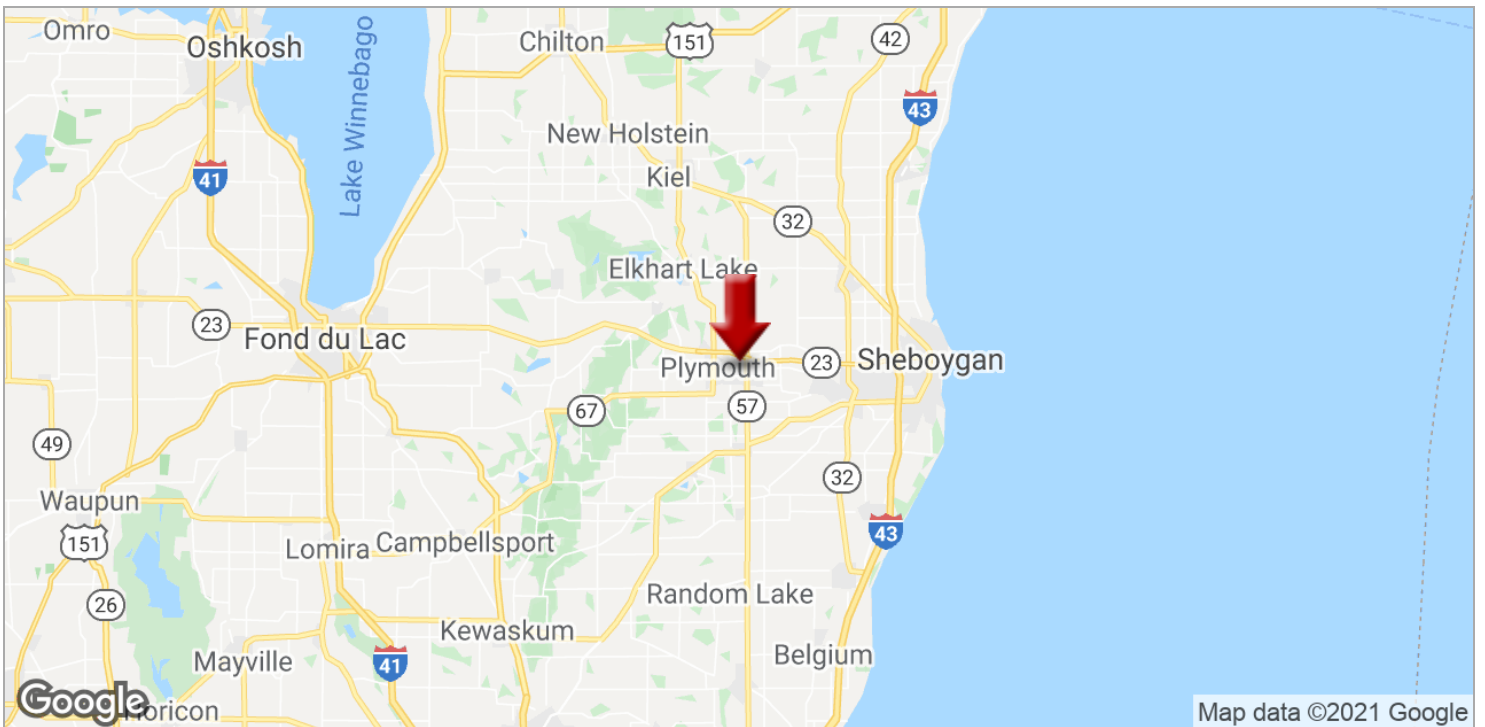
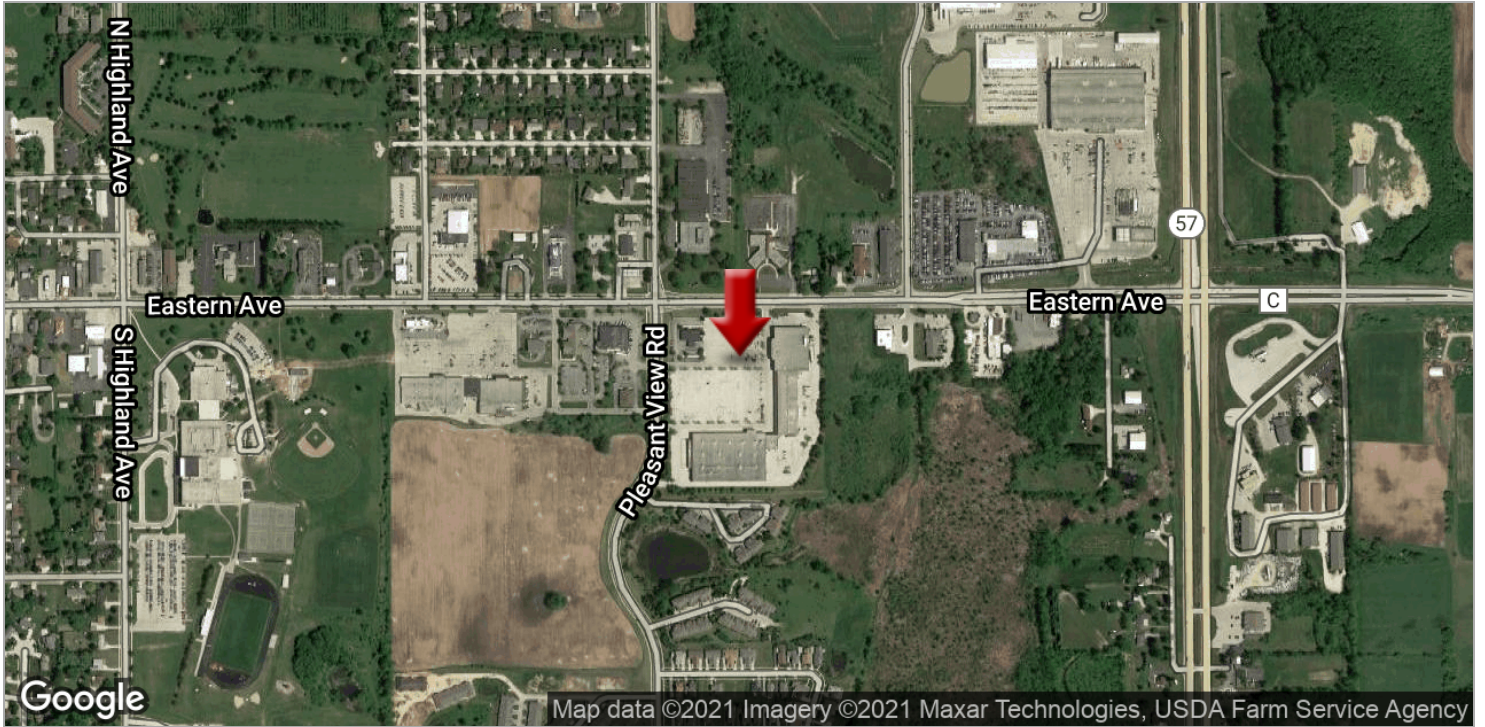
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POPULATION	1 MILE	7 MILES	14 MILES
Total Population	742	26,000	93,874
Average age	42.3	40.6	41.0
Average age (Male)	37.0	38.5	39.7
Average age (Female)	47.2	42.8	42.5

HOUSEHOLDS & INCOME	1 MILE	7 MILES	14 MILES
Total households	309	10,698	37,270
# of persons per HH	2.4	2.4	2.5
Average HH income	\$68,541	\$63,866	\$67,153
Average house value	\$187,503	\$194,993	\$205,447

TRAFFIC COUNTS	
Eastern Avenue and Pleasantview Road	11,000/day

* Demographic data derived from 2010 US Census

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