

Ashland Commons/Plaza Development

For Lease: Retail, Restaurant, Medical/Office

Located at the Intersection of Ashland Ave (Hwy 32) + Hwy 172

8.93 Acres In the Heart of Green Bay, WI



**Play
Video**

Build To Suit Opportunity

Property Highlights

- Parcel Size: 8.93 Acres
- Estimated Building(s) size/Sq.Ft. = 60,000 to 100,000 Sq.Ft.
- Highly visible location from Hwy 172 - 79,300 VPD and Ashland Ave (Hwy 32) - 24,000 VPD
- Conveniently located near the popular regional Bay Park Square Mall and Lambeau Field
- Great opportunity for excellent signage exposure - Existing 75' pylon sign



For more information, please contact

Tim Kuehn

Developer

1241 Lombardi Access Road, Suite A

Green Bay, WI 54304

Cell: 920.371.4609

Fax: 920.429.0412

Email: tkuehn@kuehnholdings.com

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Leasing Information

Lease Space Per site plan	Building A = 24,000 Sq. Ft. Building B = 30,000 Sq. Ft. Building C = 12,000 Sq. Ft.
Lease Term	Minimum 10 Years
NNN Lease Rates	\$14.00 to \$18.00 Per Sq. Ft. Landlord to deliver a White Box Space
Estimated Operating Expenses	\$3.00 to \$3.50 Per Sq. Ft.
Traffic Counts	HWY 172 - 79,300 VPD Corner of Ashland Ave. (Hwy 32) and VanderPerren Way (Cty HH) -24,000 VPD



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Site Masterplan



MASTERPLAN DATA				
MARK	USE	AREA	PARKING	
			COUNT	RATIO
A	GROUND FLOOR COMMERCIAL / RETAIL	12,000 S.F.	48	1 PER 250 S.F.
	SECOND FLOOR OFFICE	12,000 S.F.	40	1 PER 300 S.F.
B	GROUND FLOOR COMMERCIAL / RETAIL	10,000 S.F.	40	1 PER 250 S.F.
	SECOND FLOOR OFFICE	10,000 S.F.	34	1 PER 300 S.F.
	THIRD FLOOR OFFICE	10,000 S.F.	34	1 PER 300 S.F.
C	RESTAURANT	12,000 S.F.	156	13 PER 1000 S.F.
TOTALS		66,000 S.F.	352	

Demographic Profile	1 mile	3 mile	5 mile
Est. Med Income	\$51,388	\$50,557	\$51,660
Est. Population	11,376	76,708	150,732
Est. Households	5,063	33,379	63,679



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