



Rare 3,222 SF Owner/User Building Available in Prime Appleton Market

5697 W Grande Market Drive
Appleton, WI 54913

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Property Description

5697 W Grande Market Drive, Appleton, WI 54913

Building Size	3,222 SF
Parcel Size	0.83 Acres
Parcel ID	10-2-4256-00
Year Built	1998
Clear Height	11'
Zoning	CL : Local Commercial District
Construction	Masonry
Parking	26 Stalls
2024 Taxes	\$5,906
Asking Price	\$630,000

- Prime location in an established office park*
- Located along highly visible College Ave with strong traffic counts*
- Recent interior updates including flooring*
- Functional layout allows for easy re-occupancy by variety of users*



Prime Location
Strong Visibility



3,222 SF
Total Building Size



0.83 Acres
Total Land Size



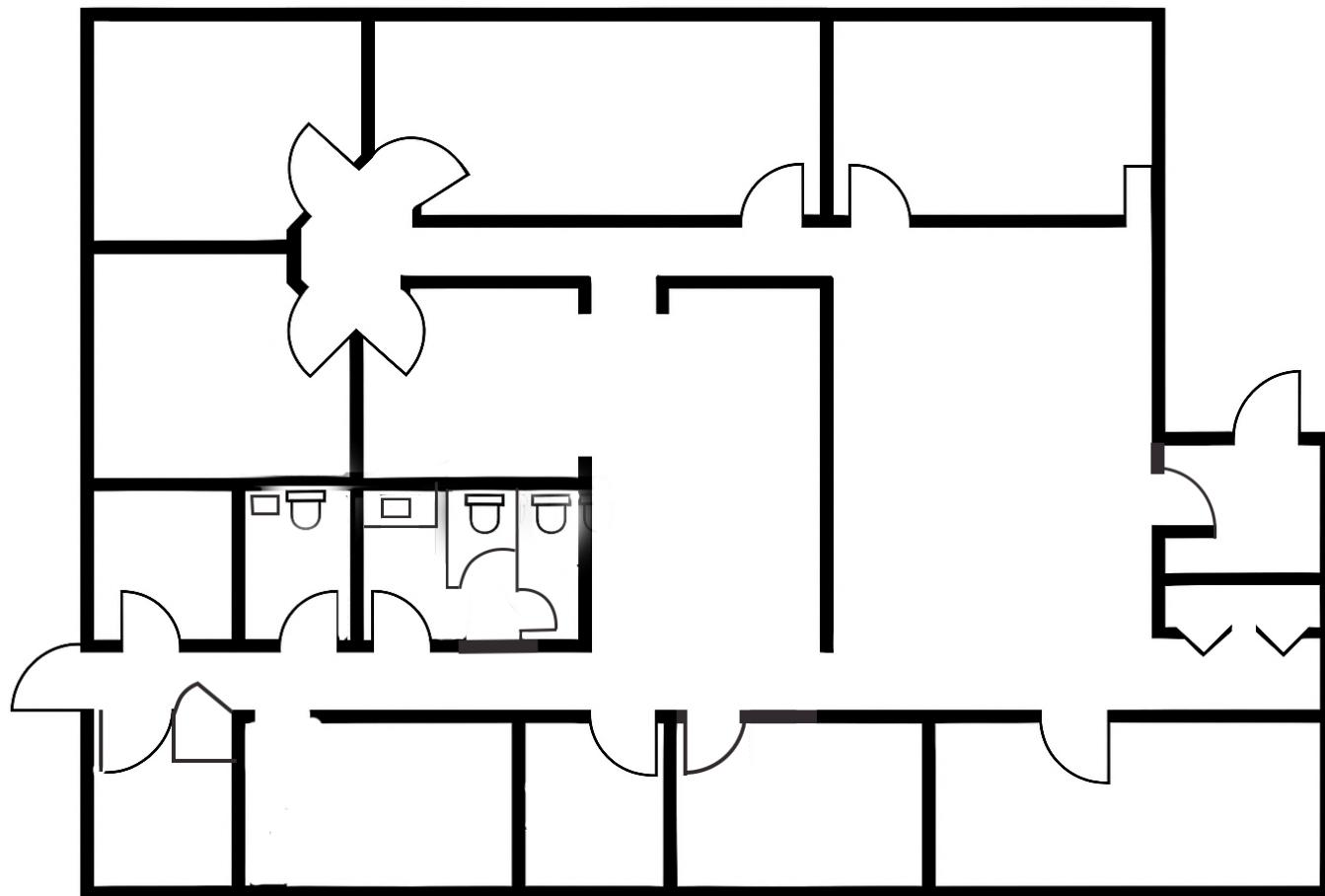
Parking
26 Stalls



Asking Price
\$630,000

Floor Plan

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Location

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Demographics



Population

1 mi: 2,495
3 mi: 27,561
5 mi: 99,224



Daytime Pop.

