

NAIPfefferle

FEATURED LISTINGS

AUGUST 2024

RETAIL / OFFICE

LAND

STORAGE CONDOS



NEW LISTING

1020-1060 CENTERPOINT DRIVE STEVENS POINT, WI

- Retail/office suites located below a 163-unit luxury apartment complex at North Side Yard
- Easy access to Interstate 39 via Highway 66 or via Highway 51
- Building mounted signage

LEASE RATE	\$16/SF MG
AVAILABLE SPACE	500 SF - 5,000 SF
BUILDING SIZE	23,939 SF

GREG HEDRICH 608.844.9063 ELIZABETH RINGGOLD 920.560.5061



4155 GALAXY DRIVE APPLETON, WI

- Retail/office suites located below 77-unit luxury apartment complex
- Drive-thru space available with window in place and wired for menu board
- Plenty of natural light and can be constructed to fit your needs

LEASE RATE	\$16/SF NNN
AVAILABLE SPACE	1,300 SF - 6,996 SF
PARKING	56 spaces

ADAM FIGURIN 920.560.5076 ELIZABETH RINGGOLD 920.560.5061



1475 GREEN VALLEY ROAD NEENAH, WI

- Prime development site is a historic land strip formerly owned by the Civil Air Patrol
- Located just minutes between Oshkosh and Neenah
- Designated as future industrial development for the city of Neenah

SALE PRICE	\$599,000
LOT SIZE	35.26 acres
ZONED	General Agriculture District

NICK SALM 920.427.8714



PRICE REDUCED

W2527 WOODLAND ROAD TOWN OF SHEBOYGAN FALLS, WI

- New construction storage condo units
- Unit size: 2,016 SF (36' wide x 56' deep)
- 18' clear ceiling height
- 12' wide x 14' high overhead door
- Basic, framed units and finished, heated units available

UNHEATED UNIT SALE PRICE	\$225,900
HEATED UNIT SALE PRICE	\$269,900
UNITS AVAILABLE	8

DANE CHECOLINSKI 920.344.8732



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



402 N 28TH AVENUE WAUSAU, WI

- Class B+ medical/office/financial services building with ADA access and elevator
- Located in prime medical area; across from Aspirus and Marshfield Clinic
- 0.52 acres; 100' on 28th Avenue

SALE PRICE	\$1,190,000 \$999,950
LEASE RATE	\$16.95/SF NNN \$13.95/SF NNN
BUILDING SIZE	6,400 SF

TONY "T.J." MORICE, SIOR 715.218.2900



1901 S WEBSTER AVENUE GREEN BAY, WI

- Redevelopment or retrofitting opportunity
- Two-story building
- 50 parking spaces
- Daily traffic counts of 12,400
- Easy access to 172
- Close to downtown Green Bay

SALE PRICE	\$900,000
BUILDING SIZE	16,588 SF
LOT SIZE	1.14 acres

NICK SALM 920.427.8714



200 GOLFVIEW ROAD CECIL, WI

- Multiple space options including retail, restaurants, medical office, professional office and more
- Suite 101: 2,944 SF
- Suite 102: 2,533 SF
- Suite 103: 2,800 SF

SALE PRICE	\$439,900 \$399,900
LEASE RATE	\$8.50/SF NNN
ZONED	Commercial

ADAM MEYERS 920.560.5091



930 KUHN AVENUE WISCONSIN RAPIDS, WI

- Multi-tenant retail/office building
- Located in front of Walmart Supercenter
- On main thoroughfare with 8th St/Hwy 13 frontage
- Signage on store front and monument at street

LEASE RATE	Contact Broker
SUITE C1 AVAILABLE SPACE	1,177 SF
BUILDING SIZE	11,900 SF

GREGORY HEDRICH 608.844.9063 ELIZABETH RINGGOLD 920.560.5061



300 E 2ND STREET MERRILL, WI

- 9 office suites available
- Single office to 6+ offices per suite
- Common conference room available
- Large parking lot
- Located on main thoroughfare, Highway 64, with high visibility and easy access

