

# FOR LEASE | 7,028 SF | END-CAP

300 N KOELLER ST OSHKOSH, WI 54902 | FORMERLY NTD

## OVERVIEW

Nyla Group is pleased to offer an irreplaceable end-cap space with I-41 visibility. Consisting of 7,028 SF (formerly NTD). A+ location on Koeller St in Oshkosh WI's primary retail corridor. Premier visibility and access from I-41 (+/- 71,000 VPD) with billboard signage. Established co-tenants and ample retailers nearby. Fleet Farm, CVS, TJMaxx Walgreen's, Hobby Lobby & more.



## HIGHLIGHTS

- Premium Location In Oshkosh
- Strong Co-Tenants and Trade Area
- Steady High Traffic Counts
- I-41 Highway Visible & Accessible
- Established Retail Center w/ Billboard Signage

<b>Available SF:</b>	<b>7,028</b>
<b>Rate:</b>	<b>Call For Pricing</b>
<b>NNN's:</b>	<b>+/- \$6.20 psf</b>
<b>Min Lease Term</b>	<b>+5 years</b>
<b>Parking Ratio:</b>	<b>4.2 spaces : 1,000 sf</b>
<b>Co-Tenants:</b>	<b>Sunseekers, Sakura, Anytime Fitness, Osh. Spine</b>



**75,855**  
POPULATION



**\$67,808**  
AVG HH INCOME



**30,852**  
HOUSEHOLDS



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