



FOR LEASE

the shops at johnson crossing  **new space - divisible - mix use**

1115 E. JOHNSON ST. FOND DU LAC WI

NWC of Hwy. 23 & 151 Bypass



920.204.6850

www.zacommercial.com

Uniquely Local. Unequaled Results.

Fond Du Lac's Premier Growth Location. With Limited Premier Space Still Available.

If look & location drive your business model
& brand strategy...



...than this location has everything to give you a
brand-new look.



Offered At
\$13 to \$17 SF
(NNN)



**QUALITY RETAILERS IN PLACE TO SUPPORT
YOUR BUSINESS MODEL**



ALL SPACES BUILT TO SUIT



**FOND DU LAC'S
FASTEST GROWING CENTER**



GREAT TRAFFIC COUNT



OFFICE SPACE OFFERINGS



**OUTLOTS WITH TREMENDOUS EXPOSURE
FOR THOSE SEEKING STAND-ALONE
OPPORTUNITY**



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An Exterior With Finishes Of Brick & Detailed Facia. An Interior That Starts With A Clean Slate.

Spaces not only ready to deliver results...



...but ready to configure to your needs from scratch.



CENTER SPACE SPECIFICATIONS

GLA

Total Spaces
Spaces Remaining

OVERVIEW

165,000 SF

23
5

Available Space

Unit B
Unit F
Unit I
Unit M

Main Level

1,739 SF
4,080 SF
2,816 SF
3,567 SF

Available Space

Unit 2A - Office /Professional

2nd Level

5,618 SF

Current Tenants

Anchor
Floral
Health Care
Health & Beauty
Food - Pizza
Food - Other
Communications
Office/ Professional
Office/ Professional

2011

Festival Foods
Botanicals
Agnesian EZ Care
Cost Cutters, SkyNails, & GNC
Nick & Willy's
King's Chef
Verizon
ReMax Real Estate
Fond du La Public Library



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Pricing & Build-Out Specifications.

\$13 to \$17
Square Foot (NNN)



AVAILABLE SPACES

		OVERVIEW
West Wing	Size	Pricing
Unit B	1,739 SF	\$13 SF
Unit F*	4,080 SF	\$17 SF
East Wing	Size	Pricing
Unit I	2,816 SF	\$17 SF
Unit M*	3,567 SF	\$17 SF
2nd Level	Size	Pricing
Unit 2A	5,618 SF	\$13 SF

* Divisible

NNN Pricing	2011
All Spaces	\$3.75 SF

BUILD-OUT - "WHITE BOX"

		OVERVIEW*
Perimeter Walls	Sheet-Rocked / Ready for Paint	
Floor	Ready for Floor Covering	
Ceiling	2' x 4' Drop-In / Installed	
Bathroom(s)	To ADA Code / Ready to Use	
HVAC	To Code / Ready to Use	
Custom Build-outs	Negotiable	

* A complete list of Landlord's standard "White Box" work available upon request.



Electrical Build-Out Overview: 220 AMP, three phase electrical service • Outlets as specified on floor plan • GFI breakers as required by code • One (1) – 2' x 4' four-tube lay-in fluorescent light per every 100 s.f. • Wiring for signs in front of space.



