THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.
330 W COLLEGE AVENUE APPLETON, WI

Property Features
• Class A office building
• 2nd Floor: ± 1,800 SF rentable
• 3rd Floor: ± 623 to 3,245 SF (furniture may be included)
• Move-in ready with outdoor patio

SALE PRICE $4,000,000
LEASE RATE
(2ND FLOOR) $16/SF Gross
LEASE RATE (3RD FLOOR) $18/SF Gross

GREG LANDWEHR 920.560.5037 GAYLENE MUNIZ 920.560.5066

122 E COLLEGE AVENUE APPLETON, WI

Property Features
• Class A office building
• Building has 2 passenger elevators, 1 freight elevator and 2 enclosed truck docks
• Located in heart of downtown

LEASE RATE $12/SF (furnished)
AVAILABLE SF 24,640
PARKING 1,200 stalls

AMY OELHAFEN 920.560.5009 MIKE PFEEFFERLE 920.560.5069

2009 S MEMORIAL DRIVE APPLETON, WI

Property Features
• Ideal for medical office, but great fit for general office as well
• Close to banks, hotels, restaurants, shopping centers and other small retail centers

SALE PRICE $600,000
BUILDING SF 9,582
ACRES 0.61

AMY OELHAFEN 920.560.5009

1213 N SUPERIOR STREET APPLETON, WI

Property Features
• Office building off W. Wisconsin Ave.
• Currently built out with several offices, conference rooms, ample storage, two fire resistant storage rooms and reception area

LEASE RATE $6/SF NNN
BUILDING SF 3,928

JOHN ROBERTS 920.216.2554

515 S 32ND AVENUE WAUSAU, WI

Property Features
• Single tenant office
• Investment property - 17% CAP rate
• Built in 1978 as physician’s office/clinic
• Tenant seeking estimates to make $180,000 of improvements

SALE PRICE $995,000
BUILDING SF 11,340
ACRES 1.23

GENE DAVIS 715.574.0371

69 S 8TH STREET HILBERT, WI

Property Features
• Former bank with drive-up window
• Ample parking
• Located on State 32/57, near the intersection of Hwy. 114 & Hwy. 57
• Excellent visibility & high traffic counts

SALE PRICE $400,000
BUILDING SF 2,475
ACRES 0.78

ALEX KREUL 920.560.5062 ELIZABETH RINGGOLD 920.560.5061
**1600-1688 N CASALOMA DRIVE GRAND CHUTE, WI**

**Property Features**
- Trasino Landing office/retail space
- Part of 26-acre development that includes retail, office, restaurant and hotel uses
- Pylon & building facade; ample parking

**LEASE RATE** $12/SF NNN

**AVAILABLE SF** 1,341-4,880

**BUILDING SF** 24,510

**ELIZABETH RINGGOLD 920.560.5061**

---

**2106 SCHOFIELD AVENUE WESTON, WI**

**Property Features**
- Multiple retail suites available in most desirable Class A Weston Place
- Very attractive lease rates! First 3 months free occupancy; tenant responsible for utilities & CAM

**LEASE RATE** Negotiable

**AVAILABLE SF** 1,800-8,035

**BUILDING SF** 18,000

**JOHN EVANS 715.574.2801**

---

**7381 STATE HIGHWAY 42 EGG HARBOR, WI**

**Property Features**
- Old Orchard Antique Mall in Door County - fully leased
- Currently 92 vendors/tenants with 0% vacancy rate since 2007
- Seasonal business runs May 1-Oct. 31

**SALE PRICE** $670,000

**BUILDING SF** 19,500

**ACRES** 7.814

**ADAM MEYERS 920.560.5091 TOM FISK 920.560.5090**

---

**210 S 1ST AVENUE WAUSAU, WI**

**Property Features**
- Former restaurant with potential to be remodeled for a variety of uses
- Ample parking, with convenient entrances and exits, providing drive-thru service potential

**LEASE RATE** $11.50/SF NNN

**BUILDING SF** 3,835

**LOT SIZE** 22,500 SF

**GENE DAVIS 715.574.0371**

---

**880 S ONEIDA STREET MENASHA, WI**

**Property Features**
- The Shoppes at Waverly
- Build out dollars available
- Join TNT Fitness, Almost Family & Reliable Salon Resource Group
- Oversized pylon sign

**LEASE RATE** $12/SF NNN

**AVAILABLE SF** 1,000

**PARKING** Ample

**NICK SCHMIDT 920.560.5070**

---

**8516 HIGHWAY 51 NORTH MINOCQUA, WI**

**Property Features**
- Prime retail space
- 9,000 SF occupied by Dollar Tree
- 6,000 SF available for lease
- +238 paved shared parking spaces
- Signage available on road

