

FOND DU LAC, WI



BUILD-TO-SUIT

—
84 N Main St, Fond du Lac, WI 54935

1,000-2,000

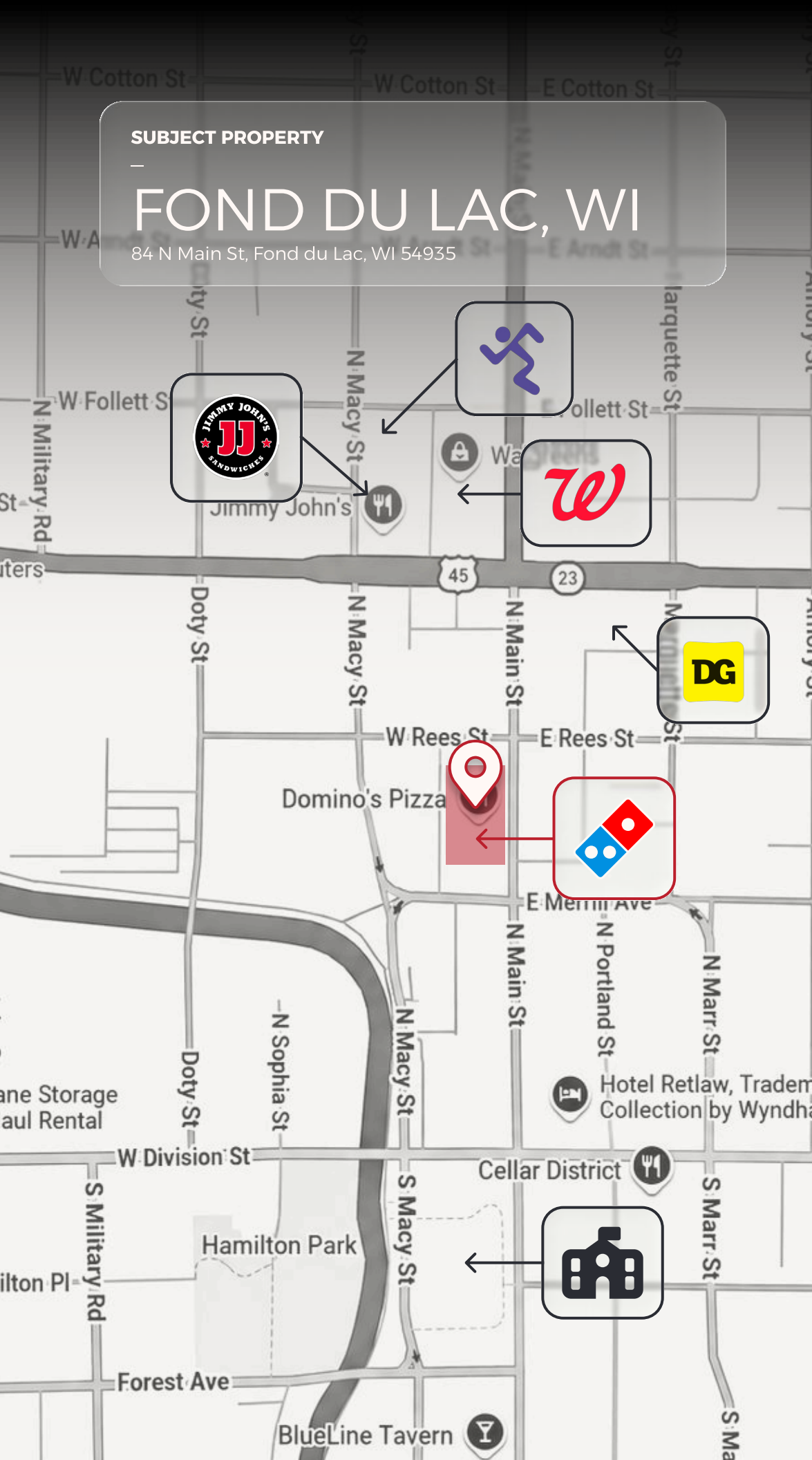
SQFT

—
LEASABLE SPACE

SUBJECT PROPERTY

FOND DU LAC, WI

84 N Main St, Fond du Lac, WI 54935



— AREA MAP



