

RETAIL STRIP ENDCAP

# NOW LEASING

3955 Dewey St. • Manitowoc, WI 54220



RATES

**Available: 1,950 sf**

**Lease Rate: \$20.00/sf NNN**

**NNN: \$6.10/sf**

**Lease Term: 5 Years Minimum**

**Tenant pay own utilities**

**Buildout Negotiable**

## SNAPSHOT

- Anchored with Festival Foods
- Excellent parking
- Great visibility
- Traffic counts of 9,849+ vpd
- Dedicated turn lanes.
- Tundra Smoke Shop (neighbor)

## PROPERTY FEATURES

- Festival Foods out-lot
- 2 Tenant retail center located in prime retail zone.
- 3-sided building branding sign opportunities.
- Located directly off of I-41 in Manitowoc's strong retail corridor.

## BUILDING FACTS

- Built in 2010
- GLA: 6,300 sf
- 46 Parks
- 82' frontage on Dewey Street

## Snapshot Summary

This **1,950 square foot highly visible retail location anchored by Festival Foods in Manitowoc, WI** presents a remarkable "endcap" leasing opportunity. Its prime location along **Dewey St just off Calumet Ave and Interstate 41**, combined with its high visibility and proximity to Manitowoc's Harbortown's popular westside; shopping/restaurants, make it an ideal choice for your retail business. The available 1,950 square feet of retail space across the lot from WalMart, Culver's and neighbor to Festival Foods and Kwik Trip can be customized to meet your specific retail needs, and the three -sided building signage identity adds an extra branding element.

***Don't miss out on the chance to secure a prime retail location for your business' future!***

***Schedule a viewing today and discover this suite for your brand's next retail outlet!***



**GREEN BAY, WI**

1175 Lombardi Ave. #400 Green Bay, WI 54304



**APPLETON, WI**

229 E. Washington Street Appleton, WI 54911



**Mike Maedke** Commercial Horizons



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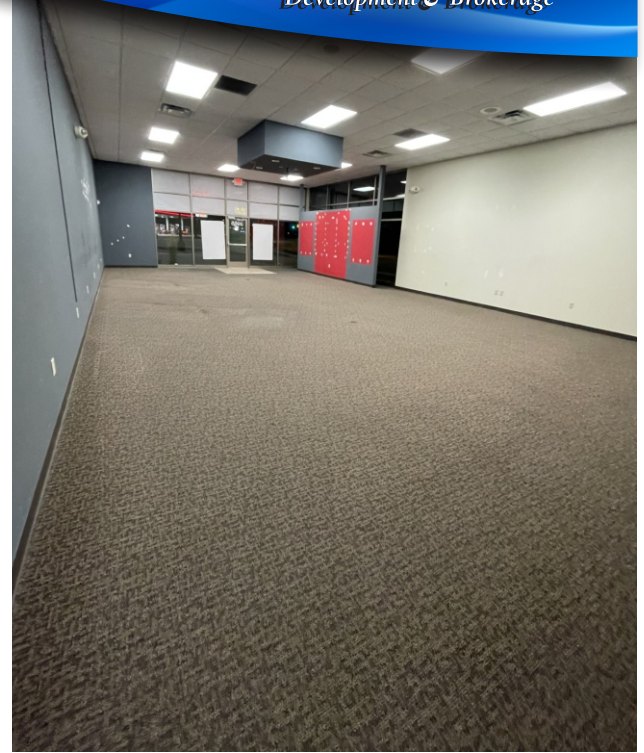


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AREA RETAIL



## Demographics >>

	1 mile	3 miles
Population	2,322	27,427
Households	1,069	11,704
Median Age	42.80	42.60
Median HH Income	\$45,278	\$52,262
Daytime Employees	5,783	22,378
Population Growth '23 - '28	↑ 3.49%	↑ 3.20%
Household Growth '23 - '28	↑ 3.65%	↑ 3.41%

## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Calumet Ave	Dewey St NE	14,128	2022	0.27 mi
Dewey St	S 35th St E	9,849	2022	0.34 mi
Dewey St	Challange Ln W	3,294	2022	0.42 mi
County Hwy Creek	Viebahn St S	3,800	2017	0.43 mi
S 42nd St	S Frontage Rd N	4,516	2022	0.43 mi
Viebahn St	Co Rd Cr W	2,524	2022	0.47 mi
S 35th St	Yorkshire Ln N	2,235	2018	0.51 mi
Calumet Ave	S 39th St NE	11,790	2022	0.52 mi
United States Highwa...	S 39th St NE	13,500	2017	0.52 mi
Viebahn St	Co Rd Cr E	729	2022	0.52 mi



