

VILLAGE PARK AT PLOVER

3012-3068 Village Park Drive, Plover, WI 54467



OFFERING SUMMARY

AVAILABLE SF:	711 - 18,361 SF
LEASE RATE:	\$10.00 SF/Yr (Net)
TAX/CAM 2022:	\$5.61 SF/Yr
LOT SIZE:	6.54 Acres
BUILDING SIZE:	45,152 SF
ZONING:	B-4 Hwy Business

PROPERTY OVERVIEW

In the center of Wisconsin, on the main corridor to Wisconsin Rapids, and just five (5) miles south of Stevens Point. Nicely appointed neighborhood mall with ample parking, new ownership, and a great mix of tenants.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- Great Mix of Co-Tenants Like: Bamboo House, Edward Jones, and Knight | Barry Title
- Potential for up to 18,361 Contiguous SF
- High Traffic Counts: Over 20,000 VPD on Park Ave & Village Park Dr
- Directly Off I-39 (Hwy 51) at Plover Road Exit (Cnty Hwy B)
- Five (5) Miles South of Stevens Point

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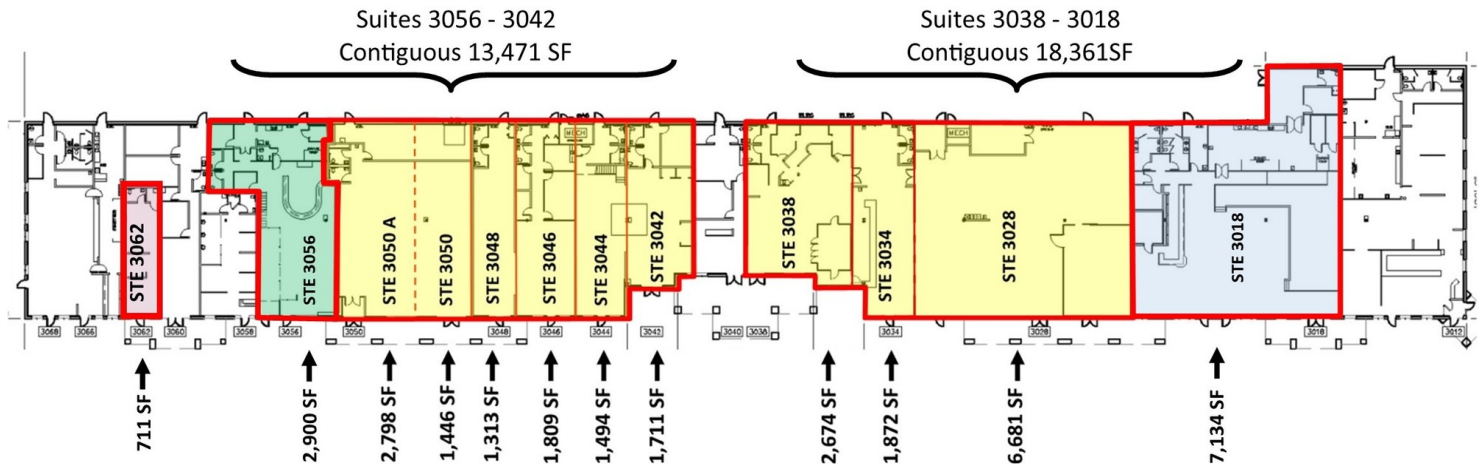
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VILLAGE PARK AT PLOVER

Up To 13,471 Contiguous SF In The South End Of The Complex
Up To 18,361 Contiguous SF In The North End Of The Complex



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3018 Available 10/1	Available	7,134 SF	Net	\$14.00 SF/yr
Suite 3028	Available	6,681 SF	Net	\$10.00 SF/yr
Suite 3034	Available	1,872 SF	Net	\$10.00 SF/yr
Suite 3038	Available	2,674 SF	Net	\$10.00 SF/yr
Suite 3042	Available	1,711 SF	Net	\$10.00 SF/yr
Suite 3044	Available	1,494 SF	Net	\$10.00 SF/yr
Suite 3046	Available	1,809 SF	Net	\$10.00 SF/yr
Suite 3048	Available	1,313 SF	Net	\$10.00 SF/yr
Suite 3050	Available	1,446 SF	Net	\$10.00 SF/yr
Suite 3050-A	Available	2,798 SF	Net	\$10.00 SF/yr
Suite 3056 Available 10/1	Available	2,900 SF	Net	\$14.00 SF/yr
Suite 3062	Available	711 SF	Net	\$12.00 SF/yr

