



BOMIER PROPERTIES, INC.

5553 Waterford Lane, Suite A • Appleton, WI 54913 • Office (920) 739-5300 • Fax (920) 739-7007
Please Contact: Terry Bomier or Nick Salm • Email: info@bomier.com • Website: www.bomier.com

FOR LEASE OR SALE

200 N. MALL DR. ♦ TOWN OF GRAND CHUTE ♦ OUTAGAMIE COUNTY

Here is a rare opportunity to be part of an exceptional retail property **steps from the Fox River Mall**, which boasts **over 16,000,000 visitors annually**.

Located at a controlled intersection amidst an abundance of national big box retailers and an eclectic array of businesses, as well as several national hotel chains, this property would make an excellent location for any retail business.

Lease Price - \$10.00/SF NNN

The information contained herein is taken from sources deemed to be reliable but not guaranteed



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**COMMERCIAL
REAL ESTATE
PROFESSIONALS**

200 N. MALL DR. ♦ TOWN OF GRAND CHUTE ♦ OUTAGAMIE COUNTY

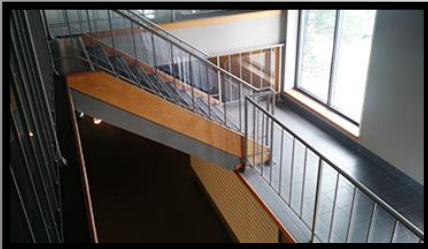
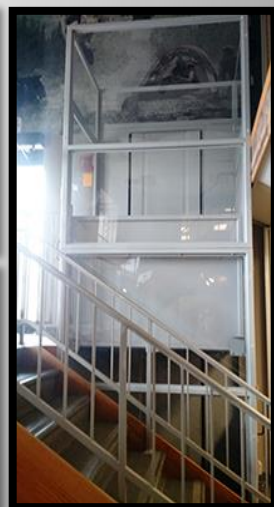
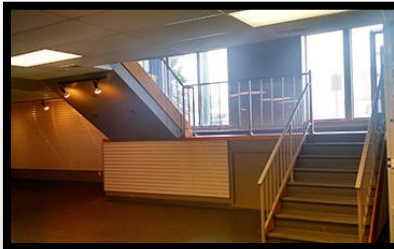
PRIME LOCATION AT THE MALL ENTRANCE



- Space Available– 10,000 - 20,000 SF
 - 10,000 SF Main Level,
 - 10,000 SF Lower Level
- Year Built – 1987
 - Addition Added 2001
- Lot Size – Approx. 1.130 Acres
- Parking – 50 Free Surface Spaces
- LED Pylon Signage
- High Traffic Counts
 - Mall Dr. 18,900 VPD
- Zoning – CR Commercial
- 2019 Property Taxes –
 - \$29,786.68

EXCELLENT CURB APPEAL WITH MAXIMUM EXPOSURE

Bring your new or expanding business to this freestanding retail building, which sits on approx. 1.130 acres. Easily adaptable for almost any user.



Sale Price - \$2,500,000.00 ♦ Lease Price - \$10.00/SF NNN

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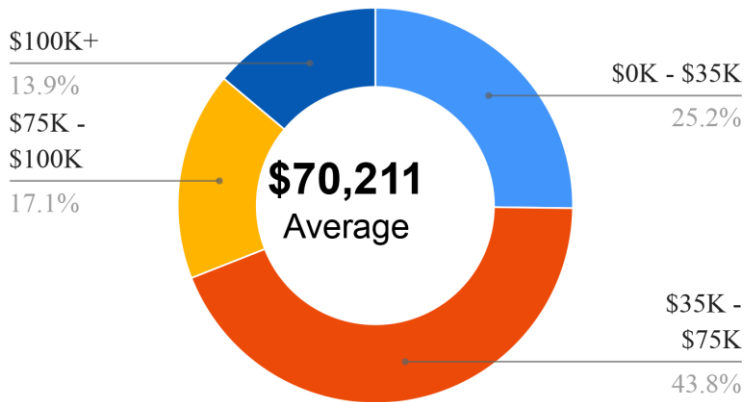
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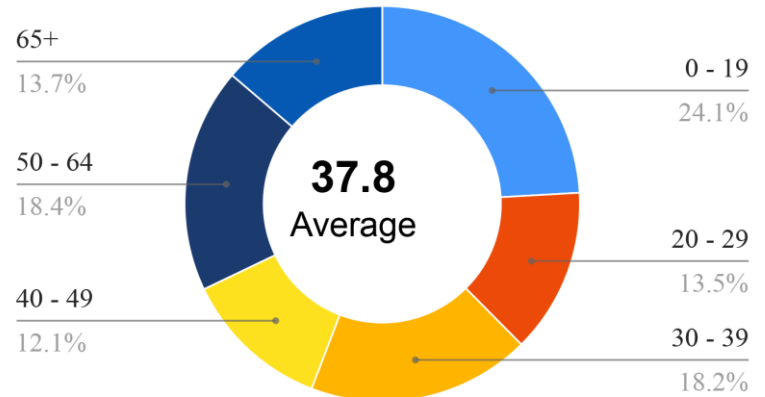
DEMOGRAPHICS