JIMMY JOHN'S



WALGREENS
PHARMACY



DOLLAR GENERAL



ANYTIME FITNESS



MARIAN UNIVERSITY
CENTER FOR HEALTH
PROFESSIONS

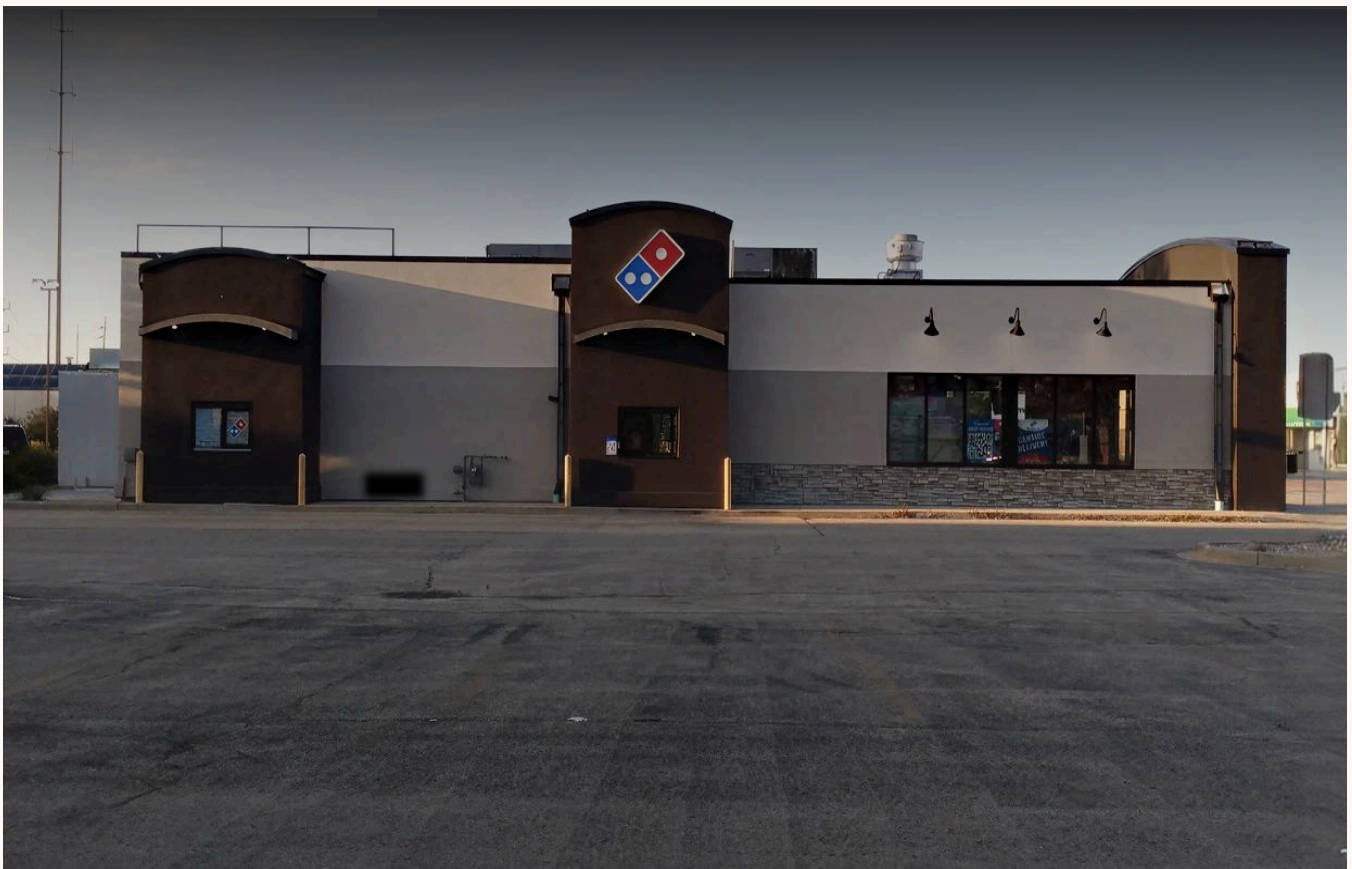
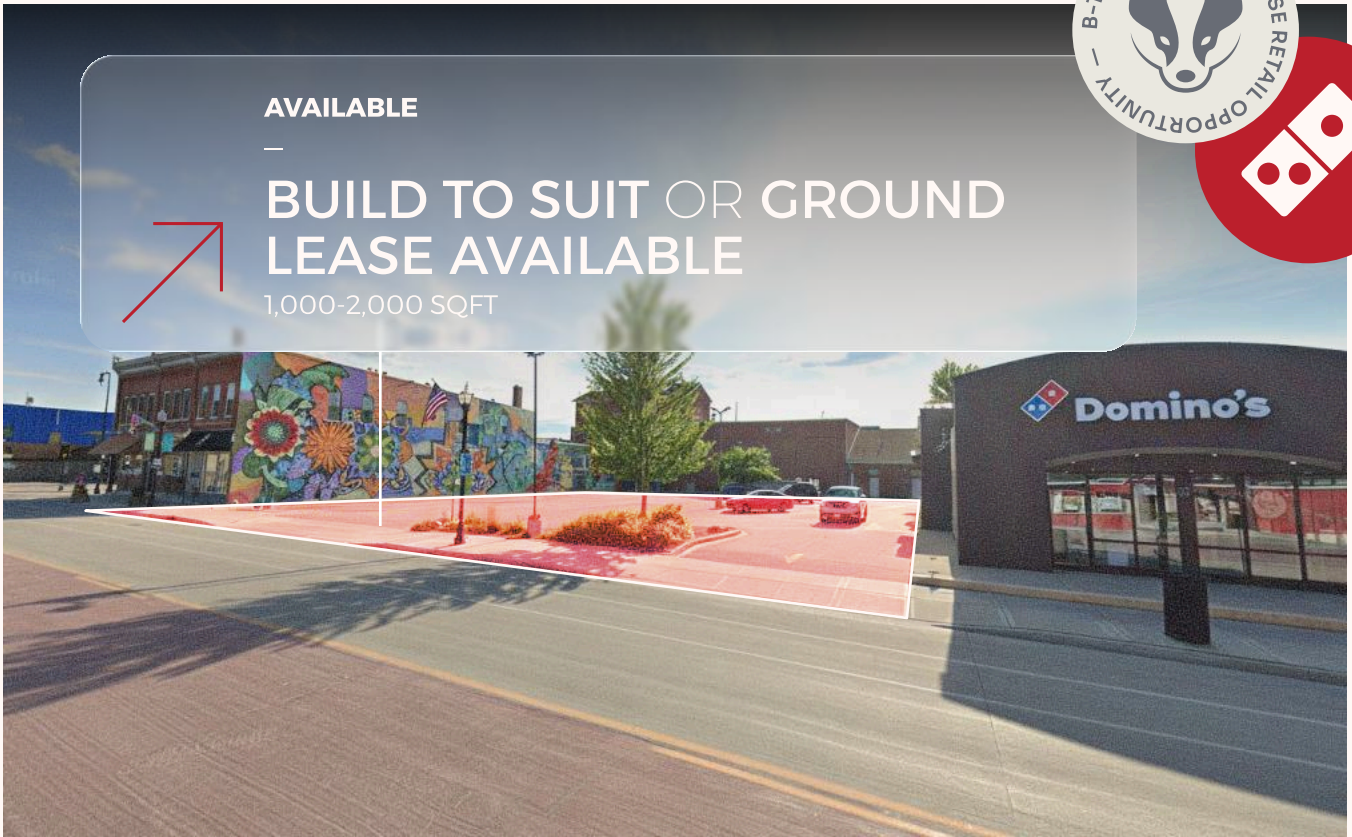
– PROPERTY OVERVIEW



