

±35,386 SF AMC THEATER ON ±7.4 ACRES

**NNN RETAIL
INVESTMENT OPPORTUNITY**



2555 S 44th Street, Manitowoc, WI 54220

**CLASSIC
AUCTION**

STARTING BID: \$500,000

Marcus & Millichap

R MARKETPLACE

CLASSIC AUCTION

SEPTEMBER 22-24, 2026



LEASE IS
ABSOLUTE NNN
IN NATURE, WITH
ROOF AND STRUCTURE
REPORTED AS TENANT
RESPONSIBILITIES AND
LIMITED LANDLORD
OBLIGATIONS.

LEASE
FEATURES 5% RENT
ESCALATIONS EVERY
FIVE YEARS, WITH RENT
SCHEDULED TO INCREASE
TO \$614,301 ANNUALLY
DURING THE NEXT
RENT STEP.

±35,386 SF
SINGLE-TENANT
CINEMA CURRENTLY
GENERATING \$585,284
IN ANNUAL RENTAL
REVENUE WITH LEASE
TERM THROUGH
JUNE 2034.



2555 S 44TH STREET, MANITOWOC, WI 54220

ONLINE AUCTION: SEPTEMBER 22-24, 2026 | STARTING BID \$500,000

PARCEL NUMBER:
052-835-401-021-00

LOT SIZE: ±7.40 AC

COUNTY: Manitowoc
County

ZONING: Cinema
Square PUD (B-3)

PROPERTY TYPE:
Single-Tenant Retail

OWNERSHIP:
Fee Simple

LOCATION:
Near I-43 & US-151

OCCUPANCY:
100% Leased

FRONTAGE:
S 44th Street

TRAFFIC COUNTS: Up
to ±14,723 VPD

ACCESS:
Direct Access via S
44th St & Viebahn St

CONNECTIVITY:
Near I-43 & US-151

RETAIL NODE:
Regional Retail
Corridor

POPULATION (5-
MILE): ±37,053

AVG HH INCOME:
±\$83,051

DEMAND DRIVERS:
Retail, Tourism,
Entertainment

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire the AMC Classic Manitowoc 10 located at 2555 S 44th Street in Manitowoc, Wisconsin. The Property consists of a ±35,386 SF, single-tenant cinema situated on an expansive ±7.4-acre parcel and is currently leased to AMC, generating \$585,284 in annual rental revenue with more than eight years of remaining lease term.

The lease provides investors with scheduled rent growth through 5% escalations every five years and includes two five-year renewal options, offering potential long-term income continuity. The lease is structured as absolute NNN, with roof/structure as tenant responsibilities and liability insurance an owner responsibility, creating a passive ownership profile with limited landlord obligations.

Built in 2014, the Property operates as a 10-screen theater with substantial parking and strong visibility within Manitowoc's west-side retail and entertainment corridor. The site is located just off US-151 and near I-43, surrounded by national retailers, hotels, restaurants, and regional demand drivers including Lowe's, Walmart, Menards, Aldi, Kohl's, Meijer, TJ Maxx, Hampton Inn, Holiday Inn, Quality Inn, and numerous quick-service restaurants. Located approximately 40 minutes from Green Bay, the Property offers investors the opportunity to acquire a leased entertainment asset backed by current rental income, contractual rent growth, and a large land position within an established Northeast Wisconsin trade area.

Manitowoc, Wisconsin is a Lake Michigan submarket in Northeast Wisconsin that offers commercial real estate investors access to a diverse economic base while remaining within reach of the broader Green Bay region. Located roughly an hour southeast of Green Bay, the city benefits from its position along the lakeshore, an established manufacturing heritage, and the Port of Manitowoc, which recently secured \$20 million for infrastructure upgrades aimed at improving shipping efficiency and rail connectivity. Northeast Wisconsin economic development groups continue to market the area as part of a broader regional growth story, while Manitowoc itself supports a mix of industrial, service-commercial, and neighborhood retail demand. The Property sits within ±0.4-Mi of US-151 and ±0.6-Mi from I-43, offering seamless regional access to Green Bay (±40-Mi northwest) and Milwaukee (±77-Mi south). Nearby demand drivers include Lakeside Foods Corporate Headquarters, Manitowoc Tool and Manufacturing, Krueger International, and a strong mix of national retailers such as Lowe's, Walmart, Hobby Lobby, Menards, Aldi, Kohl's, Meijer, TJ Maxx, which collectively draw steady traffic to the area. The Property is located within a stable trade area of over 22,000 residents within ±3-Mi and more than 37,000 people within ±5-Mi—with an average household income (AHHI) of ±\$83,051—providing a solid consumer base to support retail, entertainment, and commercial uses.