1 mi: 6,932
3 mi: 49,103
5 mi: 125,698



Households

1 mi: 1,165
3 mi: 12,224
5 mi: 42,586



Household Income

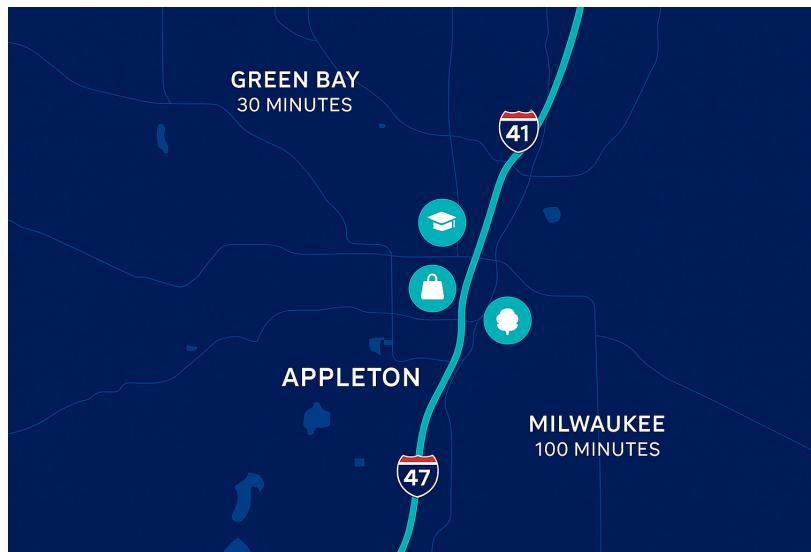
1 mi: \$66,964
3 mi: \$84,852
5 mi: \$78,244

Location

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APPLETON, WI OVERVIEW

Appleton is a vibrant city located in Wisconsin's Fox Valley, known for its strong economy, high quality of life, and family-friendly atmosphere. With a population of approximately 75,000 residents, Appleton serves as a regional hub for commerce, education, and culture. The city offers excellent schools, a thriving downtown, and abundant recreational opportunities, making it an attractive destination for both residents and businesses.



Appleton boasts a strong and diverse economy anchored by healthcare, manufacturing, and insurance sectors. Major employers include ThedaCare, Pierce Manufacturing (Oshkosh Corp.), SECURA Insurance, U.S. Venture, and Werner Electric Supply, providing stability and growth opportunities for the region. This economic strength supports a high median household income and a thriving housing market, making Appleton an attractive location for both residents and investors.

 **APPLETON POPULATION**
74,873
Located in Wisconsin's Fox Valley

 **FOX CITIES POPULATION**
415,730
0.7% annual population growth (2010–2023)

 **APPLETON HOUSEHOLDS**
30,860
Steady household growth since 2010

 **AVG. HH INCOME**
\$87,120
Average household income within a 1-mile radius

Strategically positioned along major transportation corridors, Appleton provides convenient access to Green Bay, Milwaukee, and Madison, while maintaining the charm and affordability of a mid-sized community. The local economy is supported by diverse industries, including manufacturing, healthcare, and technology, contributing to a median household income of \$77,450 and a strong housing market. Appleton's blend of economic stability, cultural amenities, and outdoor recreation makes it one of Wisconsin's most desirable places to live and invest.

Top Employers investing in the area



SECURA INSURANCE



FAIRBANKS MORSE DEFENSE





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State of Wisconsin | Disclosure to Non-Residential Customers

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:



Broker 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. The 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. This 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 and 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 brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a 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 and its Agents by other means. At a later time, you may also provide the Firm and 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 authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" 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 to enter into a contract or agreement concerning a transaction or 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, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intent to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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