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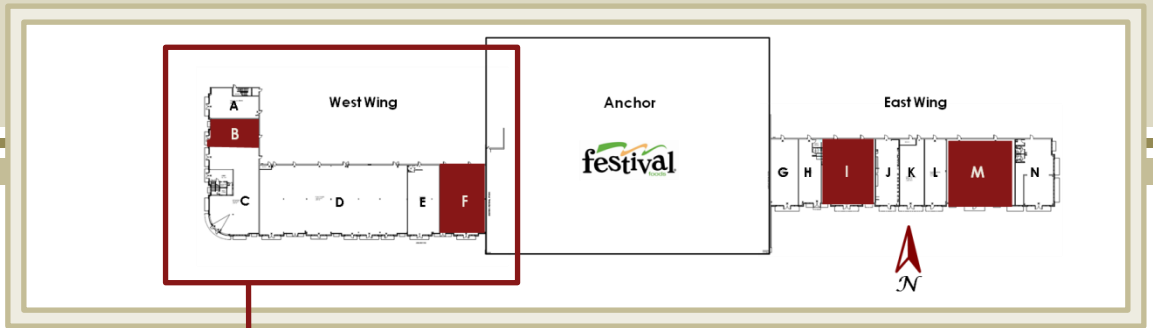
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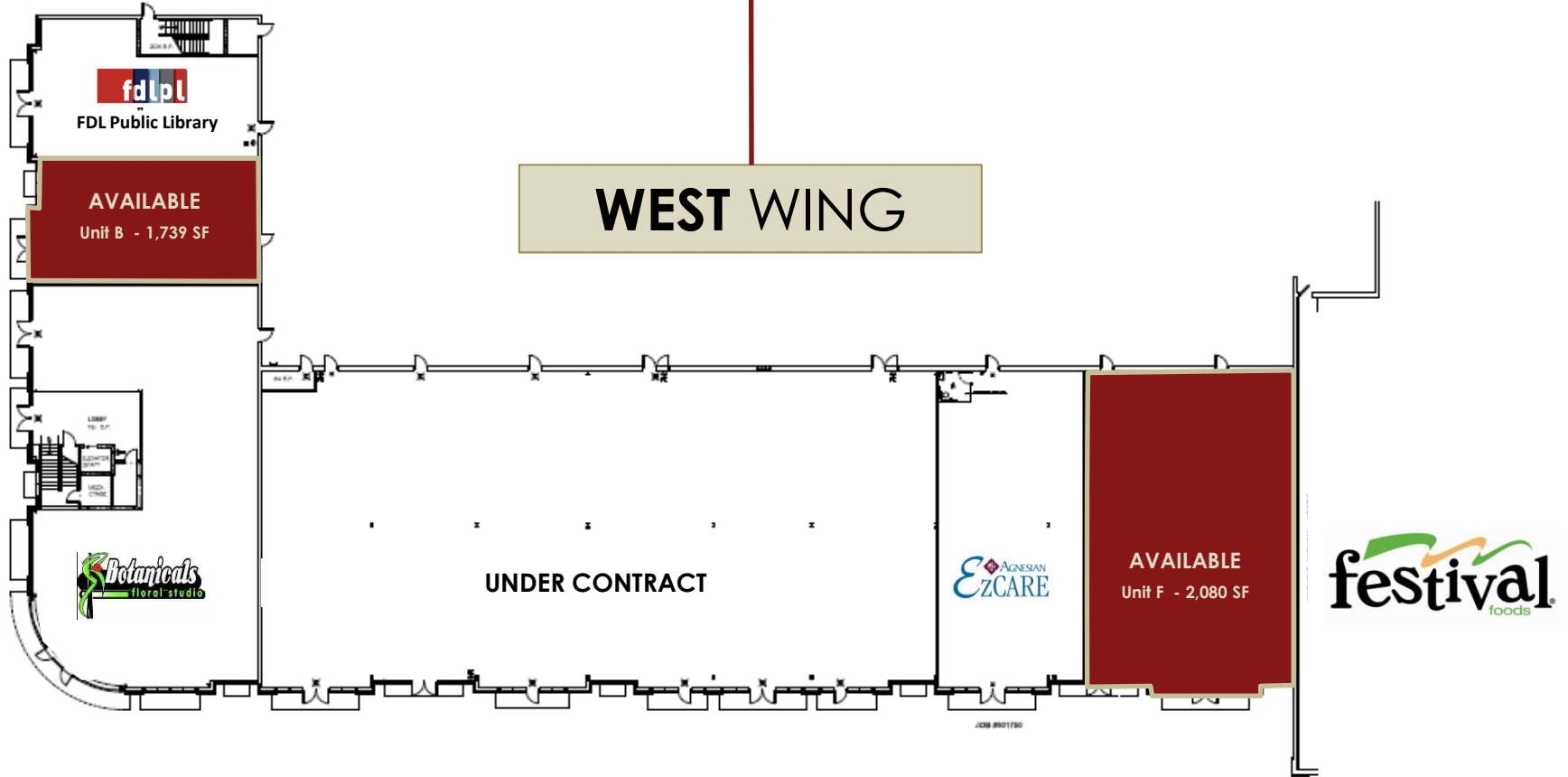
SITE OVERVIEW