Disclaimer & Source(s): Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area. City of Pontiac website used as source for zoning. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

EXPANDED AERIAL

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026



±35,386 SF THEATER PROPERTY ON ±7.4 ACRES

R MARKETPLACE
CLASSIC AUCTION
Marcus & Millichap

MANTOWOC, WI

INTERIOR PHOTOS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026



R MARKETPLACE
**CLASSIC
AUCTION**
Marcus & Millichap

±35,386 SF THEATER PROPERTY ON ±7.4 ACRES

MANTOWOC, WI

INTERIOR PHOTOS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026



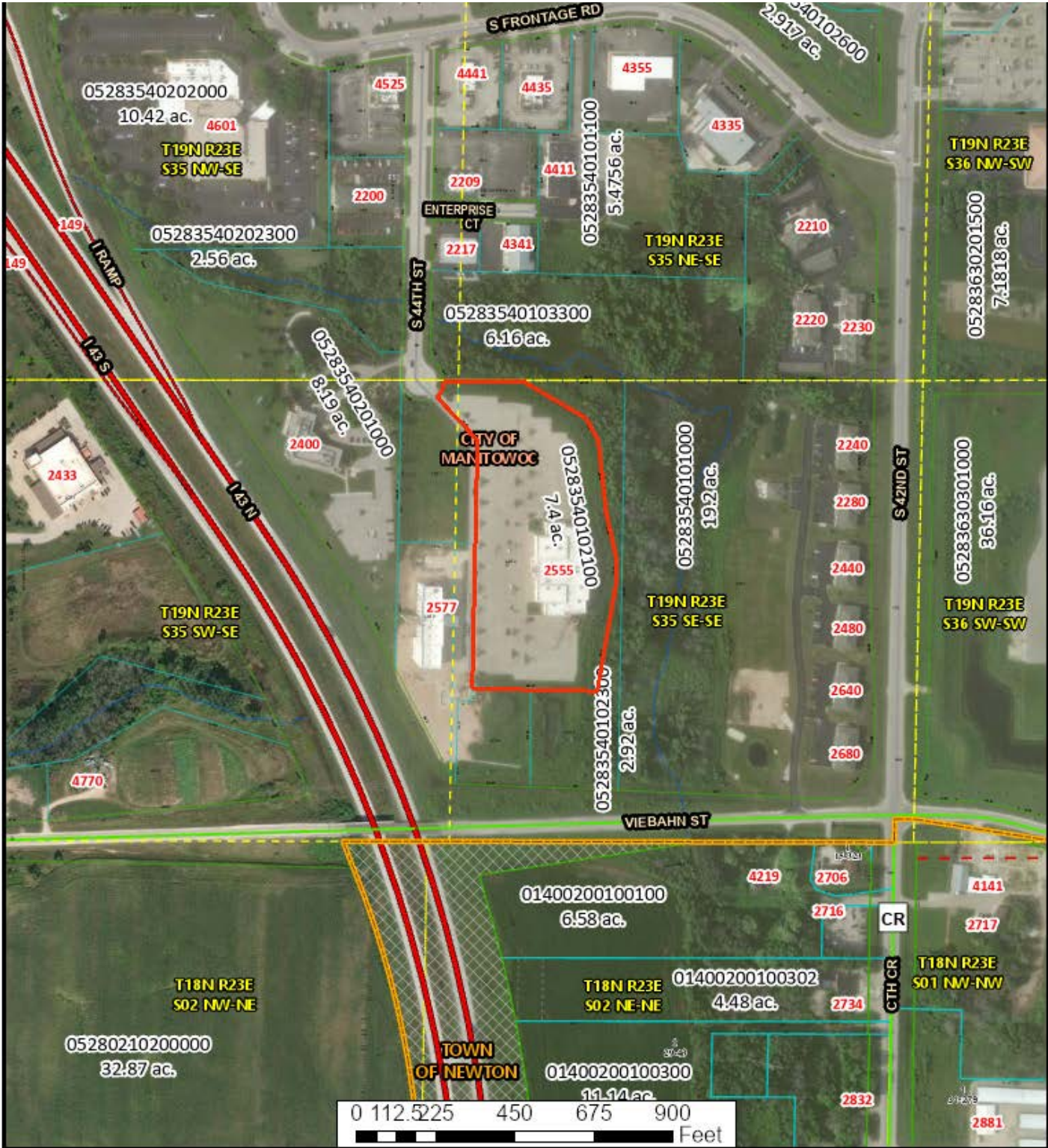
±35,386 SF THEATER PROPERTY ON ±7.4 ACRES

