

# FOR LEASE

## 1146 MOUNTAIN BAY DR PULASKI WI 54162

### 1,400-1530 SF RETAIL AVAILABLE | 1.35 ACRE BTS PAD



**NYLA GROUP, LLC**  
Commercial Real Estate Services



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691 S Green Bay Rd #208 Neenah, WI 54956

# ABOUT THE PROPERTY

## 1146 MOUNTAIN BAY DR PULASKI WI 54162

<b>LOCATION:</b>	1146 MOUNTAIN BAY DR PULASKI WI 54162
<b>AVAILABLE SF:</b>	1,400 - 1,530
<b>LEASE RATE:</b>	CALL FOR PRICING
<b>NNN'S:</b>	+/- \$2.75 PSF
<b>MIN. LEASE TERM</b>	5 YEARS
<b>BUILD OUT:</b>	WHITE-BOX & GREY-BOX
<b>TRAFFIC COUNTS:</b> (VPD)	WIS 32: +/- 12,400   COUNTY RD B: +/- 4,800

Nyla Group is pleased to offer 1,400-1,530 SF of white-box retail space at Mountain Bay Plaza, located at 1146 Mountain Bay Drive in Pulaski, WI, along with a ±1.35-acre outparcel available for build-to-suit or ground lease. Positioned on Pulaski's primary commercial corridor, the property provides strong visibility and access while serving a growing residential base, creating an excellent opportunity for retail, service, or pad users seeking to enter or expand within the market.



**~13,500**  
POPULATION



**~\$80,000**  
AVG HH INCOME



**~4,500**  
HOUSEHOLDS

5 mile Radius (Appx)

# HIGHLIGHTS

1146 MOUNTAIN BAY DR PULASKI WI 54162

- **In-Line Retail Suites:** ±1,400 & 1,530 SF white & grey box spaces, offering flexible layouts ideal for retail, service, fitness, office, or medical users with efficient and cost-effective buildouts.
- **Build-to-Suit Pad Opportunity:** ±1.35-acre outparcel available for ground lease or BTS, well-suited for QSR, coffee, bank, medical, or service-oriented users.
- **Convenient Access & Visibility:** Positioned along Mountain Bay Drive with strong local traffic and easy access for surrounding residential neighborhoods and daily commuters.
- **Established Neighborhood Center:** Serves as a primary retail hub for Pulaski and surrounding communities, capturing consistent local consumer activity.
- **Limited Competition:** One of the few small shop and pad opportunities in the immediate trade area, creating strong positioning for new and expanding users.
- **Surrounded by Daily Needs Drivers:** Located near schools, local businesses, and residential growth, supporting steady demand for service-based and convenience retail.
- **Versatile Use Potential:** Ideal for retail, service, fitness, medical, or franchise users seeking presence in a stable, underserved market.



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# OVERVIEW

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Mountain Bay Plaza at 1146 Mountain Bay Dr offers 1,400–1,530 SF of white-box retail space alongside a ±1.35-acre pad site available for build-to-suit or ground lease. The inline suites provide a clean, flexible layout suited for retail, service, fitness, medical, or office users, allowing for efficient, cost-conscious buildouts.

Located along Pulaski's primary commercial corridor, the center serves as a key retail hub for the surrounding community, drawing consistent daily traffic from nearby neighborhoods, schools, and local businesses. With limited small shop and pad availability in the immediate trade area, the property presents a rare opportunity to secure space in an underserved market.

