

# OSHKOSH RETAIL CENTER



4,947 SF - 9,923 SF  
ABILITY TO DEMISE  
2 PYLON SIGNS AVAILABLE

1941 S. Koeller Street / Oshkosh, WI



RETAIL OPPORTUNITY

# OSHKOSH RETAIL CENTER



## Address

1941 S. Koeller Street  
Oshkosh, WI 54902

## Availability

4,947 SF - 9,923 SF  
Total GLA: 47,450 SF

## Co- Tenants / Area Retailers



Pick'n Save



Ascension

## Property Details

- High visibility shopping center positioned within Oshkosh's premier retail trade area
- Monument signage available along high traffic I-41 and Koeller Street
- 16 1/2 clear height and 8' x 10' overhead door (1 exterior and 1 interior)

## Traffic Counts

66,000 VPD on I-41

10,300 VPD on Koeller Street

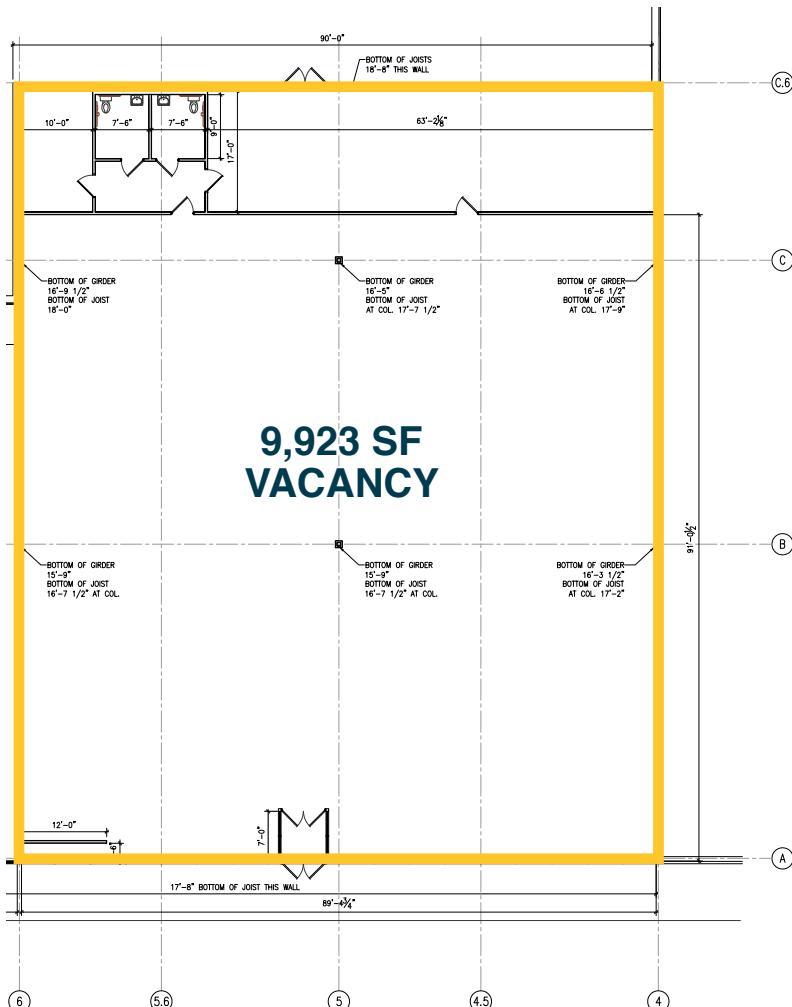
## Demographics

	3 MILES	5 MILES	7 MILES
 POPULATION	62,217	76,017	81,236
 HOUSEHOLDS	26,329	32,002	34,202
 AVG HOUSEHOLD INCOME	\$83,060	\$87,434	\$89,956
 DAYTIME POPULATION	66,009	82,765	87,112

# OSHKOSH RETAIL CENTER



## Floor Plan



ASSET ANALYTICS  Placer.ai  esri



Annual Visits	1.1M
Annual Visitors	138.2K
Avg. Dwell time	38 min
Visits YoY	+4%
Visits Yo2Y	+13.2%
Visits Yo3Y	+17.8%

### # OF ANNUAL VISITS

	Planet Fitness   Fitness 1971 S Koeller St. Oshkosh	565.1K
	Aldi   Grocery 1995 S Koeller St. Oshkosh	368K
	Petco   Pet Stores & Services 1935 S Koeller St. Oshkosh	141.9K