MANTOWOC, WI

COMMERCIAL LAND

ESTABLISHED ±35,386 SF ENTERTAINMENT ASSET ON ±7.40 ACRES

SITE PLAN / PROPERTY OVERVIEW



- PROPERTY DETAILS

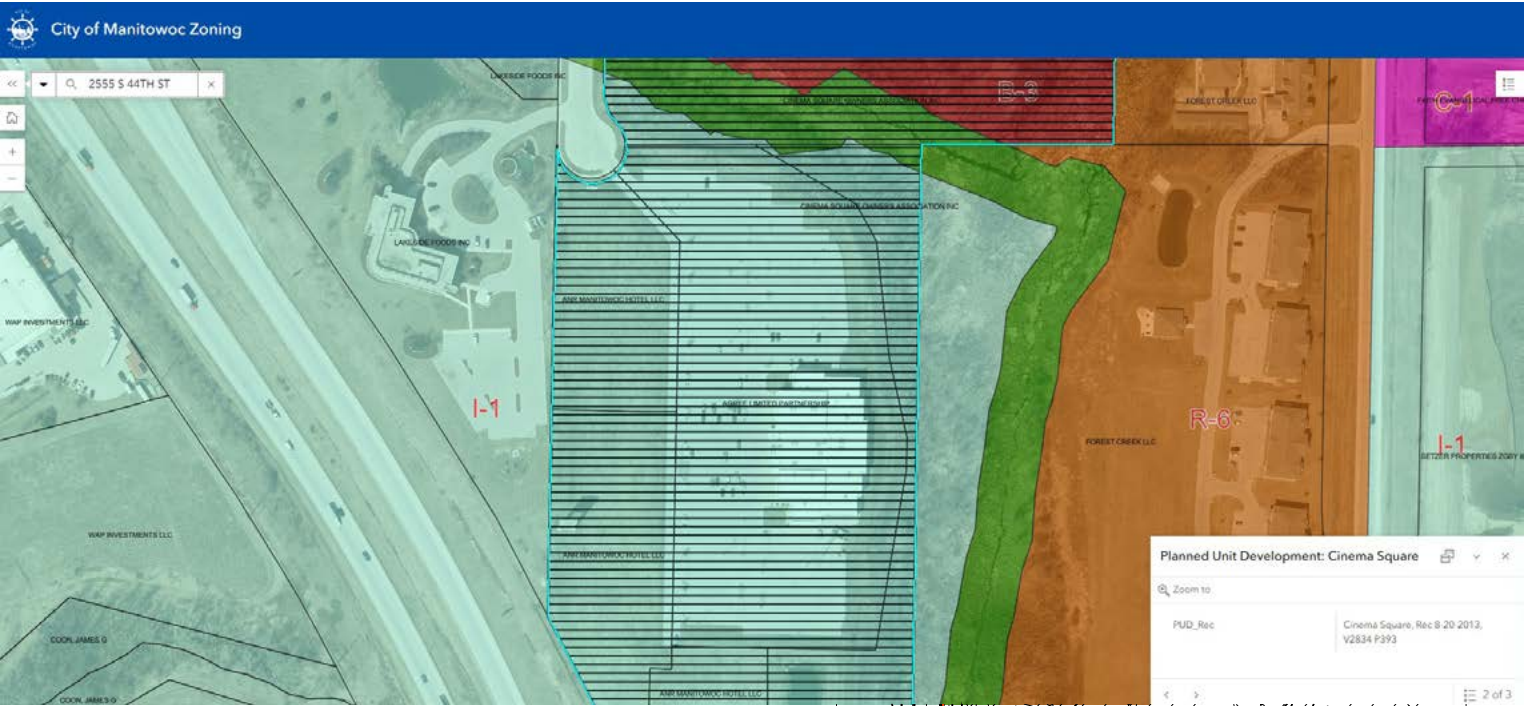
 - Parcel Number: 052-835-401-021-00
 - Building Size: ±35,386 SF
 - Site Area: ±7.40 Acres
 - Year Built: 2014
 - Parking: ±454 Spaces
 - Ownership: Fee Simple
 - Occupancy: 100% Leased
 - Tenant: AMC Theatres
- SITE CHARACTERISTICS

 - Purpose-built 10-screen cinema facility
 - Located within the Cinema Square Planned Unit Development
 - Shared access and reciprocal easement agreements supporting ingress, egress, utilities, and signage
 - Ample parking field designed to accommodate peak entertainment traffic
 - Direct visibility and access from S 44th Street near I-43 and US-151