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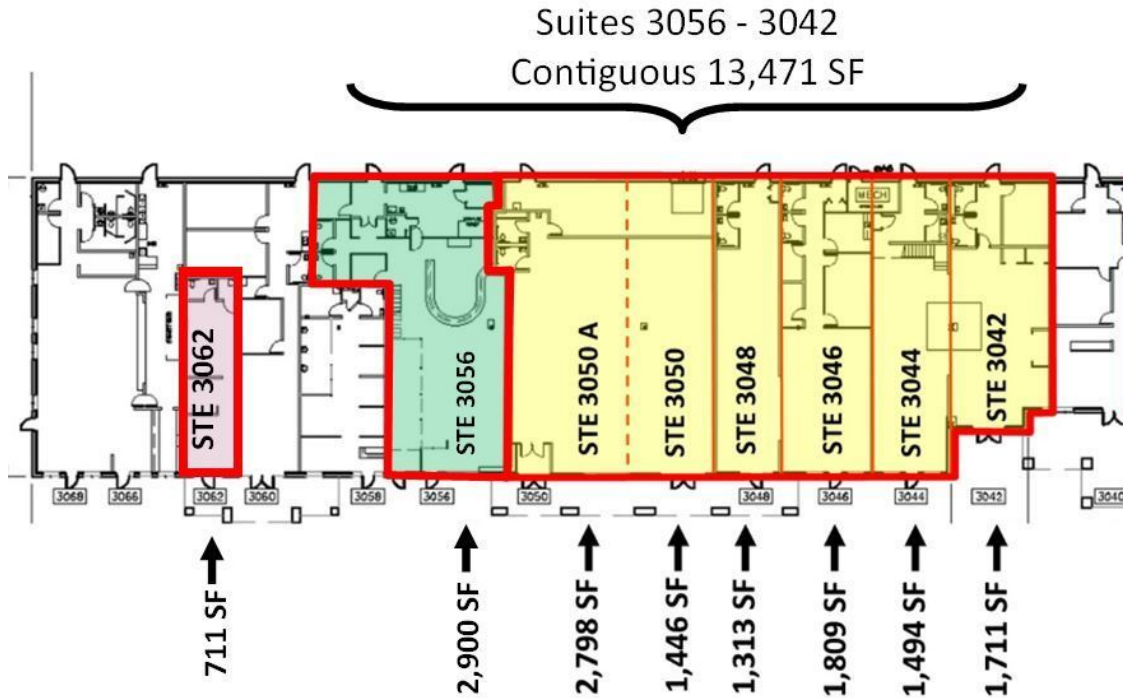
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SUITES 3042 - 3056 AND SUITE 3062

South End - Potential For 13,471 SF Contiguous Space



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3042	1,711 SF	Net	\$10.00 SF/yr
Suite 3044	1,494 SF	Net	\$10.00 SF/yr
Suite 3046	1,809 SF	Net	\$10.00 SF/yr
Suite 3048	1,313 SF	Net	\$10.00 SF/yr
Suite 3050	1,446 SF	Net	\$10.00 SF/yr
Suite 3050-A	2,798 SF	Net	\$10.00 SF/yr
Suite 3056 Available 10/1	2,900 SF	Net	\$14.00 SF/yr
Suite 3062	711 SF	Net	\$12.00 SF/yr
Suites 3042-3056	1,446 - 13,471 SF	Net	\$10.00 SF/yr

