



OUTSTANDING W. JOHNSON ST. (HWY 23) OPPORTUNITY

FOND DU LAC'S BUSIEST CORRIDOR. EXTREMELY IMPRESSIVE TRAFFIC COUNT.

920-539-7014

zacommercial.com

FOR LEASE



This/the information found in this publication is deemed reliable, but not guaranteed.

JUNE 2011

484 WEST JOHNSON ST. FOND DU LAC, WI

Uniquely Local. Unequaled Results.





GREAT LOCATION. EVEN GREATER DAILY TRAFFIC COUNT.

Unequaled Signage Opportunity. Superb Store Front. Outstanding Rear Parking.

Great Class "A" office or specialty retail opportunity in a modern setting just east of the Forest Mall.

FOR LEASE ◦ \$2,500 PER MONTH NNN

Property Specifications

Location West Johnson - Forest Mall Corridor

Available Space (East) Approx. 1,600 SF
Interior New
Layout Open Concept/ or BTS
Build-Out Negotiable
Flooring Tile/Wood/Carpet or BTS

Exterior **Glass/Brick Front**
Parking Rear - Ample
Condition "New" Class A
Other Front & Rear Entrances
Total Building Space 3,200 SF

Front Marquee **LED Message Display**
Fixed Space Above LED Display
LED Display Space Negotiable

Traffic in Local Corridor **2008**
Johnson Street. Approx.24,000 daily
Neighboring Corner Heavy Daily Traffic

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CURRENT SPACE AVAILABLE – BUILD TO SUIT.

Match the available square feet specifically to your needs.

Negotiable build-out with several amenities already planned.

APPROX. 1,600 SF

front view



Notable Features – Floor Plan

Approx. 40' x 40'

- Flooring
- Ceiling
- Restrooms
- Windows
- Entrance
- Kitchenette

- Build to Suit (BTS)
- Suspended
- 2 – Common Area
- East Exposure / Front / Rear
- Foyer - Font & Rear
- Yes



rear view

LEASED SPACE

AVAILABLE SPACE

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Great location with ample parking. Rare opportunity to design space from new open concept footprint.

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ADJACENT TENANT BUILD-OUT SHOWN

Open. Modern. Inviting & Up-to-date Build-out Was Selected By Neighboring Tenant

Landlord open to numerous build-out possibilities in an effort to meet your business needs.

1,600 SF

Tenant to West

Selected Build-Out

Flooring	Carpet
Ceiling	Suspended
Walls	Wainscoting
Windows	West Exposure / Front / Rear
Entrance	Foyer - Font & Rear
Kitchenette	Yes



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Open concept used with the **1,600 SF** of space. Modern design with a Retail or Office setting in mind.



Build-out of west neighboring space 1,600 SF – currently under lease



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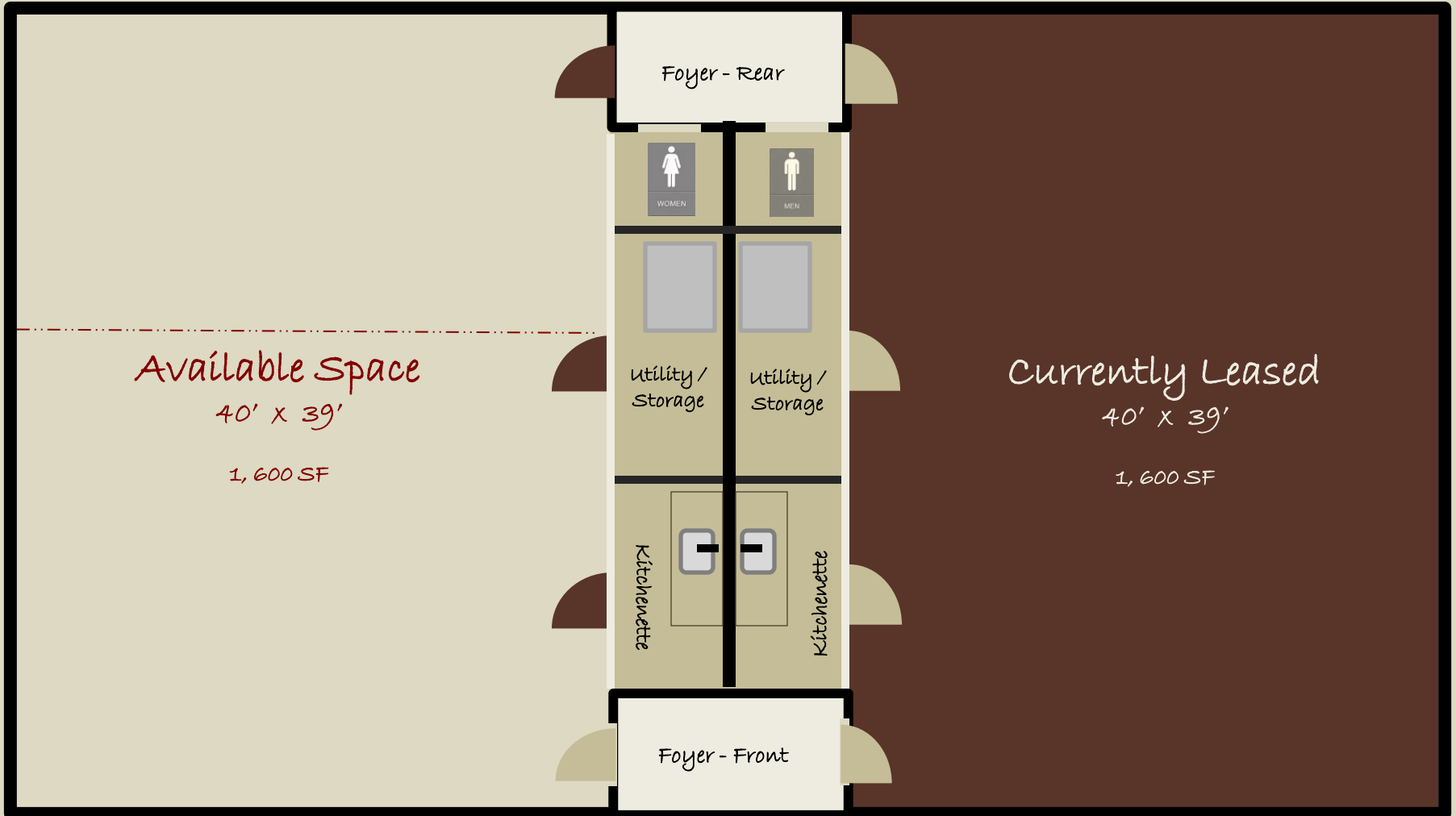
FLOOR PLAN.