COMMERCIAL LAND

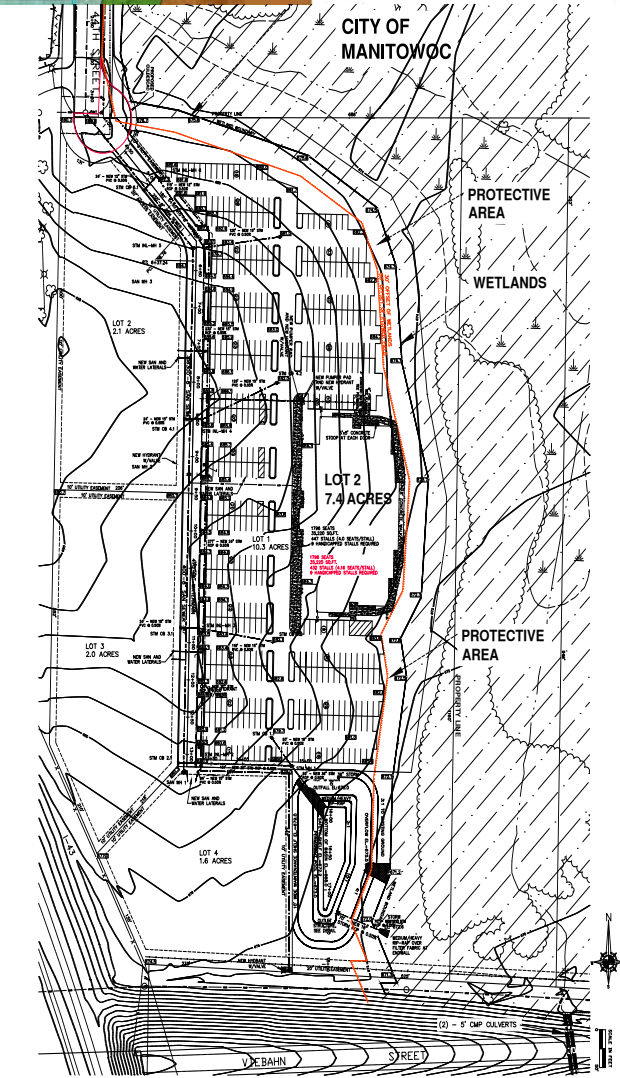
ZONING & LAND USE

CINEMA SQUARE PUD (B-3 GENERAL BUSINESS)



- ZONING SUMMARY
- Located within the Cinema Square Planned Unit Development (PUD)
 - Underlying B-3 General Business zoning designation
 - Established commercial and entertainment use
 - Surrounded by complementary retail, hospitality, and residential uses
 - Positioned within Manitowoc's primary retail corridor

SURROUNDING LAND USES	
DIRECTION	USE
NORTH	Commercial / Hospitality
SOUTH	Commercial & Interstate Access
EAST	Residential Development
WEST	Interstate 43 Corridor



MARKETPLACE

CLASSIC AUCTION

Marcus & Millichap

±7.40-ACRE ENTERTAINMENT PROPERTY IMPROVED WITH A ±35,386 SF THEATER, ±454 PARKING SPACES, AND ESTABLISHED ACCESS POINTS

INFILL SITE WITH EXISTING ENGINEERED SYSTEMS SUPPORTING FUTURE DEVELOPMENT

PROPERTY AERIAL

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

±35,386 SF THEATER PROPERTY ON ±7.4 ACRES

MANITOWOC, WI



meijer

verizon

151 16,346 VPD

T.J. maxx KOHL'S

PANDA EXPRESS

LOWE'S

STARBUCKS COFFEE

petco where the pets GO Great Clips Jimmy John's

ALDI

Walmart

Panera BREAD

QDOBA MEXICAN EATS

noodles company

Applebee's GRILL + BAR

Holy Family Memorial

Froedtert & MEDICAL COLLEGE of WISCONSIN

Harbor Town Campus

Arby's

TACO BELL

OfficeMax

KFC

Culver's

AW ALL AMERICAN FOOD

H Holiday Inn

Q Quality INN & SUITES

LAKE SIDE FOODS EST 1887 Corporate Headquarters

Hampton Inn by Hilton

MARKETPLACE

CLASSIC AUCTION

Marcus & Millichap

STRATEGIC LOCATION ALONG I-55 CORRIDOR MANITOWOC COUNTY | NORTHEAST WISCONSIN

Manitowoc County benefits from its strategic location within Northeast Wisconsin, one of the Midwest's most established manufacturing, transportation, and industrial regions. Anchored by a diverse economic base that includes advanced manufacturing, food processing, healthcare, maritime commerce, logistics, and tourism, the area has maintained long-term economic stability and serves as an important employment center along Wisconsin's Lake Michigan shoreline.