- IMAGES



AVAILABLE
-
BUILD TO SUIT OR GROUND LEASE AVAILABLE
1,000-2,000 SQFT



– DEMOGRAPHIC & INCOME PROFILE

Rings / 1 mile radius

Summary	Census 2020	2025	2030
Total Population	15,327	15,344	15,295
Total Households	6,379	6,426	6,452
Family Households	3,432	3,319	3,300
Average Household Size	2.31	2.30	2.28
Owner Occupied Housing Units	3,246	3,319	3,432
Renter Occupied Housing Units	3,133	3,107	3,020
Median Age	36.0	37.1	38.3

Trends 2025 - 2030	Area	State	National
Population	-0.1%	0.2%	0.4%
Households	0.1%	0.4%	0.6%
Family Population	-0.1%	0.2%	0.5%
Owner Occupied Housing Units	0.7%	0.6%	0.0%
Median Household Income	2.1%	2.4%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	970	6.3%	944	6.2%	926	6.0%
5-9	996	6.5%	959	6.3%	892	5.8%
10-14	1,090	7.1%	966	6.3%	933	6.1%
15-19	940	6.1%	1,000	6.5%	880	5.8%
20-24	953	6.2%	992	6.5%	1,074	7.0%
25-29	1,215	7.9%	1,064	6.9%	1,117	7.3%
30-34	1,265	8.3%	1,236	8.1%	1,040	6.8%
35-39	1,151	7.5%	1,204	7.8%	1,173	7.7%
40-44	968	6.3%	1,042	6.8%	1,085	7.1%
45-49	815	5.3%	931	6.1%	991	6.5%
50-54	893	5.8%	821	5.3%	918	6.0%
55-59	987	6.4%	835	5.4%	768	5.0%
60-64	853	5.6%	887	5.8%	755	4.9%
65-69	731	4.8%	771	5.0%	815	5.3%
70-74	548	3.6%	626	4.1%	665	4.3%
75-79	321	2.1%	459	3.0%	525	3.4%
80-84	238	1.6%	251	1.6%	360	2.4%
Age 85+	395	2.6%	355	2.3%	378	2.5%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

