

MP

THE MORGAN PARTNERS

Professional Real Estate Services

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FOR LEASE

HWY 21 CORRIDOR
2265-2295 Westowne Ave
Oshkosh, WI 54904

Newer small shop center located adjacent to Menards. Cotenants include Subway, Rocky Rococo, Berry Fresh and more. Plenty of parking and monument signage available. Spaces in good condition for possible "as-is" occupancy. Perfect for retail or small office users.

RENT PRICE:
\$13.00 - \$14.00 / PSF

NNN:
\$3.25 / PSF

SIZE:
Suite 3: 1269 SF
Suite 5: 1210 SF

TRAFFIC:
18,900 VPD (HWY 21)
6,300 VPD (Westowne Ave)



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POP.	6,488	50,072	76,860
HHI	\$62,846	\$59,436	\$60,331

For more information, please contact:

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