The county's workforce is supported by a mix of nationally recognized employers, regional healthcare systems, educational institutions, and industrial operations that collectively contribute to a resilient local economy. Manufacturing remains a cornerstone of the region, complemented by growing healthcare, retail, and service sectors that continue to support population retention and consumer spending throughout the trade area.

Manitowoc's location along Interstate 43 provides direct connectivity to Green Bay, Milwaukee, and the broader Midwest transportation network. Positioned approximately 40 miles southeast of Green Bay and within driving distance of several major Wisconsin population centers, the county benefits from both local demand and regional consumer traffic. This connectivity supports commerce, tourism, and workforce mobility while enhancing access to retail, entertainment, and hospitality destinations throughout the region.

In addition to its economic strengths, Manitowoc serves as a gateway to Lake Michigan recreation and tourism. The county attracts visitors through its waterfront amenities, parks, marinas, museums, and seasonal events, generating additional consumer activity that supports local businesses year-round. Combined with its established infrastructure, diversified employment base, and regional accessibility, Manitowoc County continues to provide a stable foundation for commercial investment and long-term growth.



THE CITY OF MANITOWOC, WISCONSIN

Located along the western shore of Lake Michigan, Manitowoc serves as the commercial, employment, and service hub for Manitowoc County and the surrounding Northeast Wisconsin region. The city benefits from a diverse economic base anchored by advanced manufacturing, maritime industries, healthcare, education, tourism, and regional retail, supporting a stable year-round consumer population.

Manitowoc's primary commercial corridor is concentrated along Interstate 43, Calumet Avenue (US-151), and South 44th Street, where national retailers, hotels, restaurants, and entertainment destinations serve both local residents and visitors traveling throughout the region. The Property is positioned within this established retail node, benefiting from strong accessibility, visibility, and proximity to major consumer traffic generators.

As a Lake Michigan destination, Manitowoc attracts visitors through its waterfront amenities, recreational opportunities, and regional attractions, creating an additional source of consumer demand beyond the local population base. Combined with continued investment in commercial development and infrastructure, these factors contribute to the area's long-term economic stability and support for retail and entertainment-oriented uses.

WHY MONITOWOC?