LEASE RATE	\$10/SF NNN
AVAILABLE SPACE	240 SF - 1,500 SF
BUILDING SIZE	17,624 SF

ARK RHOWMINE 715.297.1953



1800 W MASON STREET GREEN BAY, WI

- Multi-tenant professional office/medical building just off Interstate 41
- Divided into 3 units; 2 occupied; 5,084 SF available for lease
- High traffic counts with great visibility
- Ample parking with 70+ stalls

SALE PRICE	\$1,800,000
LEASE RATE	\$13.75/SF NNN
BUILDING SIZE	11,000 SF
AVAILABLE SPACE	5,084 SF

ADAM MEYERS 920.560.5091 JAMES WHEELER, CCIM 920.560.5093



715 BROADWAY AVENUE WISCONSIN DELLS, WI

- Two-story Field's Park Motel, with 36 rooms in a prime, downtown Wisconsin Dells location
- Short walk to several bars, restaurants, shopping and attractions
- Outdoor pool; 46 paved parking spaces

SALE PRICE	\$1,200,000
BUILDING SIZE	± 17,612 SF
LOT SIZE	0.634 acres

GREGORY HEDRICH 608.844.9063 TONY "T.J." MORICE, SIOR 715.218.2900



130 MAIN STREET MENASHA, WI

- Retail space (first floor) with luxury apartments above
- Building signage
- Available now for completion with tenant improvements
- Lower level space also available

LEASE RATE	\$14/SF NNN
AVAILABLE SPACE	1,033 SF - 1,305 SF
PARKING	27 stalls

TERESA KNUTH 920.427.9473



2910 ROOSEVELT ROAD MARINETTE, WI

- Class A retail space
- Located in Walmart outlet (the busiest parking lot in the county with regional draw)
- Largest retail center between Green Bay and Escanaba

LEASE RATE	\$20-\$23/SF NNN
AVAILABLE SPACE	2,150 SF & 1,200 SF
BUILDING SIZE	13,925 SF

TERESA KNUTH 920.427.9473 TOM FISK 920.560.5090



921 MARQUETTE DRIVE KEWAUNEE, WI

- Turn-key, self-serve, car wash
- Easy access to all major Wisconsin highways, north, south, east and west
- Building and pylon signage
- Near Hometown Pharmacy, Subway, Piggly Wiggly, Dollar General and more

SALE PRICE	\$199,000
BUILDING SIZE	2,580 SF
LOT SIZE	0.64 acres

ELIZABETH RINGGOLD 920.560.5061



821 CHESTNUT STREET WISCONSIN RAPIDS, WI

- Office/retail/flex space
- Flexible layout, making it suitable for various business purposes
- Located near one of the busiest streets, 8th Street/Highway 13, with traffic counts ± 20,000 vehicles per day

SALE PRICE	\$180,000
LEASE RATE	\$12/SF NNN
BUILDING SIZE	1,880 SF + basement/storage

GREGORY HEDRICH 608.844.9063 TONY "T.J." MORICE, SIOR 715.218.2900



106 W PARK STREET GILLETT, WI

- Turn-key, self-serve, car wash
- A friendly, growing community with safe neighborhoods, affordable housing, excellent schools, medical facilities, great shopping and endless recreational opportunities

SALE PRICE	\$169,000
BUILDING SIZE	2,200 SF
LOT SIZE	0.73 acres

ELIZABETH RINGGOLD 920.560.5061



2223 WOODDALE AVENUE GREEN BAY (VILLAGE OF HOWARD), WI

- Well-maintained industrial property located in the Howard Industrial Park
- 1,000 SF office
- 5,700 SF warehouse
- Great location with easy access to I-41
- 18' ceiling height; 4 overhead doors

LEASE RATE	\$7.52/SF NNN
BUILDING SIZE	6,700 SF
PARKING SPACES	14

JAMES WHEELER, CCIM 920.560.5093



NEW LISTING

3675 N MAIN STREET OSHKOSH, WI

- Industrial/flex building
- 25,000 SF warehouse; 3,000 SF office
- 1 dock door; 3 overhead doors
- Office area consists of reception area, conference room, open office area and several private offices

