

# OFFICE/RETAIL SPACE FOR LEASE

965 South Green Bay Road

Neenah, Wisconsin



## PROPERTY HIGHLIGHTS:

- Prime, easily accessible location.
- Tremendous visibility from Hwy 41 & Green Bay Road.
- Open concept space.
- New Parking Lot in 2025.
- New HVAC in 2025.
- Zoning: C-1, General Commercial.

Available Space:	1,600 square feet
Price:	\$16.00/square foot NNN
Availability:	July 1, 2026
Ceiling Height:	12 feet
Signage Opportunities:	<ul style="list-style-type: none"><li>• Building</li><li>• Green Bay Road Pylon</li><li>• Hwy 41 Pylon</li></ul>



*Brokers and Consultants to the Business Community*

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Appleton, WI 54911

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Showings are to be arranged through Rollie Winter & Associates, Ltd., by appointment only. This information was obtained from sources deemed to be accurate and reliable, but is not guaranteed and is subject to correction.

COMMON AREA MAINTENANCE

965 South Green Bay Road  
Neenah, Wisconsin

APPROXIMATE OPERATING EXPENSES	
Electric (Pylon & Exterior Lot Lights)	\$2,912.00
Snow Removal	4,000.00
Lawn & Landscape	1,745.00
Repair & Maintenance	0.00
Insurance (on building)	3,050.00
Water & Sewer, Storm Water Fees, etc.	403.00
2025 Real Estate Taxes	8,828.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$20,938.00</b>

This is the approximate total cost to operate the center for 2026 including real estate taxes.