2026

– DEMOGRAPHIC & INCOME PROFILE

Rings / 1 mile radius

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	492	7.7%	458	7.1%
\$10,000-14,999	423	6.6%	388	6.0%
\$15,000-19,999	348	5.4%	307	4.8%
\$20,000-24,999	333	5.2%	278	4.3%
\$25,000-29,999	120	1.9%	95	1.5%
\$30,000-34,999	307	4.8%	278	4.3%
\$35,000-39,999	362	5.6%	317	4.9%
\$40,000-44,999	315	4.9%	302	4.7%
\$45,000-49,999	250	3.9%	240	3.7%
\$50,000-59,999	425	6.6%	433	6.7%
\$60,000-74,999	813	12.7%	783	12.1%
\$75,000-99,999	832	12.9%	867	13.4%
\$100,000-124,999	707	11.0%	798	12.4%
\$125,000-149,999	198	3.1%	234	3.6%
\$150,000-199,999	301	4.7%	405	6.3%
\$200,000-249,999	110	1.7%	154	2.4%
\$250,000-299,999	23	0.4%	35	0.5%
\$300,000-399,999	19	0.3%	27	0.4%
\$400,000-499,999	7	0.1%	6	0.1%
\$500,000+	40	0.6%	49	0.8%
Median Household Income	USD 55,801	-	USD 62,041	-
Average Household Income	USD 70,204	-	USD 77,627	-
Per Capita Income	USD 29,629	-	USD 32,996	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,314	80.3%	12,048	78.5%	11,764	76.9%
Black Alone	947	6.2%	1,043	6.8%	1,097	7.2%
American Indian	102	0.7%	99	0.7%	99	0.7%
Asian Alone	273	1.8%	313	2.0%	345	2.3%
Pacific Islander	3	0.0%	3	0.0%	3	0.0%
Some Other Race	589	3.8%	653	4.3%	711	4.7%
Two or More Races	1,099	7.2%	1,187	7.7%	1,276	8.3%
Hispanic (Any Race)	1,340	8.7%	1,477	9.6%	1,604	10.5%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