LEASE RATE	\$5.50/SF NNN
BUILDING SIZE	28,000 SF
LOT SIZE	3.30 acres

GREG LANDWEHR, SIOR 920.560.5037



42,620 SF

825 W FULTON STREET WAUPACA, WI

- Warehouse/retail space on W Fulton St, one of the city's main commercial arteries, with over 13,800 vehicles per day
- Near highway interchange (Highway 10 and Fulton Street)
- 2.65 acres; pylon signage; ample parking

SALE PRICE	\$1,500,000
LEASE RATE	\$4/SF NET
BUILDING SIZE	42,620 SF

NICK SCHMIDT 920.560.5070 **AMY PFEFFERLE OELHAFEN** 920.560.5009



1850 COFRIN DRIVE GREEN BAY, WI

- Manufacturing/warehouse steel frame facility in the Cofrin Business Park
- ±1,850 SF office space featuring 5 offices and 1 conference room
- 1,575 SF upper mezzanine storage or lunch room

LEASE RATE	\$7.80/SF NNN
BUILDING SIZE	20,000 SF
STORAGE SHED SIZE	1,000 SF

JAMES WHEELER, CCIM 920.560.5093



1521 & 1533 MARLEY STREET VILLAGE OF HOWARD (GREEN BAY), WI

- Commercial land for development
- Approximately 5 acres located on the on/off ramp by Maplewood Meats
- Great access with easy on/off ramp location
- Water/sewer available

SALE PRICE	\$1,000,000
LOT SIZE	5.024 acres
ZONED	R-5 (Rural Estate)

ADAM MEYERS 920.560.5091 **JAMES WHEELER, CCIM** 920.560.5093



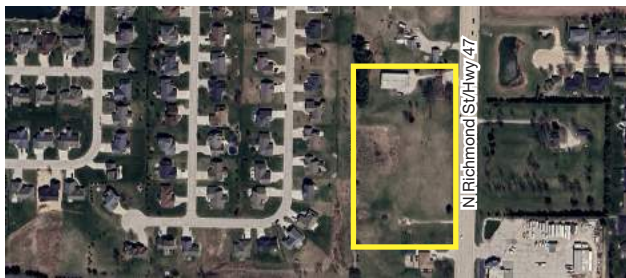
3000 BLOCK FINGER RD & E MASON ST GREEN BAY, WI

- Great office/retail location
- Large vacant parcel
- Three street frontage and exposure
- Excellent visibility
- Adjacent to Interstate 43 Business Park
- Stop light intersection

SALE PRICE	\$549,000
LOT SIZE	2.54 acres
ZONED	Commercial

MARK DENIS, SIOR 920.362.7489

LAND LISTINGS



4441 N RICHMOND STREET APPLETON, WI

- Prime commercial land
- Possible uses: medical, office or retail projects
- Located on heavily traveled North Richmond Street/Highway 47
- Within minutes of shopping and dining

SALE PRICE	\$1,678,907
LOT SIZE	5.73 acres
FUTURE LAND USE	Commercial

GREG LANDWEHR, SIOR 920.560.5037



MERRILL AVENUE & COUNTY ROAD K WAUSAU WI

- Prime development site with great visibility in the Village of Maine
- Ideal for a variety of display retail, service businesses or hospitality
- Daily traffic count is approximately 15,000 cars on US Highway 51

SALE PRICE	\$435,456
LOT SIZE	9.07 acres
ZONED	B2 General Commercial

TONY "T.J." MORICE, SIOR 715.218.2900



GREENVILLE CENTER DRIVE GREENVILLE, WI

- A unique opportunity exists next to the Appleton International Airport
- Located just west of Interstate 41 on College Avenue
- Join Gulfstream, Miller Electric, Feucht Financial Group, Essity & Asten Johnson