200 N. MALL DR. ♦ TOWN OF GRAND CHUTE ♦ OUTAGAMIE COUNTY

HOUSEHOLD INCOME



AGE DISTRIBUTION



	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	3,086	42,904	126,897
Average Age:	37.80	38.20	38.20
Households			
2019 Total Households:	1,472	18,620	52,822
Median Household Inc:	\$56,877	\$56,792	\$57,219
Avg Household Size:	2.10	2.30	2.30
Housing			
Median Home Value:	\$157,837	\$152,184	\$155,049
Median Year Built:	1983	1979	1976



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AERIAL

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HomeGoods
LA Z BOY
TJ-maxx

DISCOUNT
TIRE

RED LOBSTER
ASE

theVitamin
Shopee
GROSS
SportClips

ToysRUs
claire's

sears
POTTERY BARN
BANANA REPUBLIC
EXPRESS FOREVER 21 LOFT
rue21 HOLLISTER
maurices WILLIAMS-SONOMA
MEN'S WEARHOUSE Buckle
PACSUN VICTORIA'S SECRET PLACE
THE LIMITED wet seal
WHITE BLACK NOODLES
SEPHORA STARBUCKS COLD STONE
SUBWAY Foot Locker

DOLLAR TREE
Great Clips
JOANN

macy's
claire's
SEPHORA
ULTA VITAMIN WORLD
SCHEELS
LANE BRYANT
CHAMPS CHARLEYS
MCDONALD'S TACO JOHN'S
SANTITAS SBARRO

JCPenneyYounkers
Payless TARGET
Bath & Body Works Orange Julius
COST CUTTERS REGIS SALONS
FAMOUS footwear Justice
AMERICAN EAGLE AERO
TALBOTS
VICTORIA'S SECRET GNC

Walmart
SUBWAY

MIDAS

SALLY BEAUTY
petco
Papa Murphy's
Schlitzsky's

WORLD MARKET atlanta BREAD
DSW CAT HERINES

FRIDAYS

Dominos goodwill

GOLF GALAXY
Pier 1 imports

CHUCK E.
CHEESE'S

SUBJECT
PROPERTY

Residence
Inn
Marriott

Hampton
by Hilton

HALF PRICE BOOKS

dressbarn OLD NAVY
BARNES & NOBLE BED BATH & BEYOND

MEZZO NOBBY LOBBY



FAIRFIELD
INN
Marriott

FIVE GUYS
BURGERS and FRIES



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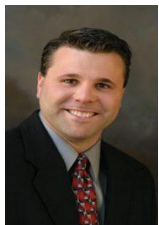
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TRAFFIC COUNTS

200 N. MALL DR. ♦ TOWN OF GRAND CHUTE ♦ OUTAGAMIE COUNTY

Collection Street	Cross Street	Traffic Vol	Distance
N. Mall Dr.	Metro Dr.	18,900	0.00 mi
W College Ave	N Mall Dr E	17,200	0.13 mi
Interstate 41	W. College Ave.	77,100	0.20 mi
Interstate 41	W Wisconsin Ave N	67,700	0.35 mi
S Casaloma Dr	Integrity Way	13,100	0.42 mi

FOR MORE INFORMATION PLEASE CONTACT



NICK SALM
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 EMAIL: nick@bomier.com



TERRY BOMIER
 OFFICE: 920.739.5300
 CELL: 920-585-0055
 EMAIL: info@bomier.com

IMPRESSIVE TRAFFIC COUNTS

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.

- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).

30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 **(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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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Drafted by Attorney Richard J. Staff

Broker Disclos

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