## 5 MILE RADIUS OF CENTER



\$798,413,425    \$641,514,342    \$111,578,820

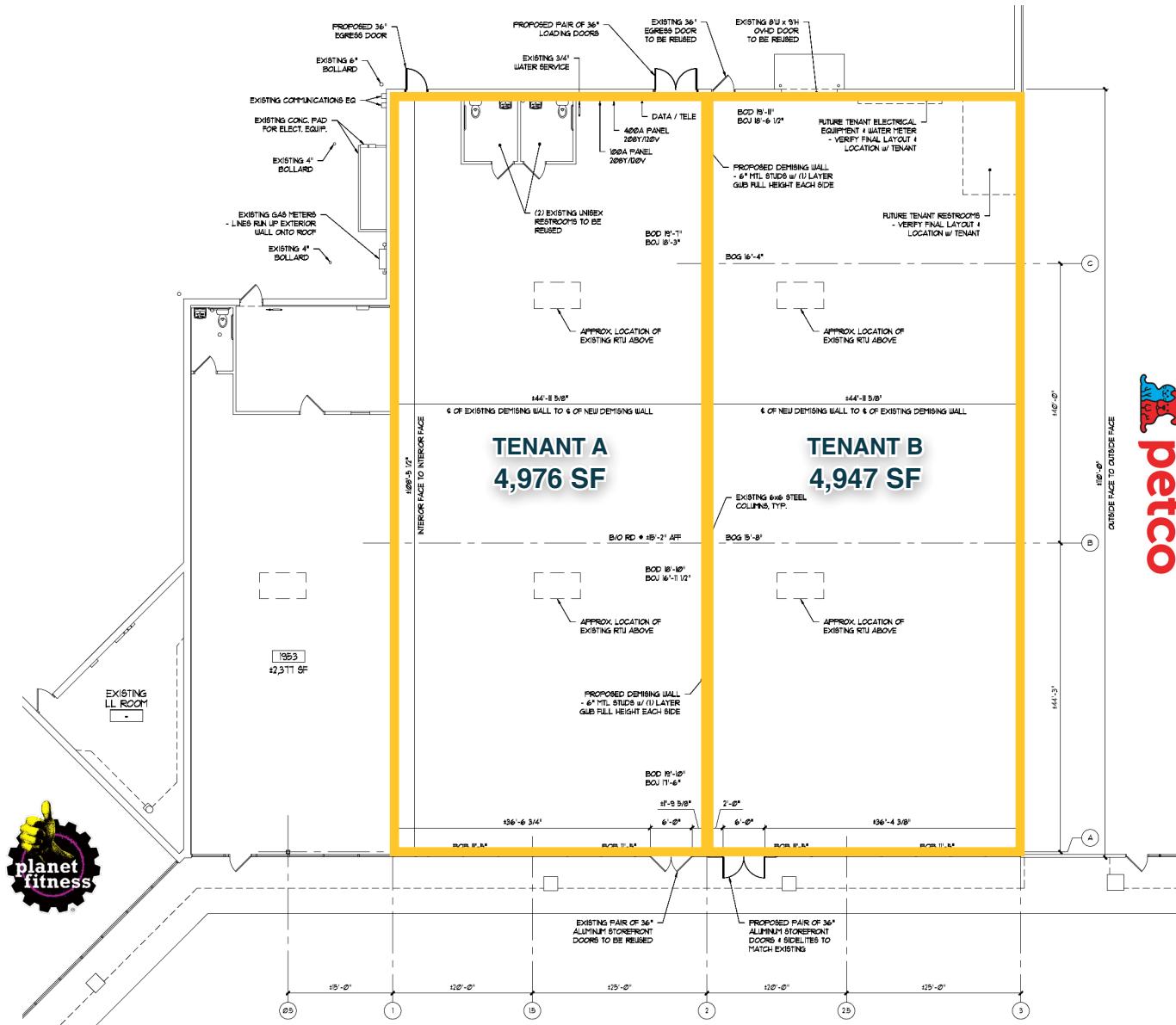
## Retail Goods & Services Spending

## Retail Trade

## Food Services & Drinking Places Expenditures (NAICS 44-45)

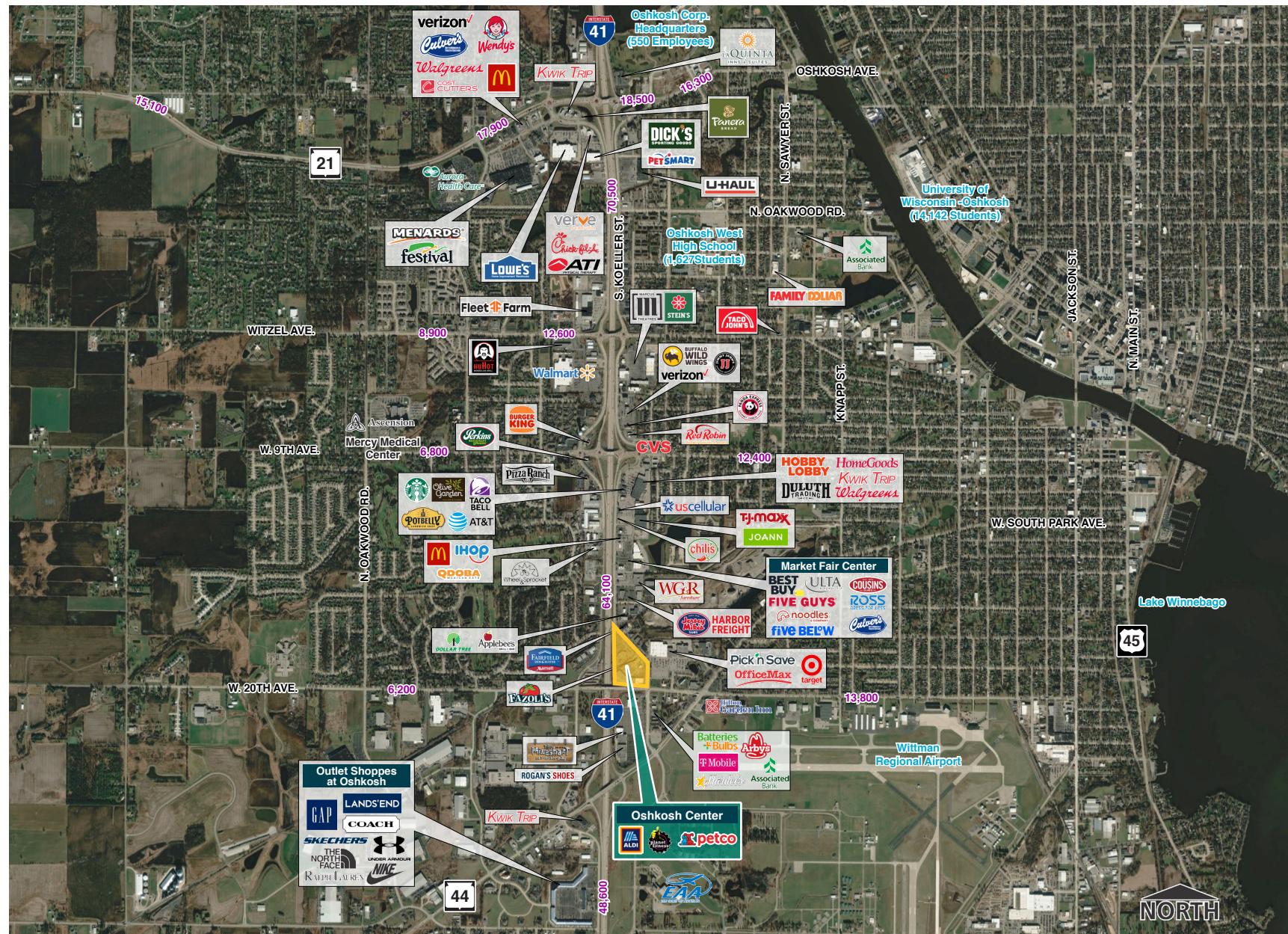
# OSHKOSH RETAIL CENTER

## PROPOSED DEMISE PLAN



## FLOOR PLAN / ANALYTICS

# OSHKOSH RETAIL CENTER



AERIAL

# OSHKOSH RETAIL CENTER



Fred  
Stallé

T: 414.390.1415

[FStalle@MidAmericaGrp.com](mailto:FStalle@MidAmericaGrp.com)

Mike  
Fitzgerald

T: 414.390.1427

[Fitzgerald@MidAmericaGrp.com](mailto:Fitzgerald@MidAmericaGrp.com)



**MID-AMERICA®**  
Real Estate-Wisconsin, LLC

600 N. Plankinton Ave, Suite 301  
Milwaukee, Wisconsin 53203  
414.273.4600  
[MidAmericaGrp.com](http://MidAmericaGrp.com)

CONTACT

# BROKER 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:

## **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. A 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 within 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 of 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 or 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
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. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

**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.)

**CONFIDENTIAL 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 intend to meet his or her obligations under a contract or agreement made concerning the transaction.

## **NOTICE ABOUT SEX OFFENDER REGISTRY**

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://www.doc.wi.gov> or by telephone at 608-240-5830.