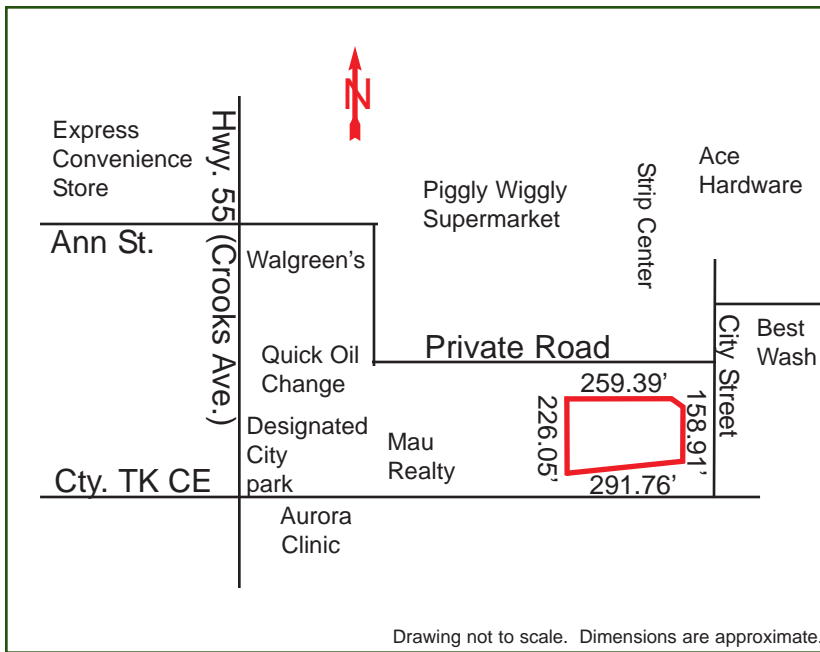


FOR SALE  
OR BUILD-TO-SUIT

COMMERCIAL OUTLOT

County Trunk CE, Kaukauna



**KEY FACTS**

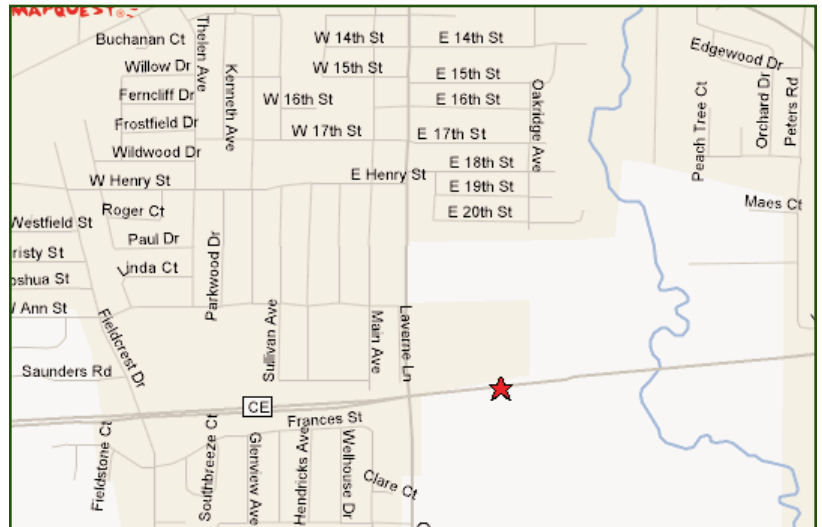
- Zoned CHD, Commercial Highway District.
- 1.37 Acres.
- High traffic location on Kaukauna's South side.
- Significant housing growth to South and East.
- Suited for Retail Store or Professional Office.
- Utilities located along lot line.
- Participates in CAM Agreement for snowplowing and driveway maintenance.

**Listed price: \$295,000**

This property is at the entrance to a shopping center that has become the retail center for Kaukauna and areas to the East and South. The shopping center located at the intersection of State Hwy. 55 and County Rd. CE is anchored by a 46,000 sf Piggly Wiggly Supermarket, Walgreen's and a 20,000 sf Ace Hardware. The rest of the center includes a Taco Bell as well as office space and small retail. Aurora Clinic with a pharmacy is across CE and Affinity Clinic is just West of the intersection adding to the area's retail draw.

Kaukauna High School is half-mile to the East and two elementary schools are located within a quarter-mile to the West of the intersection. Kaukauna has the second highest number of residential building permits issued in Outagamie County during 2006.

Call today for further details.



**MEERDINK & ASSOCIATES, INC.**

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