**SALE PRICE** $1,495,000

**LEASE RATE** $12/SF NNN

**BUILDING SF** 15,000

**JOHN EVANS 715.574.2801**

---

**NEW LISTING**

**RETURN TO COVER PAGE**

**CLICK HERE TO VIEW ALL OUR LISTINGS AT: naipfefferle.com**

200 E Washington Street, Suite 2A
Appleton, WI 54911

1192 Hansen Road, Suite 201
Green Bay, WI 54304

200 Washington Street, Suite 100
Wausau, WI 54403

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, NAIPFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.
1578 APPLETON ROAD MENASHA, WI

Property Features
- Retail building - former Shopko
- Home to Xperience Fitness and Fantastic Sam’s
- Pylon signage & building signage
- Ample parking - paved & lighted

LEASE RATE $7-7.50/SF NNN
BUILDING SF 81,171
ACRES 7.39

ELIZABETH RINGGOLD 920.560.5061 TOM FISK 920.560.5090

3415 CALUMET AVENUE MANITOWOC, WI

Property Features
- Retail building - former Shopko
- Home to Maurices, Sally Beauty, Get it Now and GNC
- Pylon signage & building signage
- Ample parking - paved & lighted

LEASE RATE $7-7.50/SF NNN
BUILDING SF 87,905
ACRES 7.37

ELIZABETH RINGGOLD 920.560.5061 TOM FISK 920.560.5090

598 LUCAS LANE ELLSWORTH, WI

Property Features
- Retail building - former Shopko
- Neighbors include Family Dollar, Preferred Senior Living, Ellsworth Country Club, Pierce Vet Clinic and Ellsworth Ford

LEASE RATE $6.50-7/SF NNN
BUILDING SF 29,195
ACRES 3.92

ARK RHOWMINE 715.297.1953 JOHN EVANS 715.574.2801

126 CHARLES STREET OCONTO, WI

Property Features
- Retail building - former Shopko
- Neighbors include Family Dollar, Preferred Senior Living, Ellsworth Country Club, Pierce Vet Clinic and Ellsworth Ford

LEASE RATE $6/SF NNN
BUILDING SF 35,511
ACRES 3.39

ELIZABETH RINGGOLD 920.560.5061

920 WESTHILL BLVD APPLETON, WI

Property Features
- Multi-tenant office/retail space
- High traffic location
- Ample parking
- Highly visible pylon signage
- 242’ frontage

LEASE RATE $11/SF NNN
AVAILABLE SF 1,000-2,900
BUILDING SF 18,000

JOHN ROBERTS 920.560.5067

10607 LITTLE SISTER ROAD SISTER BAY, WI

Property Features
- Little Sister Resort
- Fred & Fuzzy’s Waterfront Grill
- 400’ of prime Green Bay shoreline
- Two permanent piers
- Two-story boathouse

SALE PRICE $4,950,000
RENTAL UNITS 22
ACRES 12

TOM FISK 920.560.5090 TOM SCHEUERMAN 920.560.5068

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERROR, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.
### 850 Declaration Drive, Neenah, WI

**Property Features**
- Versatile manufacturing/flex building
- Conveniently located in Village of Fox Crossing
- Easy access to Interstate 41 and Highway 10

**Occupiers**
- JOHN ROBERTS 920.216.2554
- PATRICK CONNOR 920.560.5074

<table>
<thead>
<tr>
<th>Property Features</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALE PRICE</td>
<td>$460,000</td>
</tr>
<tr>
<td>BUILDING SF</td>
<td>± 9,600</td>
</tr>
<tr>
<td>ACRES</td>
<td>0.85</td>
</tr>
</tbody>
</table>

### 925 N Blue mound Drive, Grand Chute, WI

**Property Features**
- Industrial/manufacturing/warehouse
- Room for expansion
- Build-to-suit possibilities
- Municipal sewer & water available
- Extensive renovation in 2016

<table>
<thead>
<tr>
<th>Property Features</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEASE RATE</td>
<td>$3-$4/SF Gross</td>
</tr>
<tr>
<td>UNIT 4 SF</td>
<td>3,000 (upper level) 2,500 (lower level)</td>
</tr>
<tr>
<td>BUILDING SF</td>
<td>25,000</td>
</tr>
</tbody>
</table>

**Occupiers**
- NICK SCHMIDT 920.560.5070

### 1066 American Drive, Neenah, WI

**Property Features**
- Detached, single-story, multi-tenant, masonry building
- Overhead doors and receiving dock
- Forced air, hot water & 3/4 air conditioned; fully sprinklered

