

NOW LEASING

COLLEGE AVENUE STRIP

2440 W. College Avenue



Fair Plaza is located on W. College Avenue, one of Appleton's busiest shopping districts.

With access from both College Avenue and Lynndale Drive, Fair Plaza enjoys excellent visibility and takes advantage of the 40,000+ cars that drive this stretch of The College Avenue Strip and Lynndale Drive every day!

Tenants at Fair Plaza include: Baskin Robbins, Minuteman Press, Hair Naturally, and Max Muscle.

Signage is available above your door and on the Fair Plaza pylon.

Call now and take advantage of this opportunity to locate your business in a prime retail area of Appleton.

KEY FACTS

Property: Fair Plaza

Address: 2440 W. College Ave., Appleton

Center Size: 9,500 sf (approx.)

Parking: 33 spaces

Rent: \$10/sf net.

Cam & Taxes: \$2.40/sf (2008 estimate)

Lease Term: 3 years minimum

Space Available: 1,350 sf 1,700 sf

MEERDINK & ASSOCIATES, INC.

Brokers, Developers & Managers of Business Real Estate

4351 W. COLLEGE AVENUE, APPLETON, WI 54914
(920) 734-0099 PHONE (920) 739-4322 FAX
pgubbels@meerdink.com