484 WEST JOHNSON ST. FOND DU LAC, WI

1,600 SF AVAILABLE

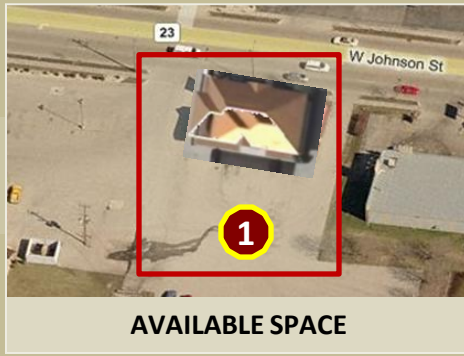
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Architectural Drawings May Be Available.





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AVAILABLE SPACE

NEARBY BRANDS.

FOREST MALL STORES

15



17



16



14



13



12



11



10



9



8



7



6



5



18

19

20

21

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4



This/the information found in this publication is deemed reliable, but not guaranteed. Not all nearby brands shown.

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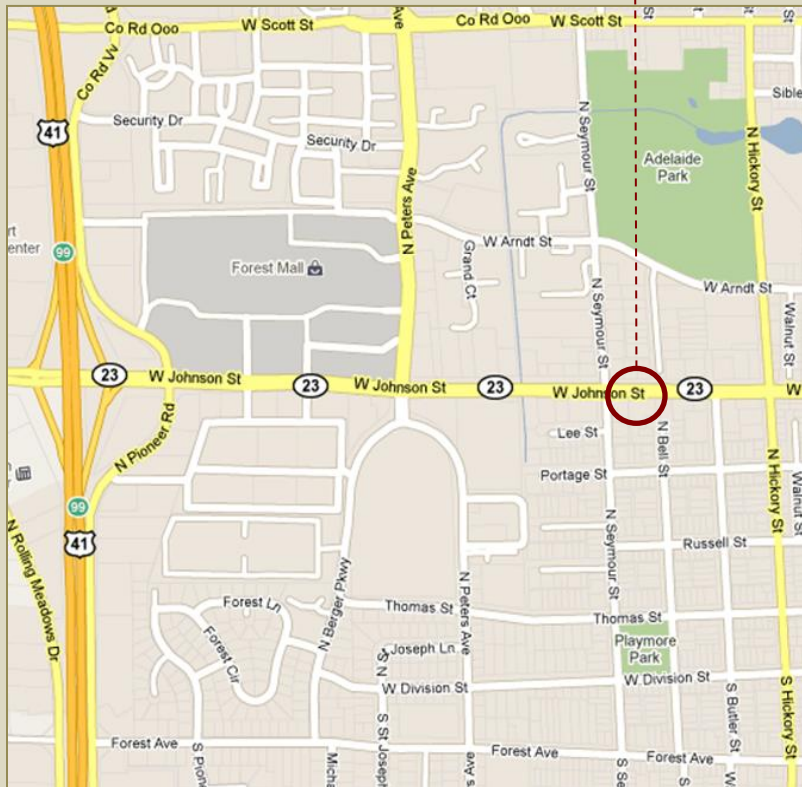
MAP.

Contact Alex or Tom today for
a personalized tour.

920-539-7014

www.zacommercial.com

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