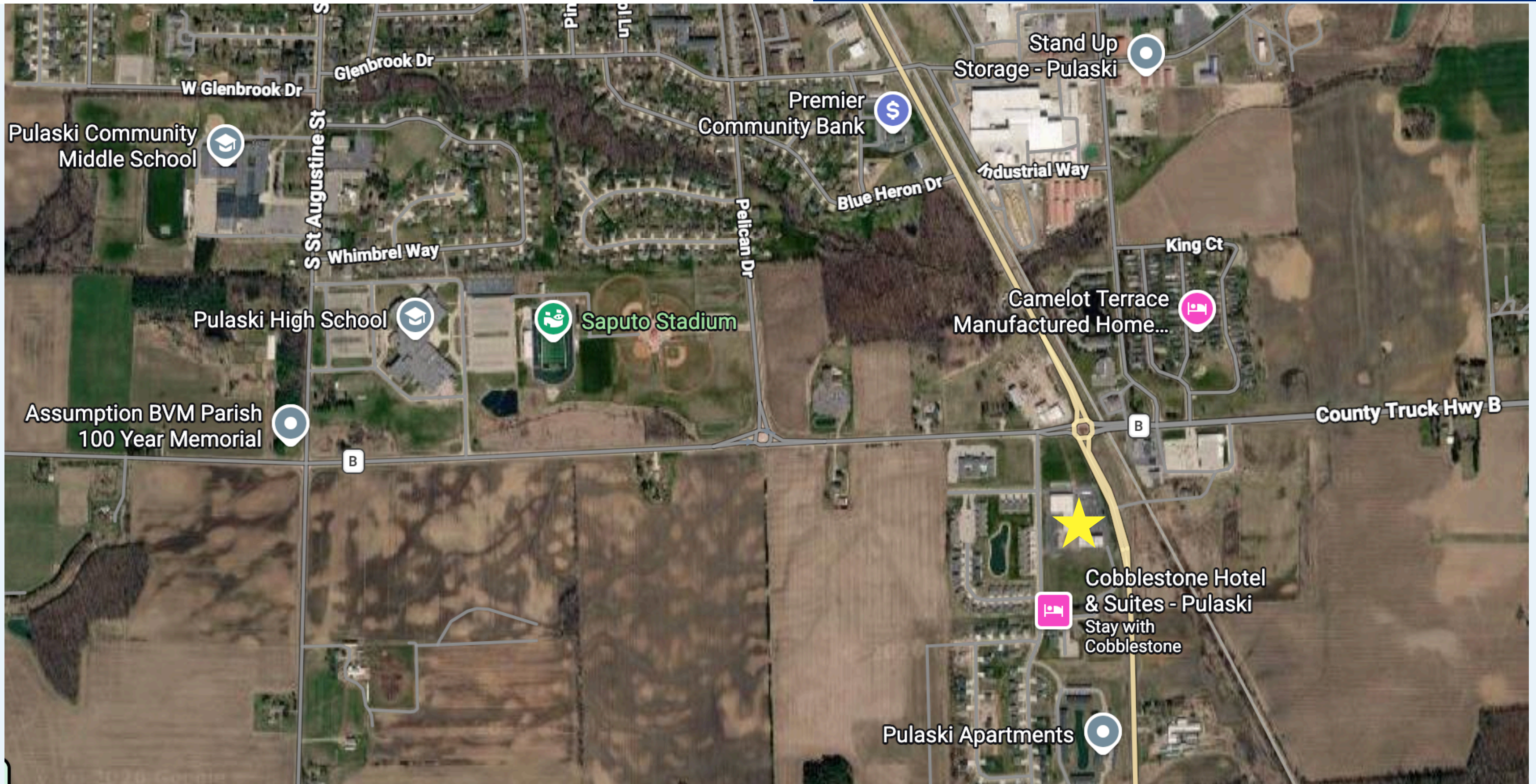
Straightforward layouts, ample parking, and easy access support quick occupancy and operational efficiency. The pad site offers additional upside for users seeking a presence in the market without competing for scarce existing space





# AERIAL MAP

1146 MOUNTAIN BAY DR PULASKI WI 54162



Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

**DISCLOSURE TO CUSTOMERS.** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- a. The duty to provide brokerage services to you fairly and honestly.
- b. The duty to exercise reasonable skill and care in providing brokerage services to you.
- c. The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- d. The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information prohibited by law.
- e. The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information of other parties.
- f. The duty to safeguard trust funds and other property held by the Firm or its Agents.
- g. The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. The disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

**CONFIDENTIALITY NOTICE TO CUSTOMERS.** The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing services to you.

The following information is required to be disclosed by the law:

1. Material Adverse Facts, as defined in Wis. Stat. 452.01 (5g)
2. Any facts known by the Firm or its Agents that contradict any information included in the written inspection report on the property or real estate that is the subject of the transaction

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ (insert information you authorized to be disclosed, such as financial qualification information.)

#### **DEFINITION OF MATERIAL ADVERSE FACTS**

A "Material Adverse Facts" is defined in Wis. Stat. 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

**NOTICE ABOUT SEX OFFENDER REGISTRY.** You may obtain the information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://www.doc.wi.gov> or by telephone 608-240-5830.



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## CONTACT

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