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WEST WING



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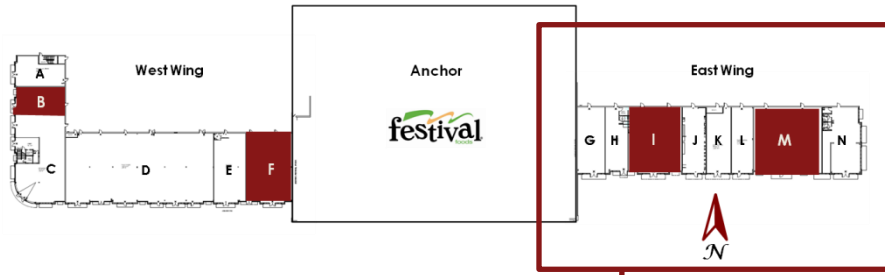
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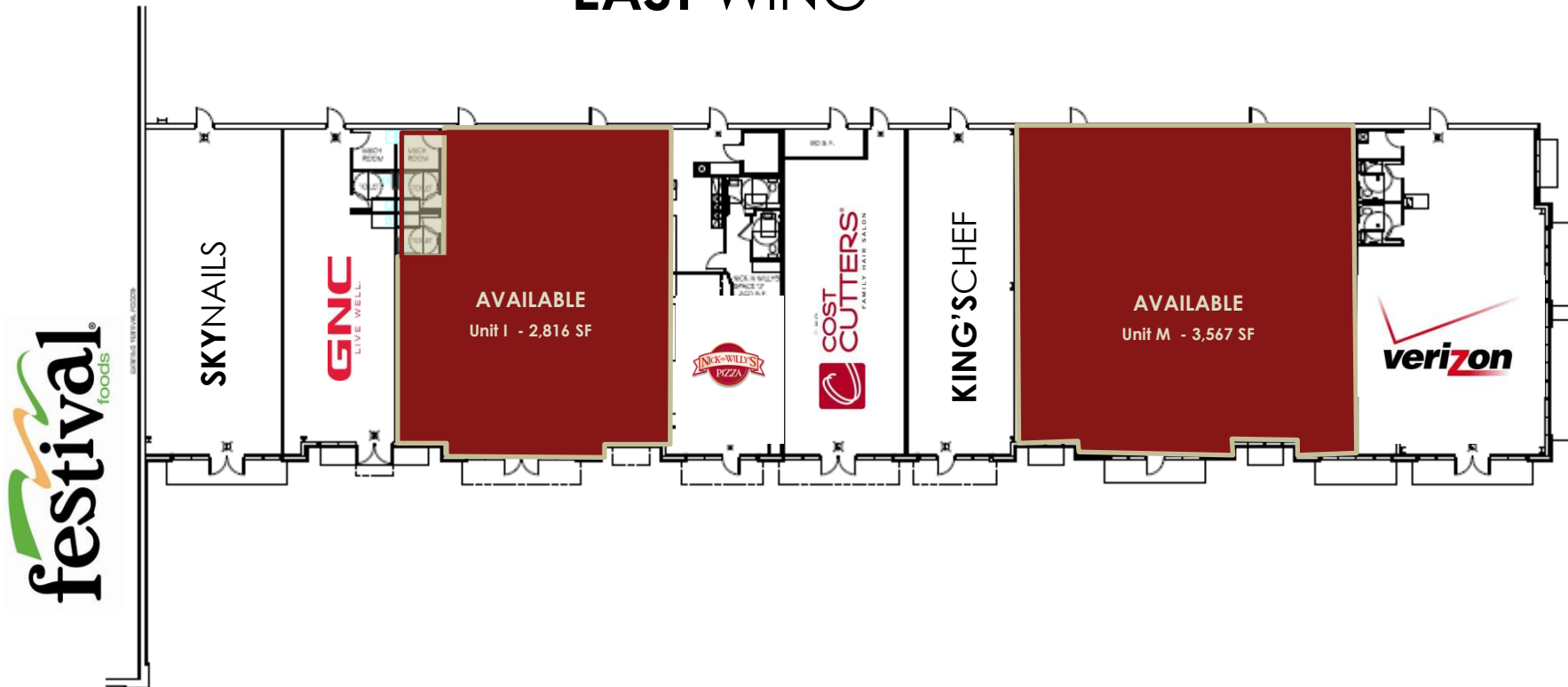
SITE OVERVIEW