SALE PRICE	\$595,000
LOT SIZE	3.05 acres
ZONED	Commercial

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



N 6TH ST, PARK AVE, E WAUSAU AVE, CENTER ST WAUSAU, WI

- Development opportunity
- 6 residential properties
- Commercial properties: 3,139 SF south shop; 1,260 SF north shop and 3,680 SF main shop
- Across from a newer Kwik Trip

SALE PRICE	\$999,500
TOTAL LOT SIZE	8,079 acres
RESIDENTIAL	6 properties
COMMERCIAL	Main, South & North Shops

TONY "T.J." MORICE, SIOR 715.218.2900



HWY CB, AEROTECH DR & W SPENCER ST GREENVILLE, WI

- Excellent location near the Appleton International Airport
- Great visibility with frontage on College Avenue
- Minutes from downtown Appleton
- Protective covenants recorded

LOT 5 - 1.14 acres	\$75,000
LOT 6 - 2.13 acres	\$140,000
LOT 7 - 2.38 acres	\$244,000
LOT 8 - 3.85 acres (1.61 wetlands & 2.24 usable)	\$195,000

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



W CASSIDY DR, MERRILL AVE, COUNTY RD K WAUSAU, WI

- Opportunity to own a roadway or create a development plan with the Village of Maine
- Various trades would benefit from these sites for building their shops or locating their businesses

SALE PRICE	\$199,836
LOT SIZE	10.75 acres
ZONED	B-2 General Commercial

TONY "T.J." MORICE, SIOR 715.218.2900





DOLLAR GENERAL

MORE LISTINGS AVAILABLE IN:

- » CLINTONVILLE
- » GRANTON
- » HAWKINS
- » PRENTICE

PLEASE CALL FOR MORE INFORMATION



7941 CHITKO ROAD ARMSTRONG CREEK, WI

• Dollar General investment opportunity	SALE PRICE	\$1,792,592
• 1.70 acres		
• Built in 2024	CAP RATE	6.75%
• 15 years initial lease term		
• \$120,999.96 annual rent, years 1-5	BUILDING SIZE	10,640 SF
• Turn over date: 7/2024		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

1010 LEED PARKWAY PLAIN, WI

• Dollar General investment opportunity	SALE PRICE	\$1,946,944
• 2.00 acres		
• Built in 2024	CAP RATE	6.75%
• 15 years initial lease term		
• \$131,418.72 annual rent, years 1-5	BUILDING SIZE	10,640 SF
• Turn over date: 10/2024		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

1257 MAIN STREET, JUNCTION CITY, WI

• Dollar General investment opportunity	SALE PRICE	\$1,740,919
• 1.50 acres		
• Built in 2024	CAP RATE	6.75%
• 15 years initial lease term		
• \$117,512.04 annual rent, years 1-5	BUILDING SIZE	10,640 SF
• Turn over date: 9/2024		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

1400 W COLLEGE AVENUE APPLETON, WI

• Multi-tenant retail/office investment	SALE PRICE	\$1,850,000
• High traffic counts on W College Ave and great demographics	NOI	\$143,150
• Busy business corridor and thriving residential area	BUILDING SIZE	15,360 SF
• 1.45 acres; building and pylon signage		

ELIZABETH RINGGOLD 920.560.5061

500 EAST WALNUT STREET GREEN BAY, WI

• Multi-tenant office investment and/or owner occupancy in downtown area	SALE PRICE	\$575,000 \$495,000
• 24 on-site parking stalls with additional parking available	BUILDING SIZE	12,500 SF
• Within walking distance to downtown business district	SITE MEASURES	159'x132'

JAMES WHEELER, CCIM 920.560.5093

2080 W 20TH AVENUE OSHKOSH, WI

• Well-maintained, climate-controlled building on high traffic 20th Avenue	SALE PRICE	\$1,595,000
• 2.99 acres	CAP RATE	8%
• Abundant parking with two access points		
• Near shopping, dining & lodging	BUILDING SIZE	21,000 SF
• Single tenant: Precision Athletics		

JOHN ROBERTS, SIOR 920.216.2554

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