FOR LEASE

Northland Mall Spaces Available

900 W Northland Avenue
Appleton, WI 54914

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Property Description

Northland Ave Mall Suites Available

Available Space	1,000 - 5,732 SF
Building Size	34,374 SF
Year Built	1969
Vehicles/Day	18,900 on W Northland Ave
Lease Rate	**$9.00 - $10.00/ SF NNN**

Highlights:

- **High Visability Location**: Positioned along W Northland Ave with 18,900 vehicles per day.
- **Prime Appleton Intersection:** Located at a high-traffic intersection in appleton, ideal for retail users seeking strong visibility and accessibility.
- **Flexible Leasing Options:** Wide range of square footage available, accommodating tenents.
- **Versatile Property Layout:** Features both strip mall storefront suites with direct exterior access and interior suites, providing multiple leasing configurations to suit diverse business needs.

Demographics

Population
1 mi: 12,646
3 mi: 67,660
5 mi: 135,990

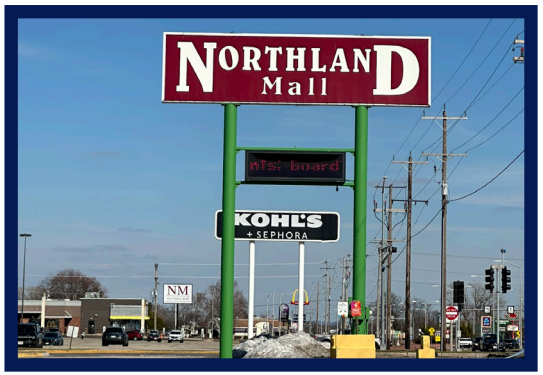
Daytime Pop.
1 mi: 10,570
3 mi: 88,264
5 mi: 157,792

