

# Military Avenue & 7<sup>th</sup> Street

VANDER ZANDEN  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate



**STRIP MALL FOR RETAIL OR OFFICE USE**

## **SITE**

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### **1142 South Military Avenue**

3,990 s.f. of open area for retail display. Small office – storage room and one bathroom. Three phase electric, 200 amp and gas forced air central air.

### **1132 S. Military Avenue**

1,920 s.f. open area, one bathroom and storage. Gas forced air central air. Landlord to install new carpet.

### **7<sup>th</sup> Street**

Approximately 3,921 s.f. retail or office space. Owner will consider dividing and will remodel to suit.

## **LEASE INFORMATION**

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Three to five months free rent on three or five year leases respectively.

Asking rent is \$8.00/s.f. per year plus utilities. Owner will consider some cosmetic updates.

## **ADDITIONAL COMMENTS**

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- » Traffic count over 15,000 vehicles per day.
- » Blueprint on file with Broker.

## **VANDER ZANDEN REAL ESTATE COMPANY, LLC**

107 South Madison Street  
Green Bay, Wisconsin 54301

**920.437.9797**

*[www.vanderzanden.net](http://www.vanderzanden.net)*

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