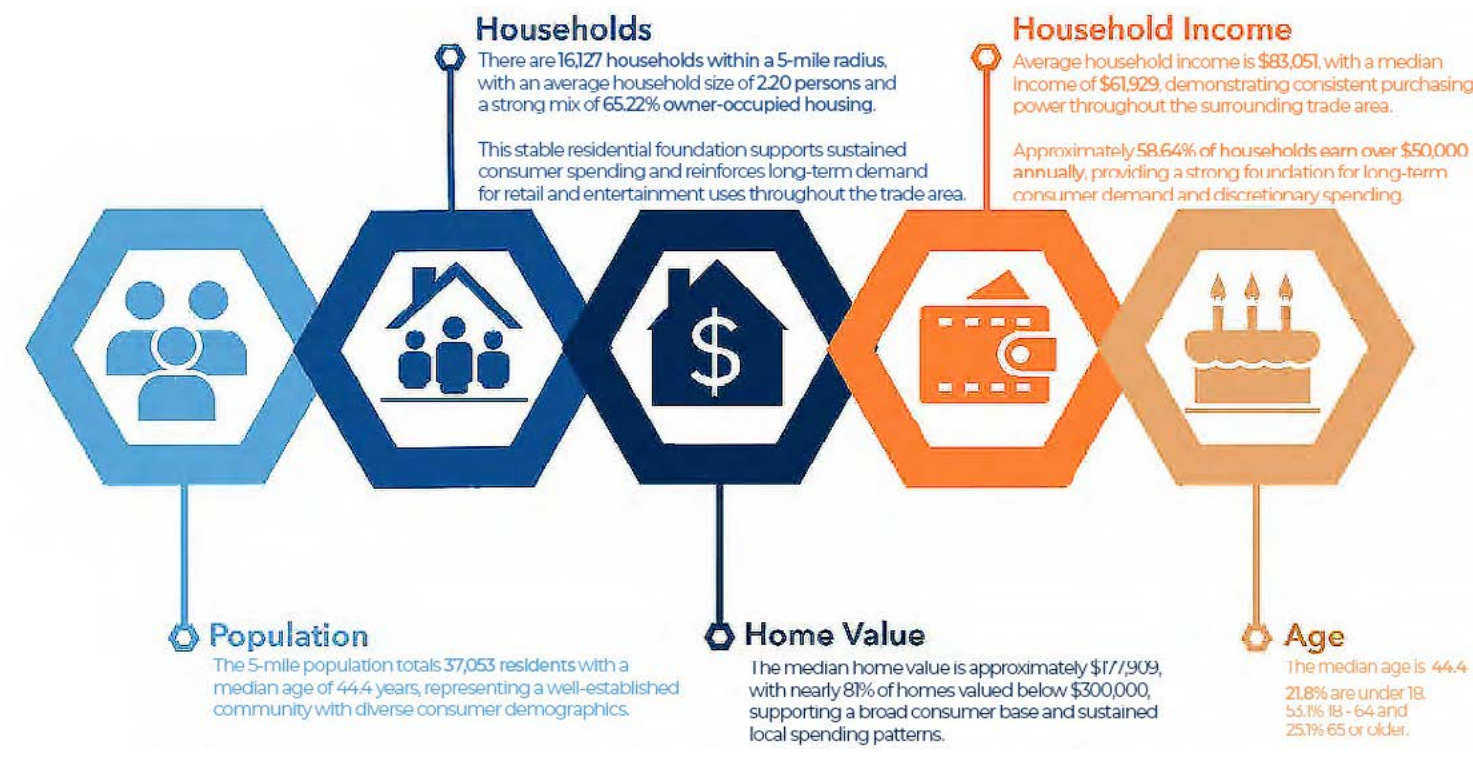
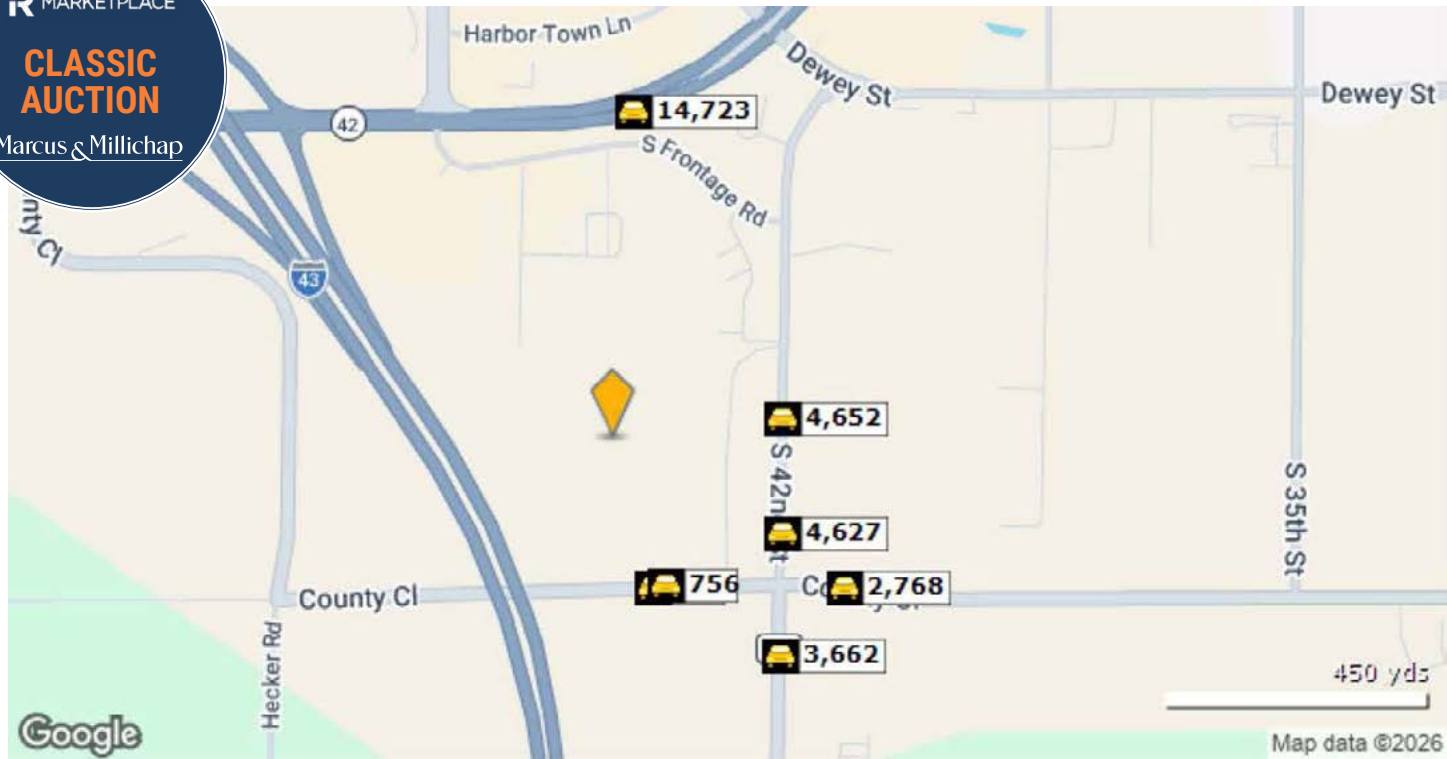
- Regional commercial hub serving Manitowoc County and Northeast Wisconsin
- Strategic location along Interstate 43 and US-151
- Diverse economy supported by manufacturing, healthcare, tourism, and maritime industries
- Established retail corridor anchored by national retailers and hospitality operators
- Lake Michigan destination attracting year-round visitors and regional consumer spending

