

I am seeking a commercial tenant for a suite in the Foxdale Plaza site. The site we have available is in a building that also houses a Hardware Hank store of 12,000 sq. ft. doing well over a million dollars a year in sales. The suite is 6,000 sq ft that we would be willing to subdivide.

The shopping mall is currently called Foxdale Plaza. It is not a continuous strip mall, but it is surrounded by a block of commercial businesses. The make-up of the business within one block of our site include:

Anchors:

- Larry's Piggly Wiggly, supermarket
- Hardware Hank, hardware store

Financial

- East Wisconsin Savings & Loan
- Community First (within Larry's)
- Edward Jones, investment services
- Insurance Management, Inc, commercial & private insurance

Restaurants

- El Jaripeo Mexican
- #1 Chinese Restaurant
- Village Limits bar and grill
- Landreman's family restaurant
- Hollanders Pub & Grill (& banquet hall)
- Rose Hill Bar, grilled food and volleyball, etc.
- Larry's, salad bar and carry-out deli

Miscellaneous

- Auto Zone auto parts
- Family Dollar, general merchandise
- O'Reilly's auto parts
- Premier Appliance, large home appliance sales & repair
- Heart of the Valley Blood Center
- Laundry Chute Laundromat
- Fanci That Beauty salon
- Best Car Wash
- Fuzzy Buddies Doggie Day Care
- Van Zeeland Nursery, large live goods nursery and contract landscape contractor
- Dwyer's Food Mart, convenience store and gasoline
- Martial Arts / Power Yoga center

I believe that there is a good mix of business here that would complement your business and help add to the number of customers who would find a location of yours here to be convenient to them. I would be most happy to work with you to develop the site to enhance visibility and access for your benefit.

Contact: David Verhagen, Phone: 920-419-2091



1377

Open 8
Hours

HARDWARE

Overview: Retail space in busy strip mall anchored by a 44,000 sq. ft supermarket and 12,000 sq. ft. hardware store. Village approval for a drive-thru has been obtained.

Address: 2001 E. Main Street, Little Chute, WI 54140

Locality: Little Chute, Village of

County: Outagamie

State: Wisconsin

Within City Limits: Yes; Village of Little Chute

Available (Sq. Feet): 6,000

Ceiling Peak (feet): 10

Year Built: 1980

Primary Building Type: Retail/Commercial/Services

Construction Type: Concrete block, new membrane roof in 2008.

Former Use: retail, most recently auto parts

Zoning: commercial

Expandable: limited

Can Subdivide: yes

Specialty Feature: loading dock, shared services

Sale Price: not for sale

Lease Rate Per (Sq. Ft./Year): \$ 3.50 net/net/net for initial 3-year term for full suite, somewhat higher for a subdivided space.

Lease terms: negotiable

Property and Area Description: Strip mall between City of Kaukauna and the Village of Little Chute on busy highway. Busy retail district anchored by a 44,000 sq.ft. super market and 12,000 sq. ft. hardware store both reporting sales gains greater than statewide benchmarks. Other businesses include financial services, general merchandise, auto parts, appliance dealer, gas station, six restaurants, and a variety of service businesses. Small enough to be consumer friendly, big enough to draw a crowd.