Households
1 mi: 5,557
3 mi: 28,923
5 mi: 58,180

Household Income
1 mi: $79,991
3 mi: $81,154
5 mi: $80,596

Photos

Northland Ave Mall Suites Available

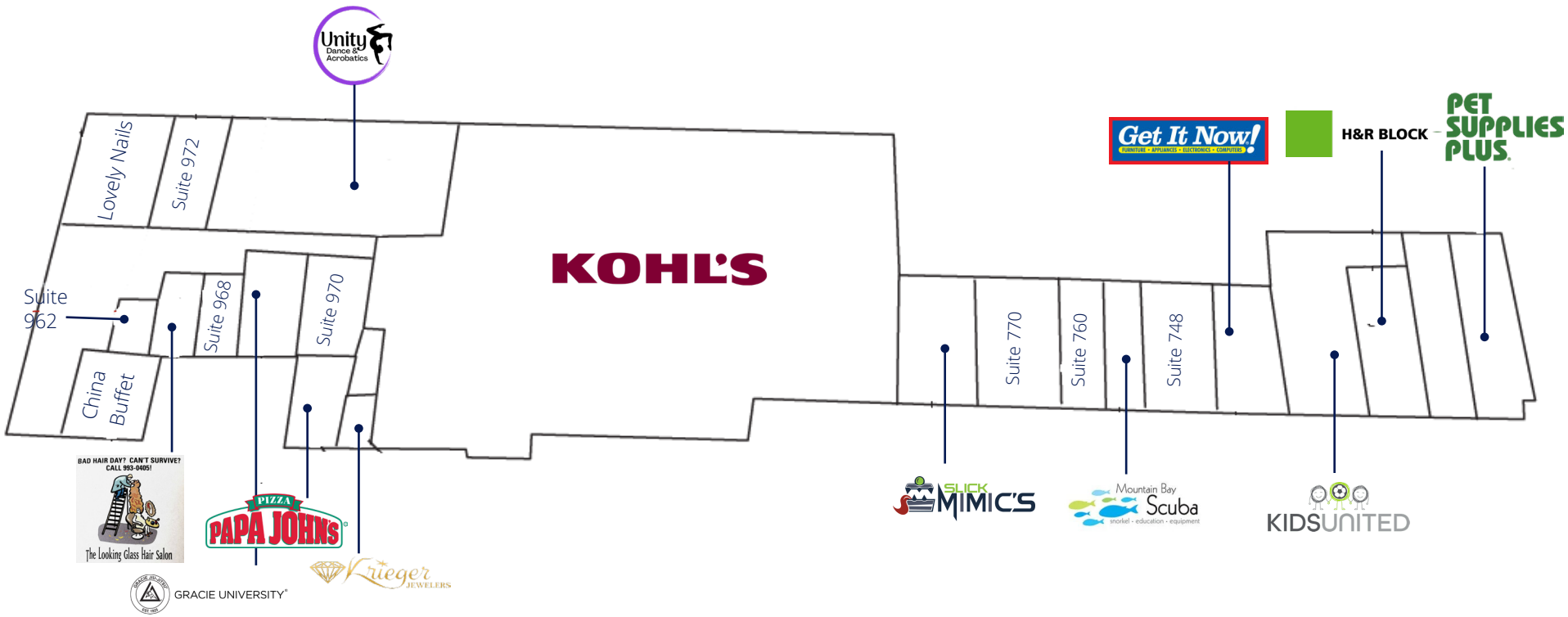


Site Plan & Availability

Northland Ave Mall Suites Available

Strip Mall Suites	
Suite 748	4,590 SF
Suite 760	2,000 SF
Suite 770	5,732 SF

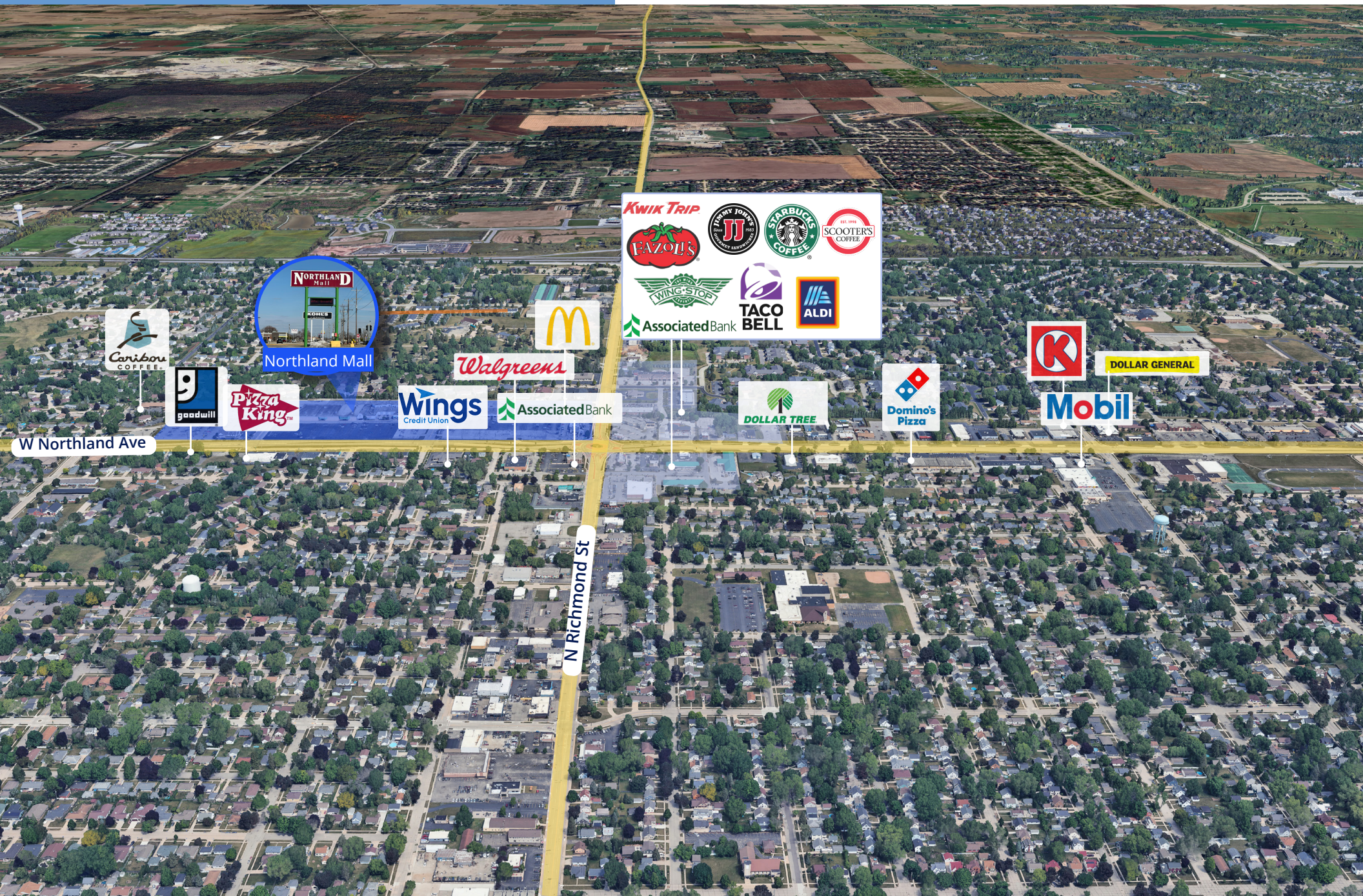
Interior Suites	
Suite 962	1,584 SF
Suite 968	1,000 SF
Suite 970	3,706 SF
Suite 972	3,568 SF



