



## 101 E College Ave Appleton, WI, 54911

Absolutely prime location in downtown Appleton available soon. Very high vehicle and foot traffic potential.

Recently occupied by a very large national chain.

### *Downtown business vibe, Appleton*

- Square Feet: 1800 sq ft
- Price Range: \$2000 per month triple net lease
- Parking: Adjacent parking
- Traffic Count: 25,000 daily
- Foot traffic: Busy downtown shopping
- Entertainment: 100 plus Restaurants & Retail Establishments
- Transportation: Appleton is a central transportation hub



### *Why Downtown?*

**Appleton's thriving downtown is the heart of the Fox Cities, a metropolitan population of 250,000 offering urban living in a vibrant community with small town values.**

- Appleton has been rated by Forbes Magazine as one of the best cities in Wisconsin for business
- Downtown enjoys a daily traffic count of more than 25,000 vehicles
- Downtown hosts community celebrations, events and parades throughout the year
- Direct access to downtown from all major highways and convenient access from the airport
- A diverse mix of office, retail, residential and entertainment
- Five parking ramps
- Upscale Hotels and convention accommodation
- Ongoing downtown and Riverfront development

