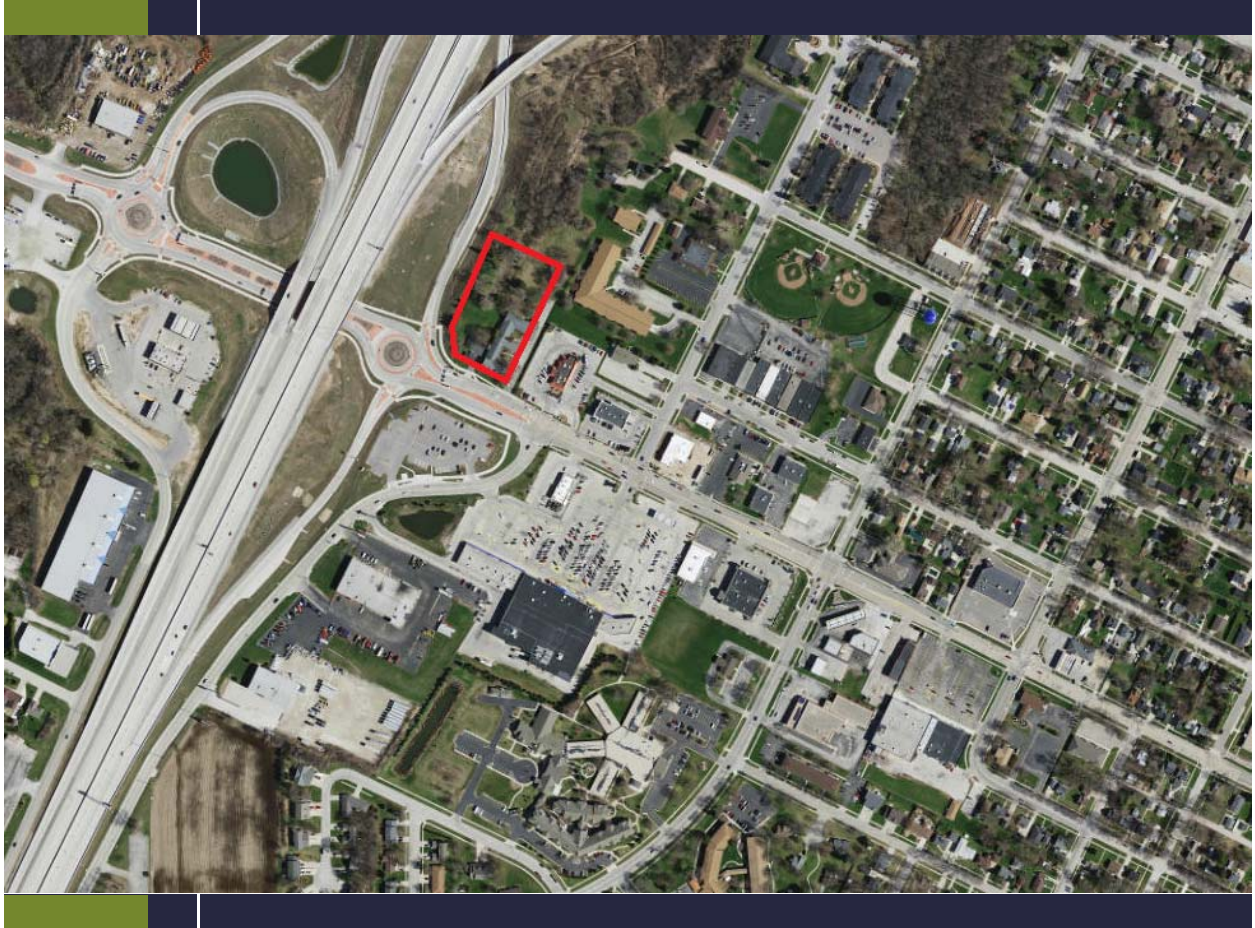


FOR LEASE

PRIME RETAIL DEVELOPMENT SITE



NEC I-41 & Main Avenue • De Pere, Wisconsin

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## PROJECT SUMMARY

NEC I-41 & Main Avenue • De Pere, Wisconsin

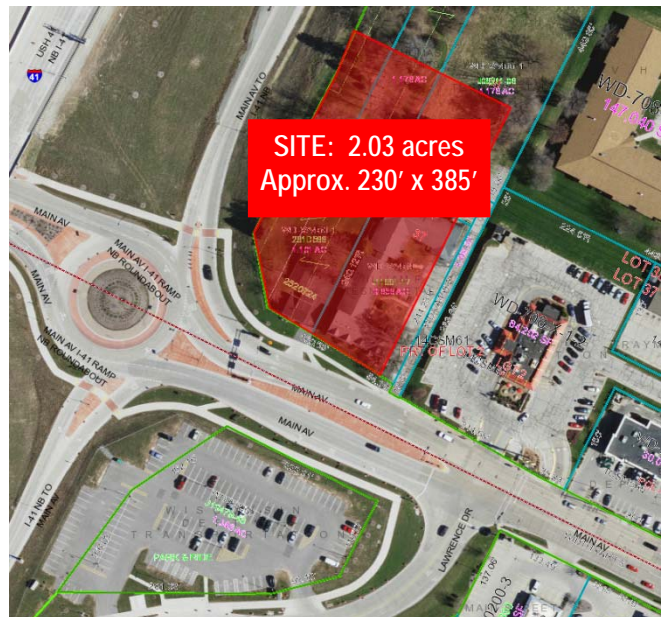
- This is an opportunity to ground lease a prime, approx. 2-acre retail site for \$150,000/year at the northeast corner of Interstate 41 & Main Avenue in De Pere.
- The site will be prepared pad-ready prior to turnover to the lessee.
- As will be further detailed herein, discussions are being finalized with WisDOT to approve access to this site from Main Ave via a new roundabout and northward extension of Lawrence Drive between the site and the existing McDonald's restaurant.

## Neighborhood Specifics

- De Pere, with a population of just over 24,000, is a southern suburb of Green Bay.
- Main Avenue is the primary east-west thoroughfare into De Pere from the I-41 corridor, and is the city's primary retail corridor.
- Neighboring retailers include Festival Foods, McDonald's, Burger King, Starbucks, FedEx Office, Dunkin' Donuts, AutoZone, Walgreens, Subway, Johnson Bank, Associated Bank, CVS/pharmacy, Dollar General and Bank Mutual. An aerial showing the retailers is on the next page.

## Site Specifics

- Approx. 2-acre site (230' x 385').
- Existing structures will be demolished and the site graded pad-ready to tenant's specifications.
- Exact sizing and dimensions will be determined after WisDOT approval of roundabout design and location.
- The site offers prime visibility from I-41 and easy access from all directions upon completion of the roundabout.
- WisDOT Traffic counts:
  - Main Avenue: 21,300 vpd
  - I-41: 59,300 vpd





AERIAL OVERVIEW  
I-41 & MAIN AVENUE (COUNTY G) • DE PERE, WI  
VIEW LOOKING NORTH

## Roundabout Design, Construction & Timeframes

- As noted earlier, discussions continue with WisDOT to approve a new roundabout and northward extension of Lawrence Drive that will provide full access to this site.
- The proposed “Concept C” roundabout is shown below. It is designed to replace the existing signalized intersection of Main Avenue and Lawrence Drive. This will allow Lawrence Drive to be extended north of Main Avenue along the west side of McDonald’s—providing access to and from Main Avenue.
- Discussions with WisDOT will ultimately determine the exact location of the roundabout and the ultimate property dimensions and size of the site. A final decision is expected by early fall 2015. Construction is estimated to begin in spring 2016 and be complete by early fall 2016 so that roadway construction and store development activities occur simultaneously.