$\$20,938 / 3,200$  square feet = apx \$6.54 per square foot



Kohl's

Walmart

QDOBA

Kwik Trip

Festival Foods

Dollar Tree

Ollie's

McDonald's

CVS Pharmacy

Hardee's

Starbucks

Pick 'N Save

Rogan's Shoes

Pet Supplies

Aldi

Wells Fargo

Old National Bank

**SUBJECT PROPERTY**

Chipotle

Arby's

Culver's

Taco Bell

Walgreen's

Aurora

965 S Green Bay Rd

44°10'31.98" N 88°29'13.71" W elev. 757

Image © 2025 Airbus  
Image Landsat / Copernicus

WINNECONNE AVENUE

HWY 41

Tulip Rd

Diane St

Westowne Dr

Neenah St

Baldwin St

Bridgeview Dr

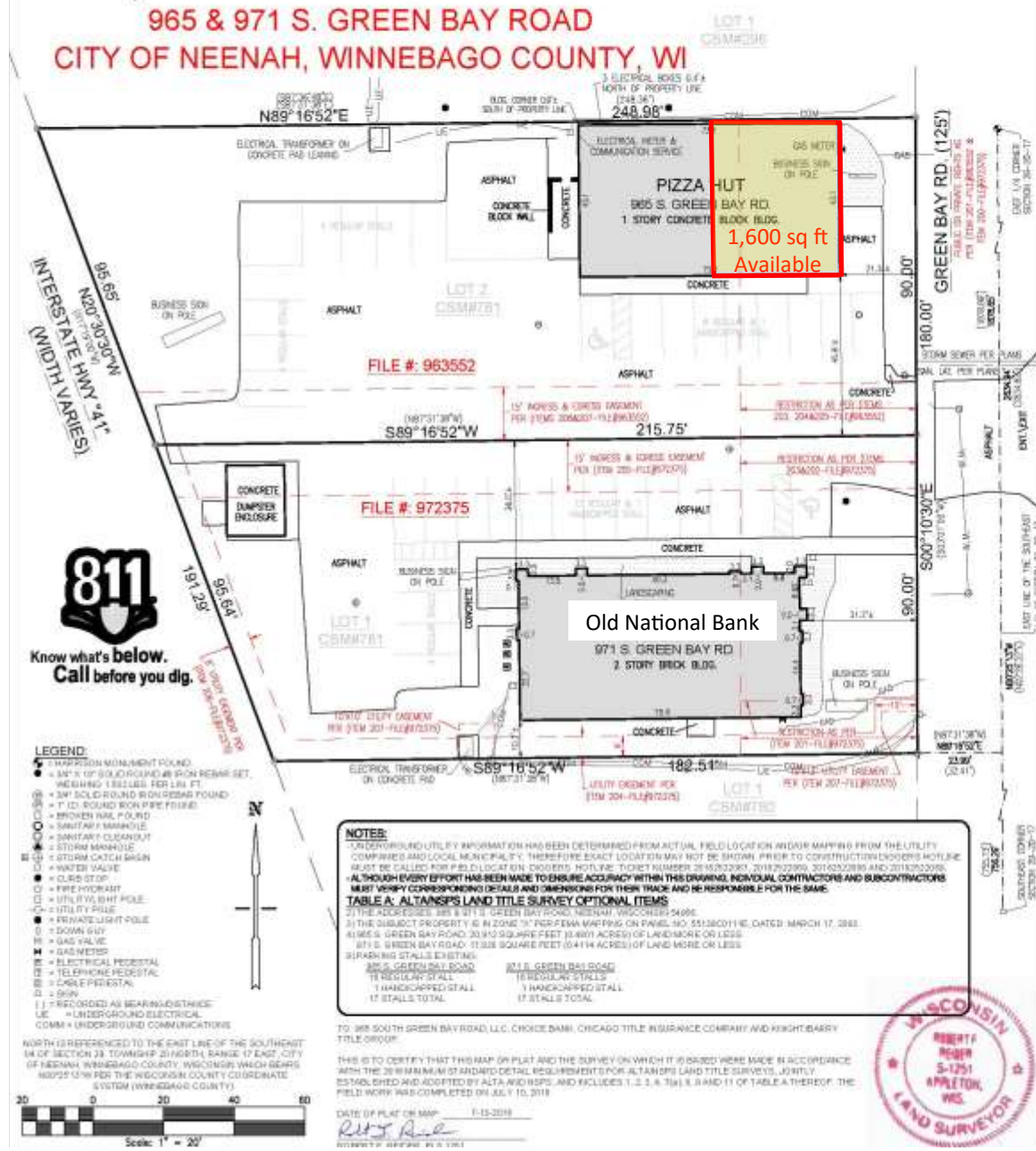
Hickory Ln

Green Bay Rd

985

# "ALTA/NSPS LAND TITLE SURVEY"

965 & 971 S. GREEN BAY ROAD  
CITY OF NEENAH, WINNEBAGO COUNTY, WI



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,983	39,537	64,980
AVERAGE HOUSEHOLD INCOME	\$85,235	\$107,433	\$105,723
Traffic Counts:	11,900 aadt on S Green Bay Rd 27,800 aadt on Winneconne Ave 78,700 aadt on Hwy 41 11,900		

**NOTES:**  
 1) UNDERGROUND UTILITY INFORMATION HAS BEEN DERIVED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES AND LOCAL MUNICIPALITY. THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION LOCATIONS MUST BE CALLED FOR FIELD LOCATION. DIGGERS NOTICE TICKET NUMBER 281620293, 201820293, 201820293 AND 201820293.  
 2) ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.  
**TABLE A: ALTA/NSPS LAND TITLE SURVEY OF KNOWN ITEMS**  
 1) THE ADDRESSES: 885 & 971 S. GREEN BAY ROAD, NEENAH, WISCONSIN 54956.  
 2) THE SUBJECT PROPERTY IS IN ZONE "R" PER FEMA MAPPING ON PANEL NO. 55138C011E, DATED: MARCH 17, 2003.  
 3) 965 S. GREEN BAY ROAD, 30,812 SQUARE FEET (0.6971 ACRES) OF LAND MORE OR LESS.  
 4) 971 S. GREEN BAY ROAD, 11,338 SQUARE FEET (0.4174 ACRES) OF LAND MORE OR LESS.  
**SURFACING STALLS EXISTING:**  
 871 S. GREEN BAY ROAD: 18 REGULAR STALLS, 1 HANDED STALL, 17 STALLS TOTAL.  
 971 S. GREEN BAY ROAD: 18 REGULAR STALLS, 1 HANDED STALL, 17 STALLS TOTAL.





**AVAILABLE  
1,600 SQ FT**

The image shows a floor plan of a building. A large section on the right side is highlighted in yellow and outlined in black. This highlighted area contains the text 'AVAILABLE 1,600 SQ FT'. To the left of this area is a large, mostly empty space with diagonal hatching. To the right of the highlighted area is a smaller, more detailed room layout with various fixtures and furniture. The entire plan is enclosed in a thick black border.

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.  
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.  
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.  
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).  
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).  
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.  
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

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

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

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

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).  
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

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

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

### DEFINITION OF MATERIAL ADVERSE FACTS

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

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

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

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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