REGIONAL
COMMERCIAL
HUB SERVING
MANITOWOC COUNTY
AND THE SURROUNDING
NORTHEAST WISCONSIN
TRADE AREA WITH A
DIVERSE AND STABLE
ECONOMIC BASE

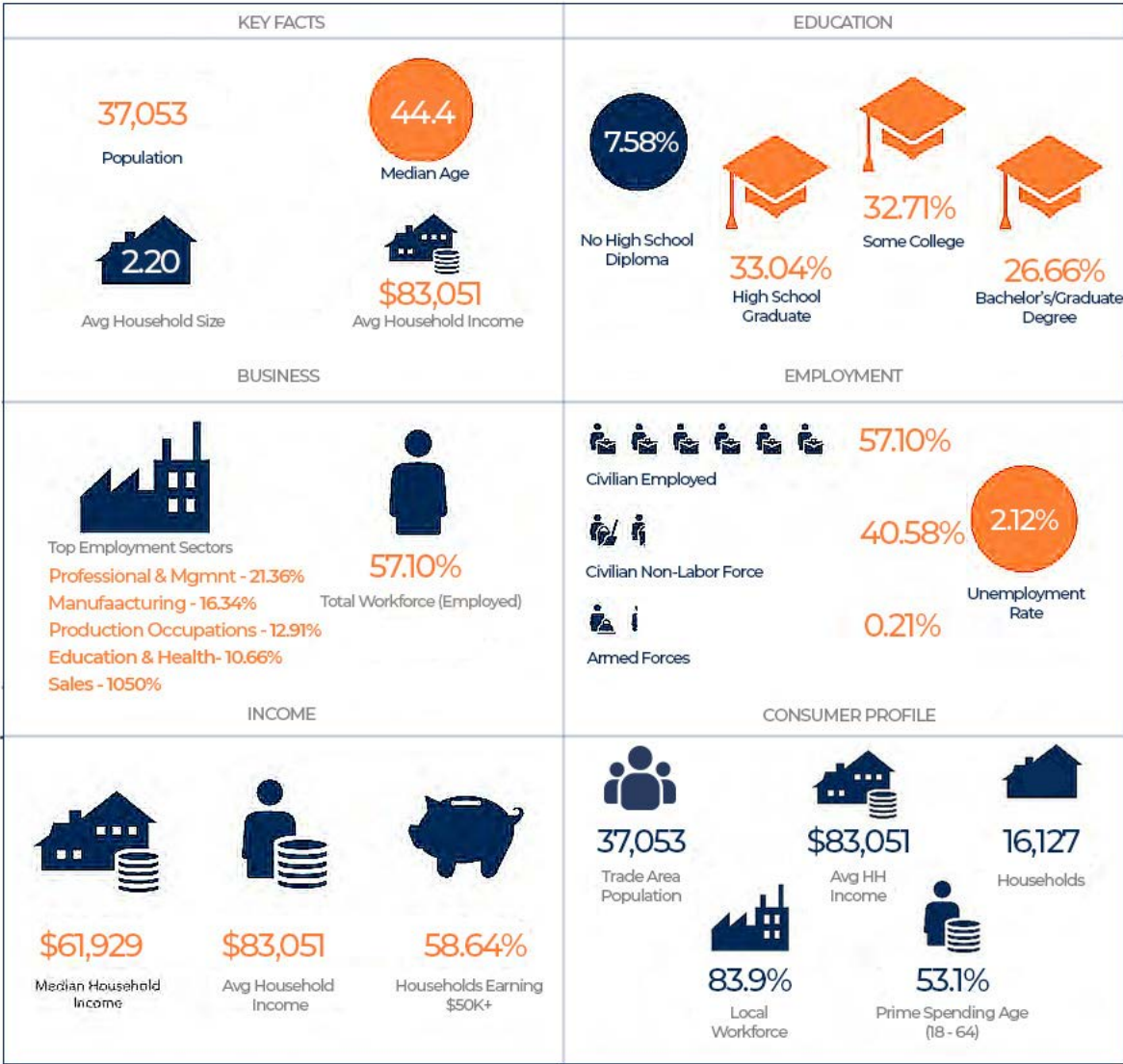
POSITIONED
WITHIN
MANITOWOC'S PRIMARY
RETAIL, DINING, HOTEL,
AND ENTERTAINMENT
CORRIDOR SURROUNDED
BY MAJOR NATIONAL
RETAILERS AND
CONSUMER
DESTINATIONS