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EAST WING



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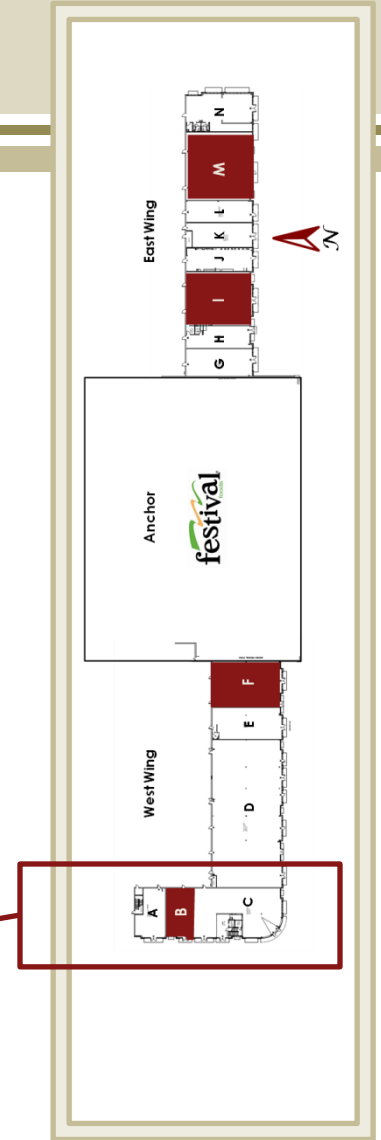
SITE OVERVIEW



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2ND LEVEL



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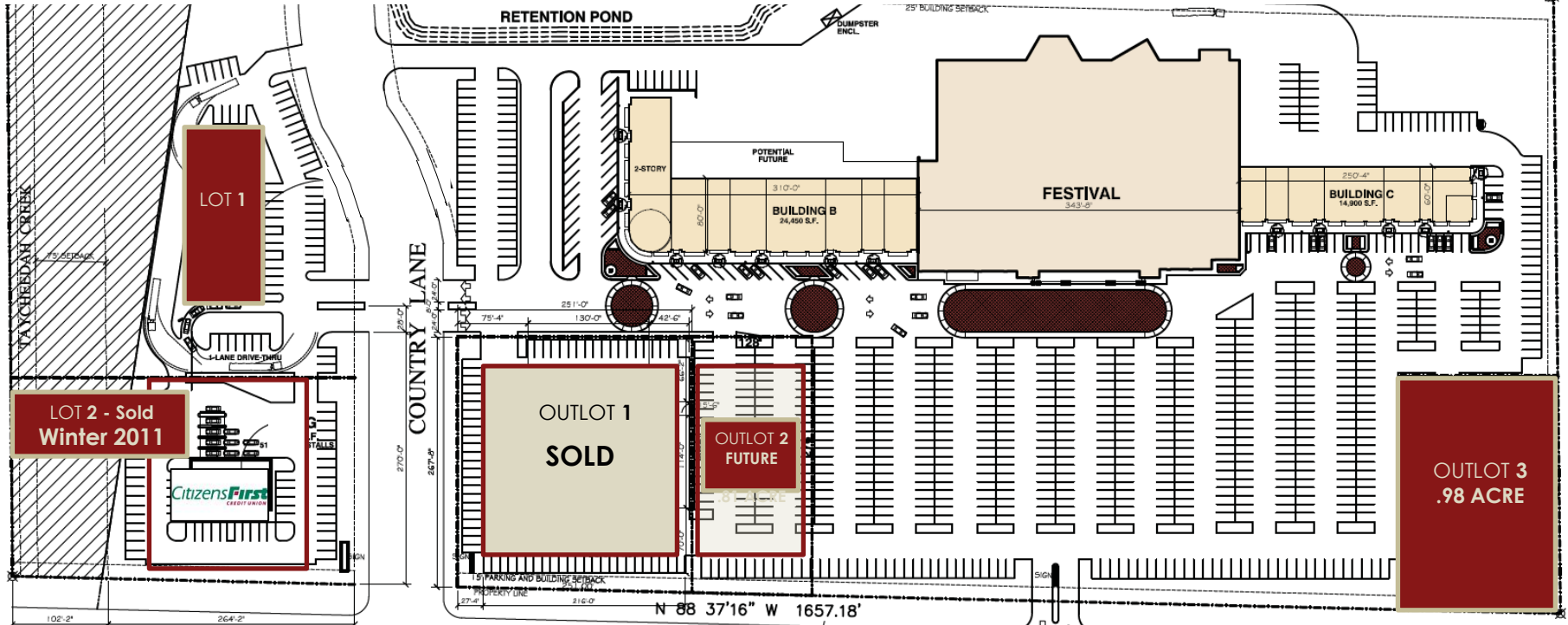
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LOT & OUTLOT OVERVIEW