**Occupiers**
- BOB ROSSI 920.560.5065

<table>
<thead>
<tr>
<th>Property Features</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALE PRICE</td>
<td>$950,000</td>
</tr>
<tr>
<td>BUILDING SF</td>
<td>21,255</td>
</tr>
<tr>
<td>ACRES</td>
<td>2.47</td>
</tr>
</tbody>
</table>

### 6703 Rickyval Street, Weston, WI

**Property Features**
- Weston Business & Technology Park
- 20'-23' inside ceiling height
- One service door (16’x14’)
- One semi-truck dock with leveler
- Easy access to major highways

<table>
<thead>
<tr>
<th>Property Features</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEASE RATE</td>
<td>$5/SF NNN</td>
</tr>
<tr>
<td>AVAILABLE SF</td>
<td>6,000</td>
</tr>
<tr>
<td>ZONED</td>
<td>L-1 Limited Industrial</td>
</tr>
</tbody>
</table>

**Occupiers**
- ARK RHOWMINE 715.297.1953

### 736 W Main Street, Hilbert, WI

**Property Features**
- Great opportunity for redevelopment site
- Located in downtown Hilbert
- At busy intersection of Highway 32/67 & Highway 114
- Excellent visibility

<table>
<thead>
<tr>
<th>Property Features</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALE PRICE</td>
<td>$565,000</td>
</tr>
<tr>
<td>BUILDING SF</td>
<td>3,067</td>
</tr>
<tr>
<td>ACRES</td>
<td>0.92 on 5 lots</td>
</tr>
</tbody>
</table>

**Occupiers**
- ALEX KREUL 920.560.5062
- ELIZABETH RINGGOLD 920.560.5061

### Lot 4 Snowflake Lane, Rib Mountain, WI

**Property Features**
- Excellent office or multi-housing site
- Heavily wooded suburban setting on quiet Snowflake Lane
- Close to corridor of major retail stores and restaurants

<table>
<thead>
<tr>
<th>Property Features</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALE PRICE</td>
<td>$566,160 $389,900</td>
</tr>
<tr>
<td>ACRES</td>
<td>7.42</td>
</tr>
<tr>
<td>ZONING</td>
<td>Suburban Office</td>
</tr>
</tbody>
</table>

**Occupiers**
- GENE DAVIS 715.574.0371

---

**THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.**
THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAIPFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.
### 714 Churchill Street, Waupaca, WI

**Property Features**
- Dollar General investment opportunity
- 6.85% CAP rate
- February 2019 lease commencement
- 15 years initial lease term
- $82,719 yearly rent

| Sale Price | $1,229,664 |
| Building SF | 9,100 |
| Acres | 1.06 |

**MIKE PFEFFERLE, PRESIDENT** 920.560.5069

### 425 Hagen Street, Cashton, WI

**Property Features**
- Dollar General investment opportunity
- 6.85% CAP rate
- August 2018 lease commencement
- 15 years initial lease term
- $87,183 yearly rent

| Sale Price | $1,272,759 |
| Building SF | 9,100 |
| Acres | 1.00 |

**MIKE PFEFFERLE, PRESIDENT** 920.560.5069

### 215 E State Road 70, Grantsburg, WI

**Property Features**
- Dollar General investment opportunity
- 7.05% CAP rate
- July 2017 lease commencement
- 15 years initial lease term
- $81,000 yearly rent

| Sale Price | $1,148,936 |
| Building SF | 9,100 |
| Acres | 1.14 |

**MIKE PFEFFERLE, PRESIDENT** 920.560.5069

### 103 S Bridge Street, Manawa, WI

**Property Features**
- Dollar General investment opportunity
- 6.85% CAP rate
- October 2018 lease commencement
- 15 years initial lease term
- $85,928 yearly rent

| Sale Price | $1,254,424 |
| Building SF | 7,500 |
| Acres | 0.92 |

**MIKE PFEFFERLE, PRESIDENT** 920.560.5069

### 7573 State Highway 42, Egg Harbor, WI

**Property Features**
- Meadow Ridge Condos of Door County
- 1,500 SF-2 bedroom townhouse style
- 1,762 SF-3 bedroom townhouse style
- 1,600 SF-2 bedroom condo style
- 2,400 SF-3 bedroom condo style

| Sale Price | $4,100,000 |
| Acres | 15.20 |
| Zoned | Residential |

**TOM FISK** 920.560.5090

### 211 E Ann Street, Kaukauna, WI

**Property Features**
- Building currently leased by Goodwill as Donation Express site
- Could easily be converted to auto repair/service facility as there are 3 bays
- Great visibility & high traffic counts

| Sale Price | $400,000 |
| Building SF | 2,040 |
| Acres | 0.52 |

**ALEX KREUL** 920.560.5062