

MULTI-TENANT RETAIL CENTER



RETAIL INVESTMENT OPPORTUNITY

2101-2151 Crooks Ave
Kaukauna (Appleton), WI

MARK PUCCI
920 347 9425
mark.pucci@colliers.com

COLLIERS INTERNATIONAL
Fox Valley Office
3051 Progress Way, Suite 211
Kaukauna, WI 54130
920 347 9500
www.colliers.com/wisconsin

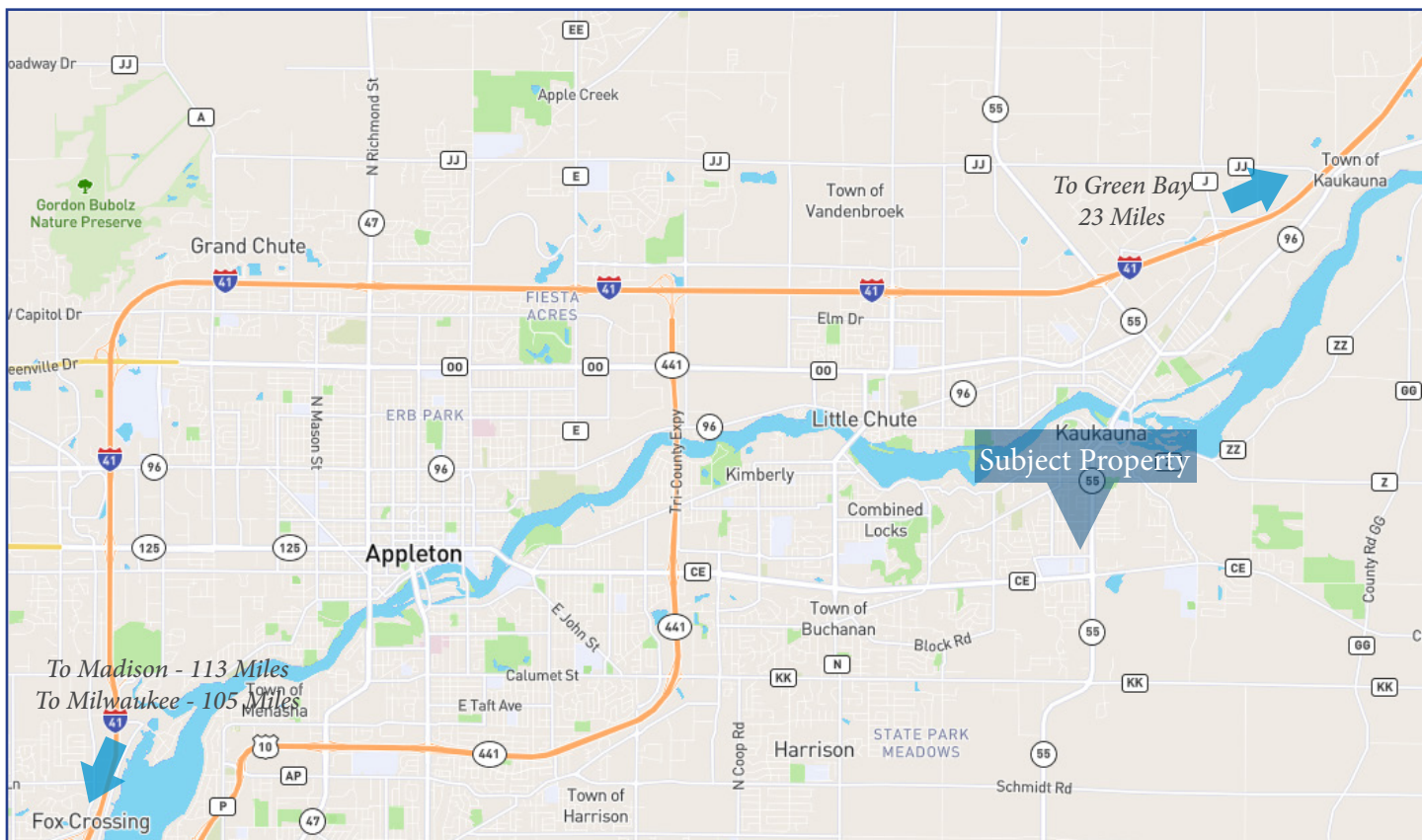


Key Features/Highlights

- › 100%* leased **newer retail center** leased to five tenants
- › **46% of center is leased to national tenants** including Subway, Edward Jones and Cost Cutters
- › Weighted average term remaining of approx. **4.2 years***
- › Located within **busy retail corridor** in Kaukauna (Appleton) - Traffic count of 13,300 AADT
- › **Numerous neighboring national/major retailers** including Walgreens, Piggly Wiggly, Ace Hardware, Taco John's, Aurora Health Care, Papa Murphy's, Goodwill and more
- › Two blocks north of E College Ave and Crooks Ave roundabout with E College Ave providing **direct access to Highway 441**
- › **Newer tenant buildouts** at Subway and BubbleFresh with recent new lease signings (BubbleFresh just celebrated their five year anniversary)



**Includes Seller master lease*



Property Description

Address:	2101-2151 Crooks Ave Kaukauna, WI (Appleton MSA)
Rentable Building Area:	9,704 SF
Site Area:	0.89 Acres
Year Built:	2006
Occupancy:	100%*
Tenants:	5 Tenants*
Y1 NOI:	\$99,120

*Includes Seller master lease



Pricing

\$1,150,000 (\$118.51 PSF)
8.62% Cap Rate

To obtain a copy of the offering memorandum, please complete the Confidentiality Agreement ([click here](#)).

Contact Us

MARK PUCCI
920 347 9425
mark.pucci@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



COLLIERS INTERNATIONAL
Fox Valley Office
3051 Progress Way, Suite 211
Kaukauna, WI 54130
920 347 9500
www.colliers.com/wisconsin