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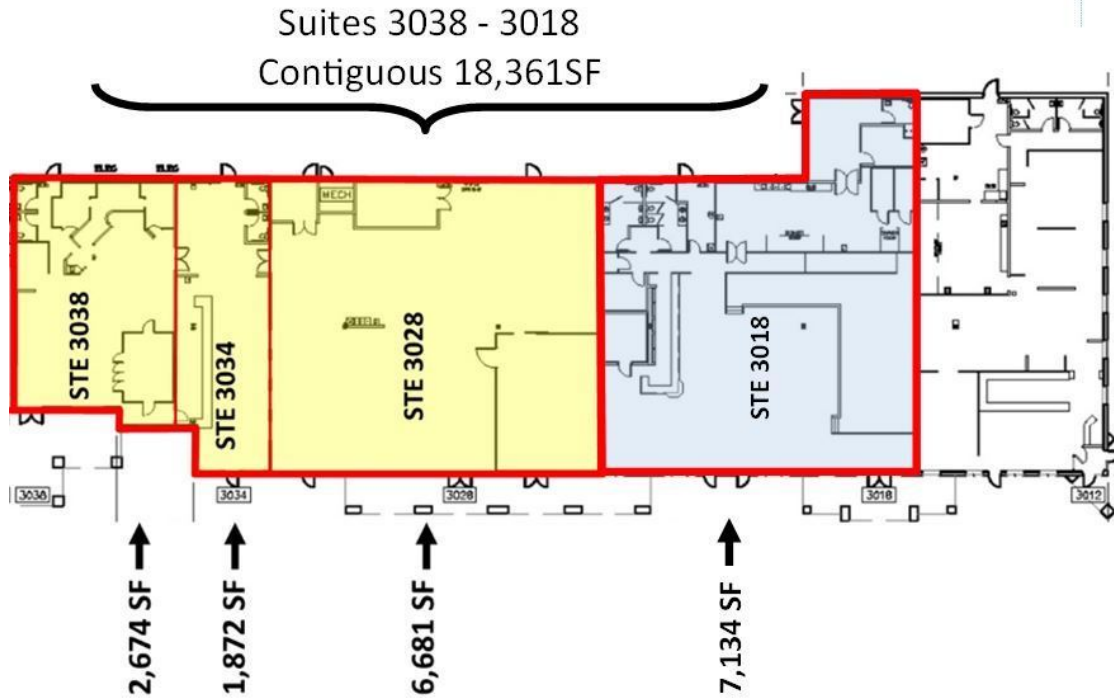
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SUITES 3018-3038

North End - Potential For 18,361 SF Contiguous Space



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3018 Available 10/1	7,134 SF	Net	\$14.00 SF/yr
Suite 3028	6,681 SF	Net	\$10.00 SF/yr
Suite 3034	1,872 SF	Net	\$10.00 SF/yr
Suite 3038	2,674 SF	Net	\$10.00 SF/yr
Suites 3018-3038	1,872 - 18,361 SF	Net	\$10.00 SF/yr