**Site plan drawn for illustrative purposes only. Not to scale

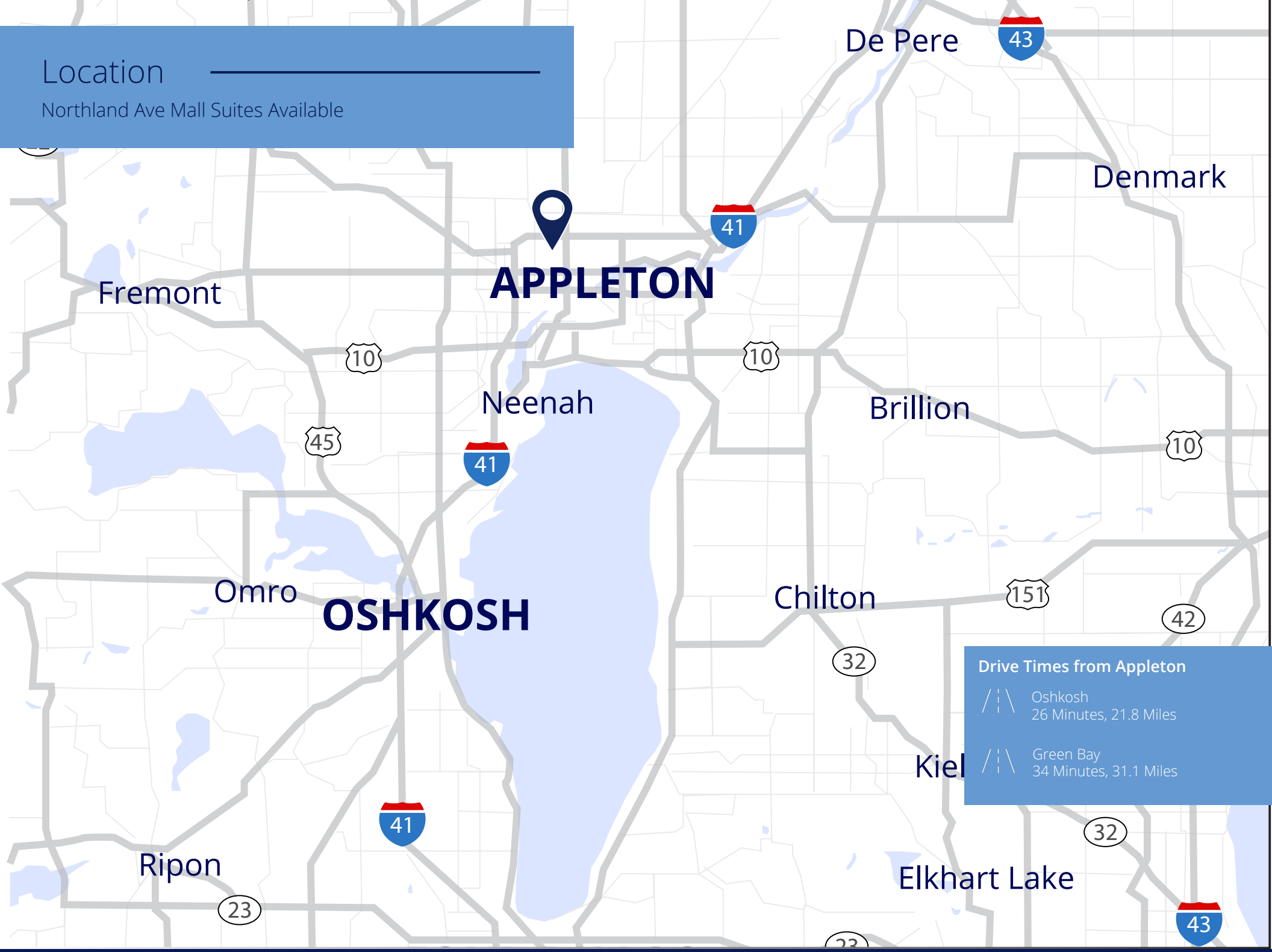
Area Overview

Northland Ave Mall Suites Available



Location

Northland Ave Mall Suites Available



Drive Times from Appleton

Oshkosh
26 Minutes, 21.8 Miles

Green Bay
34 Minutes, 31.1 Miles

Contact Us:

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Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosyre of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
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- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.
Confidential information: _____
Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____
(Insert information you authorize to be disclosed, such as financial qualification information.)

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An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intent to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://offender.doc.state.wi.us/public/

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