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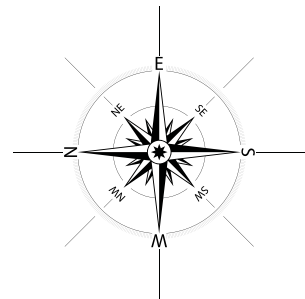
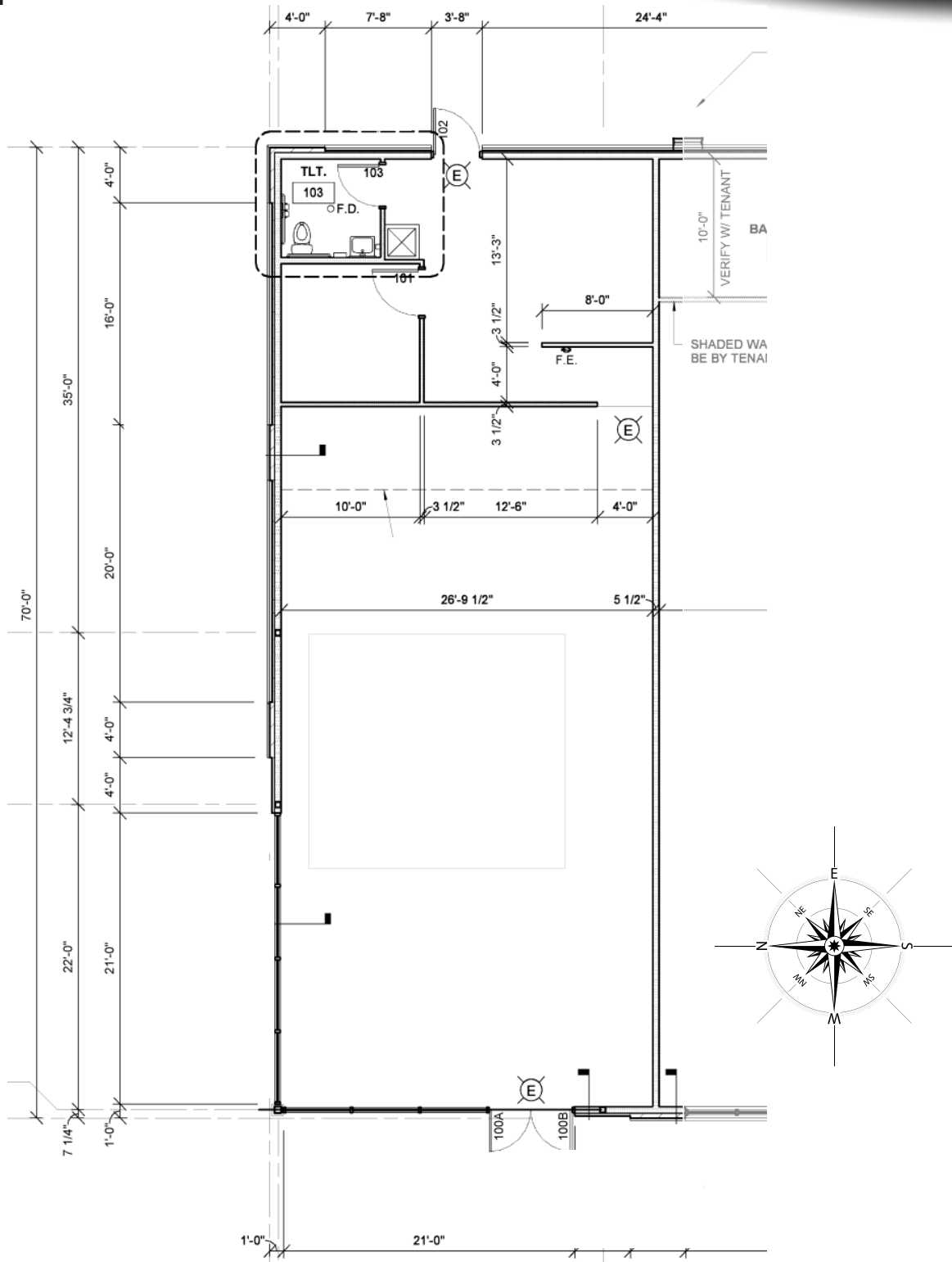
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## FLOOR PLAN



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**2,725 TOTAL S.F.** Mike Maedke | Commercial Horizons

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