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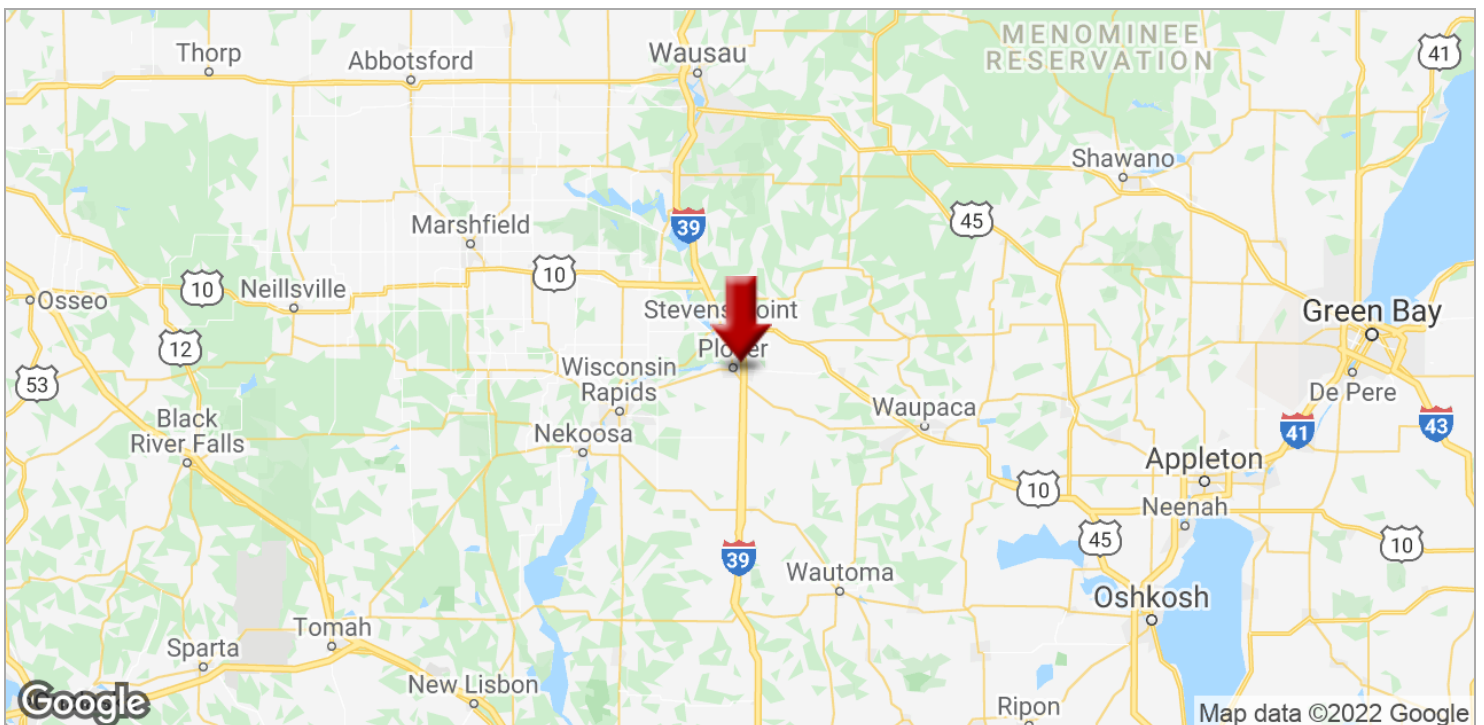
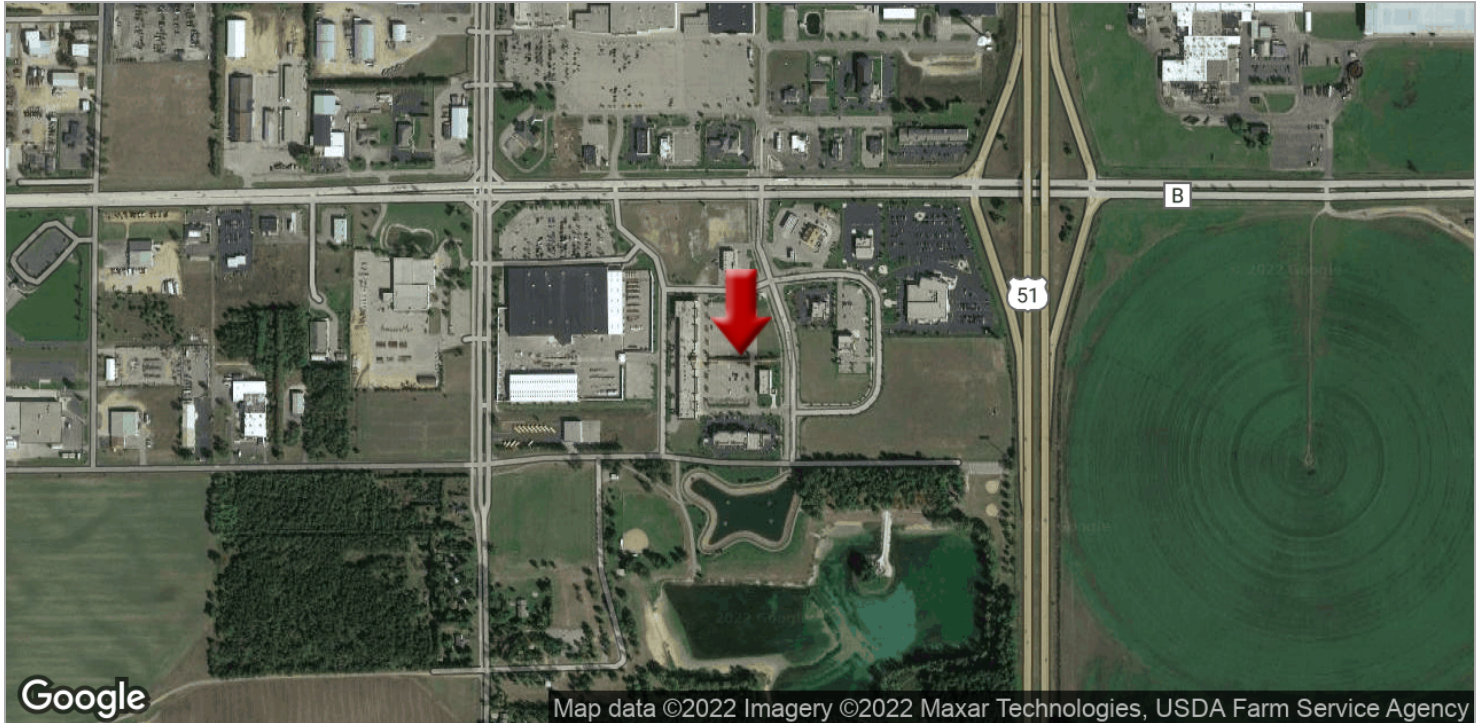
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