

LOCATION AERIAL



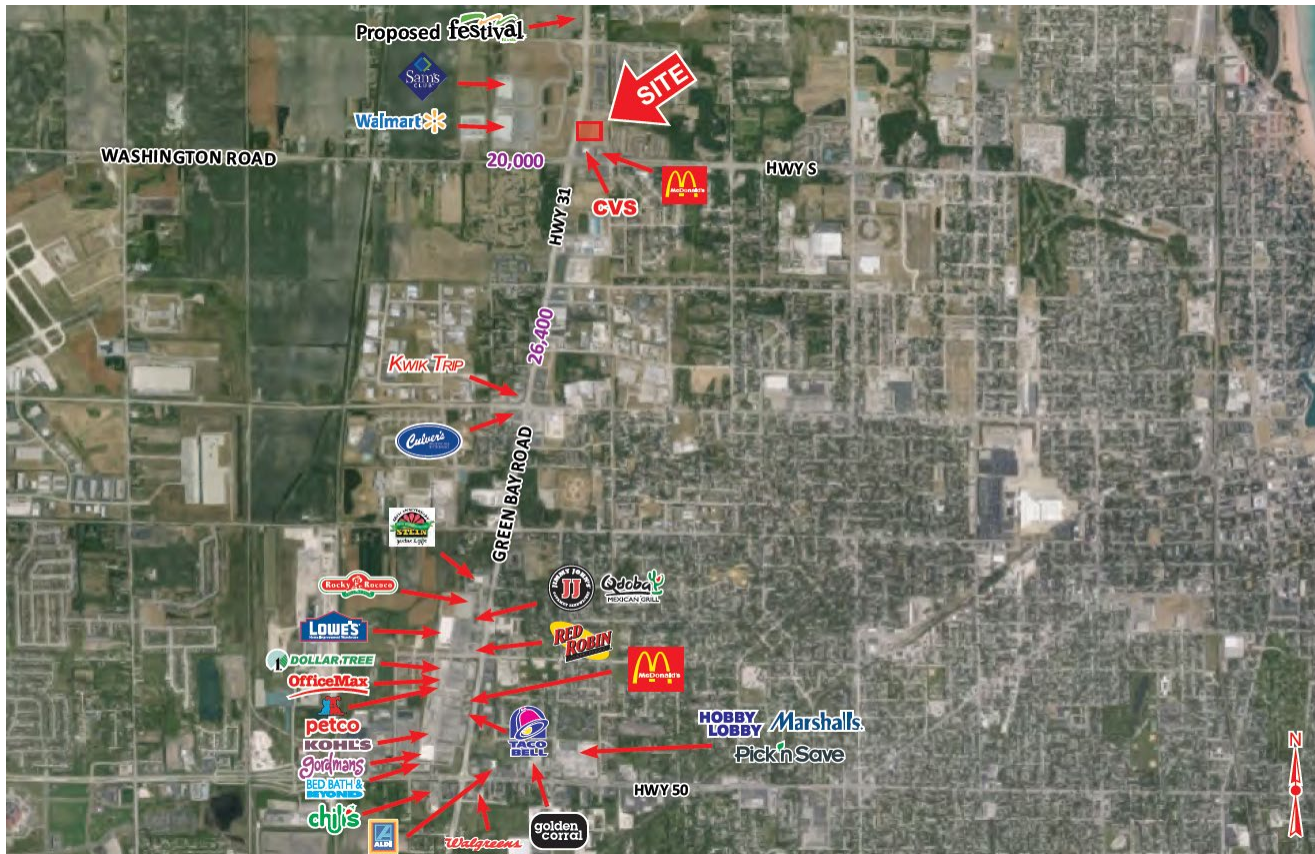
PROPERTY DESCRIPTION

Great pad site opportunity across the street from Walmart Supercenter and Sam's Club. Excellent opportunity for bank, fast food, hotel, or a single tenant retail user/office/medical.

- **AVAILABLE**
5.16 Acres
- **TRAFFIC COUNTS**
26,400 VPD along Hwy 31/Green Bay Rd.
20,000 VPD along Hwy S/Washington St.



FAR AERIAL



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|----------|----------|----------|
| ■ POPULATION | 3,297 | 46,224 | 81,619 |
| ■ HOUSEHOLDS | 1,341 | 24,046 | 44,693 |
| ■ AVG. HH INCOME | \$58,445 | \$47,701 | \$51,480 |

CONTACT INFORMATION

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