LOCATED
APPROXIMATELY 40
MILES FROM GREEN BAY
WITH ACCESS TO A STABLE
REGIONAL CONSUMER
BASE AND YEAR-ROUND
DEMAND DRIVERS





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volumn	Volume Typer	Miles from Subject Property
1	Viebahn Street	Co Rd Cr	0.11 E	2025	796	MPSI	0.15
2	Viebahn Street	Co Rd Cr	0.11 E	2024	756	MPSI	0.15
3	County Highway CR	S Frontage Road	0.31 N	2025	4,628	MPSI	0.17
4	S 42nd Street	S Frontage Road	0.31 N	2023	4,652	MPSI	0.17
5	S 42nd Street	S Frontage Road	0.31 N	2018	4,564	MPSI	0.19
6	S 42nd Street	S Frontage Road	0.31 N	2021	4,565	MPSI	0.19
7	S 42nd Street	S Frontage Road	0.31 N	2024	4,627	MPSI	0.19
8	Co Rd Cr	Viebahn Street	0.07 N	2024	3,662	MPSI	0.27
9	Viebahn Street	Co Rd Cr	0.06 W	2024	2,768	MPSI	0.27
10	Calumet Avenue	Dewey Street	0.16 NE	2024	14,723	MPSI	0.33





AmericInn
BY WYNDHAM

McDonald's

MENARDS

Holiday Inn

meijer

Quality
INN & SUITES

jiffy lube
verizon
Panera
BREAD

PANDA EXPRESS
GOURMET CHINESE FOOD

STARBUCKS
COFFEE

QDOBA
MEXICAN EATS

noodles
company

LOWE'S
TJ-MAXX
KOHL'S

INTERSTATE
43 24,700
VPD

151 16,346
VPD

Hampton
Inn
by Hilton

LAKESIDE
FOODS
EST 1887
Corporate
Headquarters

Applebee's
GRILL + BAR

MARKETPLACE
CLASSIC
AUCTION
Marcus & Millichap



COMMERCIAL
DEVELOPMENT
OPPORTUNITY

CLASSIC
AUCTION

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/fag>).

AUCTION DATE

The Auction end date is set for September 22-24, 2026

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Marcus & Millichap Real Estate
Effective July 1, 2016

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

Copyright © 2016 by
Wisconsin REALTORS® Association

Drafted by Attorney Debra Peterson Conrad

Marcus & Millichap Real Estate Services
13890 Bishop's Drive Suite 300
Brookfield, WI 53005

Todd Lindblom
Phone: (262) 364-1900 | Fax: (262) 364-1910

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.
23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.
28 The following information is required to be disclosed by law:
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.
32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.
35 CONFIDENTIAL INFORMATION: _____
36 _____
37 _____
38 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)
42 DEFINITION OF MATERIAL ADVERSE FACTS
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.
47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.
52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable. Activity ID #ZAH1240092

FOR AUCTION RELATED QUESTIONS

Marcus & Millichap

TODD LINDBLOM

Marcus & Millichap (Broker of Record)
WI License: 56163-90
P: (262) 364-1964
E: Todd.Lindblom@marcusmillichap.com

ADAM SKLAVER

Senior Managing Director Investments
Auction Advisor
FL License #: SL3439070
P: (301) 706-4619
E: Adam.Sklaver@marcusmillichap.com

PHIL KATES

Senior Managing Director Investments
Auction Advisor
FL License #: SL3235872
P: (305) 206-1286
E: Philip.Kates@marcusmillichap.com

KYLE HYNES

Marcus & Millichap
P: (617) 699-0128
E: Kyle.Hynes@marcusmillichap.com