



1837 PARK AVENUE

PLOVER, WI 54467

WWW.LOKRE.COM



2026

OVER A MILLION MONTHLY VISITORS, ADJACENT TO PLOVER'S BUSIEST ROADWAY

PROVEN RETAIL CORRIDOR

- Strong mix of national brands and popular local businesses
- Shares a building with Jimmy John's
- Same retail cluster as Arby's, Culver's, O'Reilly Auto Parts, and Starbucks
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HIGH-VISIBILITY OPPORTUNITY

- Just off Interstate 39 in Plover's primary retail corridor
- 30,000+ vehicles per day on the adjacent Plover Road corridor
- Surrounded by grocery, dining, and other high-traffic destinations
- Ample shared parking directly in front of the property



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UP TO 1,180 SF – VISIBLE TO 30,000+ CARS DAILY, TWO MINUTES FROM I-39

— AVAILABILITY

1,180 square feet

— EXPENSES

Rent: \$14.95/SF

NNN: \$6.75/SF



VISIBLE FROM PLOVER'S BUSIEST ROADWAYS



DAILY CARS

30,000+



22 MILE RADIUS
POPULATION

136,700



PORTAGE COUNTY
HOUSEHOLDS

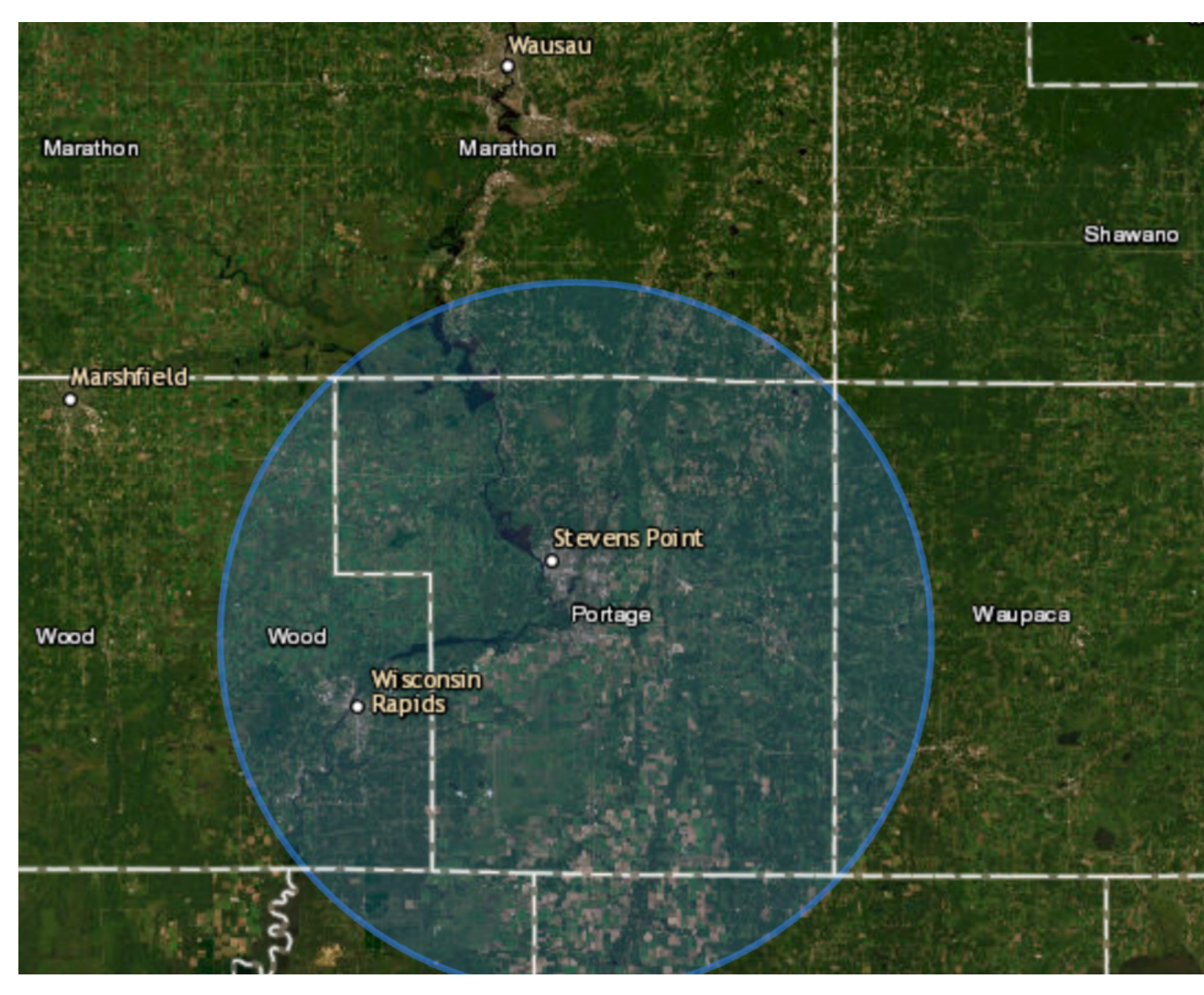
29,636



METRO AREA AVG.
HOUSEHOLD INCOME

\$73,300

22 MILE RADIUS POPULATION



STRONG CUSTOMER DRAW FROM ESTABLISHED NEIGHBORING BUSINESSES

METRO MARKET

83K visits per month

MENARDS

1M+ visits per year

ARTIST & FARE

BECCA'S CAFE

4800 monthly visitors

O'SO BREWING

6400+ monthly visitors

FLURY COFFEE

2400 monthly visitors

MIKEY'S BAR & GRILL

7200 monthly visitors

WELLNESS SPA COLLECTIVE

4000 monthly visitors

ANYTIME FITNESS

2000 weekly visitors

AVANT SALON

1000 weekly visitors

PLOVER MARKETPLACE

YMCA

Available Space: 1,180 SF

Rent: \$14.95/SF

NNN: \$6.75/SF





**THANK
YOU**

CONTACT US

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