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LOTS / OUTLOTS	SF (Gross)	Net Buildable	Purchase Pricing	Ground Lease Pricing
Lot 1 - Divisible	128,166	64,083	Buildable - \$18 SF	TBD
Lot 2	80,593	57,000	Sold	Sold
Outlot 1 - Prime Corner	-	67,953	Sold	Sold
Outlot 2 - Interior /Future	35,283	35,283	\$750,000	\$64,000 /Yr.
Outlot 3	42,684	42,684	\$950,000	\$81,000 /Yr.

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LOCAL DATA



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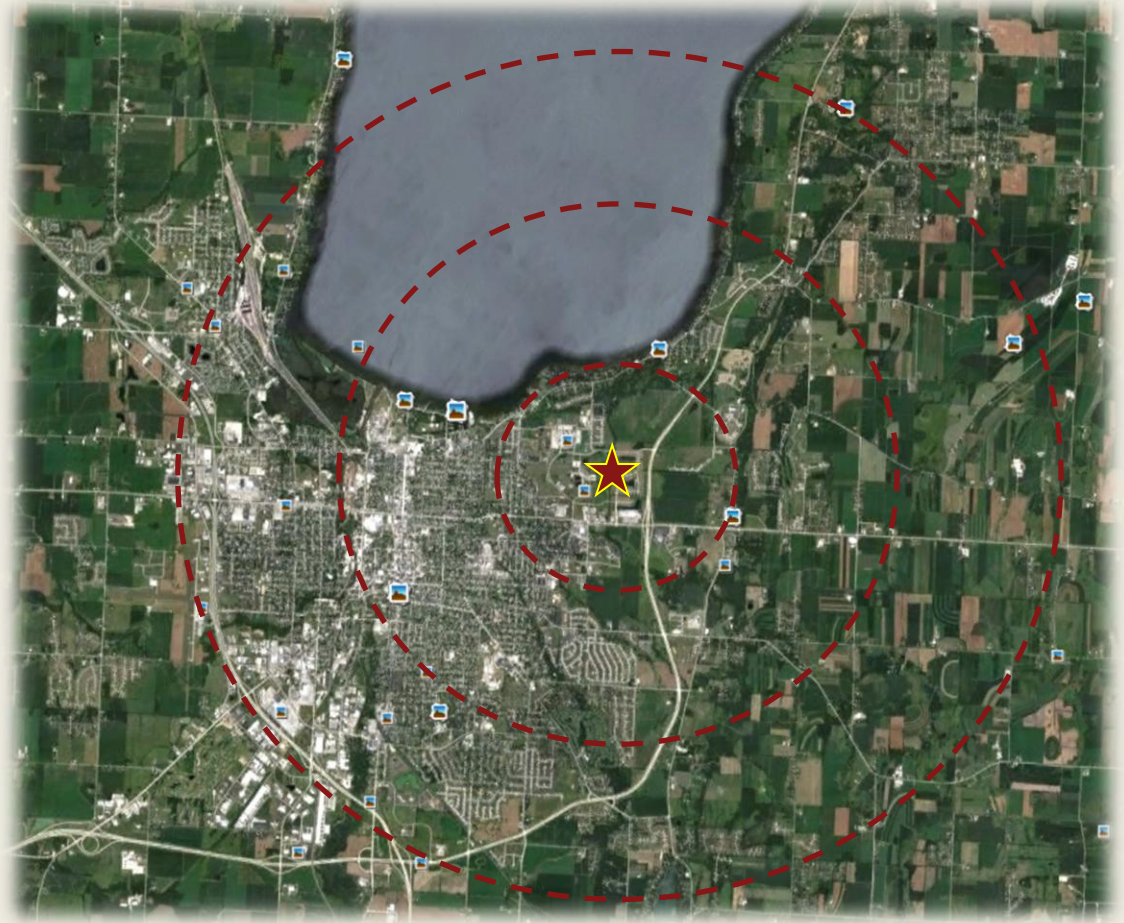
Traffic counts (2008)



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Demographic Data (2010)

1125 E Johnson St.	1 Mile	3 Mile	5 Mile	FDL
2010 Est. Population	2,610	37,914	55,212	42,814*
2010 Median HH Income	\$ 61,882	\$ 59,051	\$ 58,273	\$ 56,345
2010 Labor Force (total employees)**	2,037	21,187	40,793	37,742

*U.S. Census 2010 population for City of Fond du Lac is 43,021

**Total employees employed by businesses within the radius ring

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Source: On-demand reports from ESRI, Business Analyst Online



MAP.

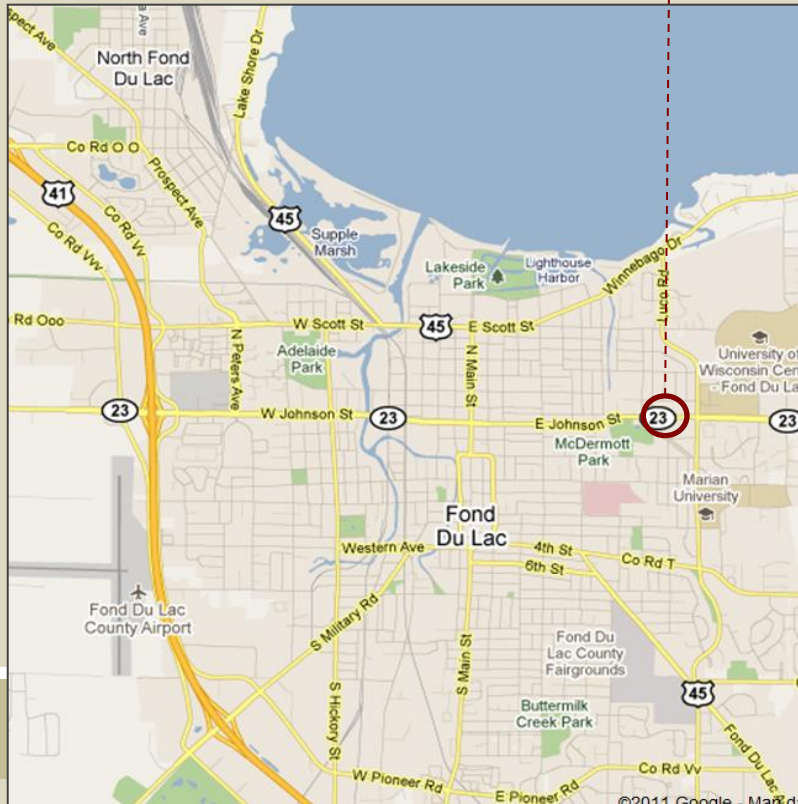
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FOND DU LAC, WI



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