2026

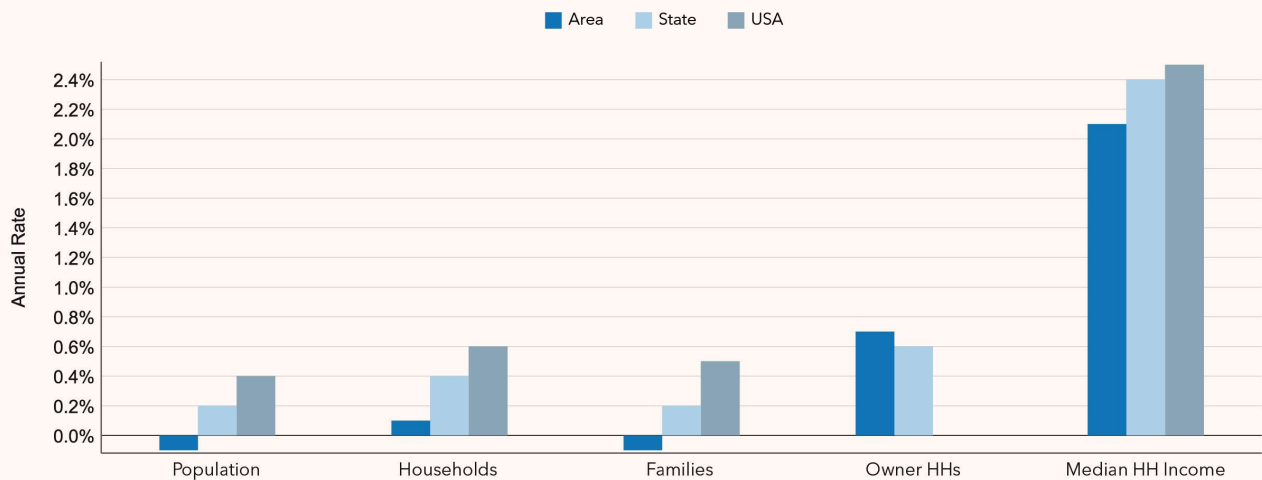
– DEMOGRAPHIC & INCOME PROFILE

Rings / 1 mile radius

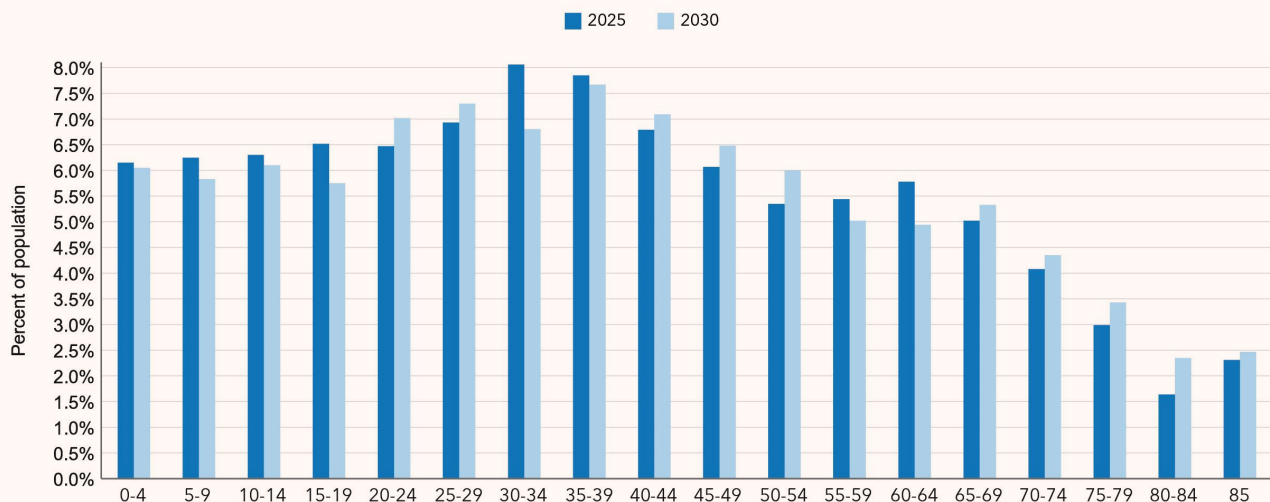
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

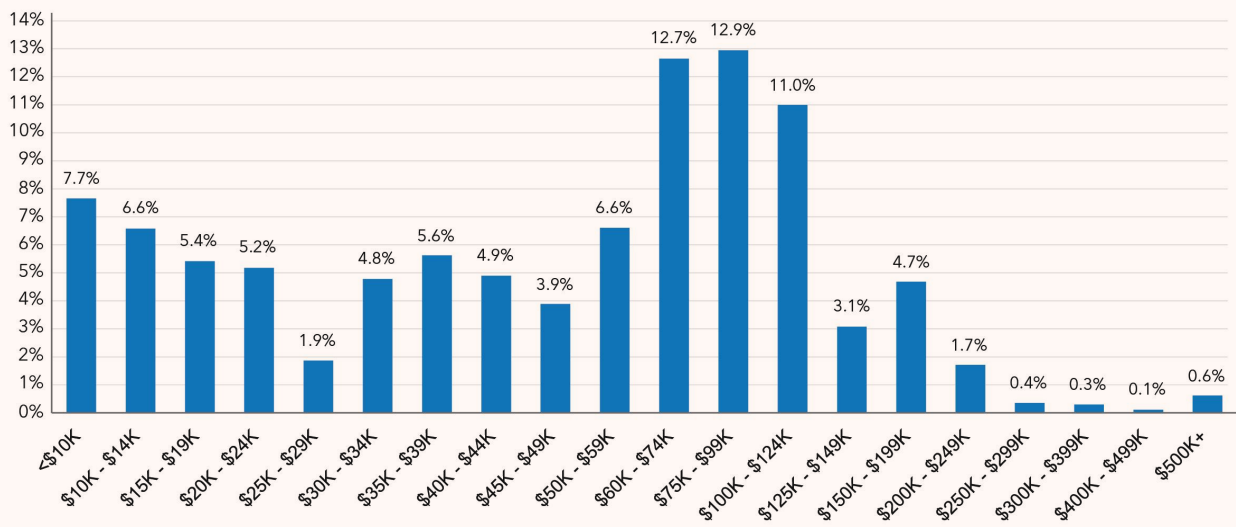
– DEMOGRAPHIC & INCOME PROFILE

Rings / 1 mile radius

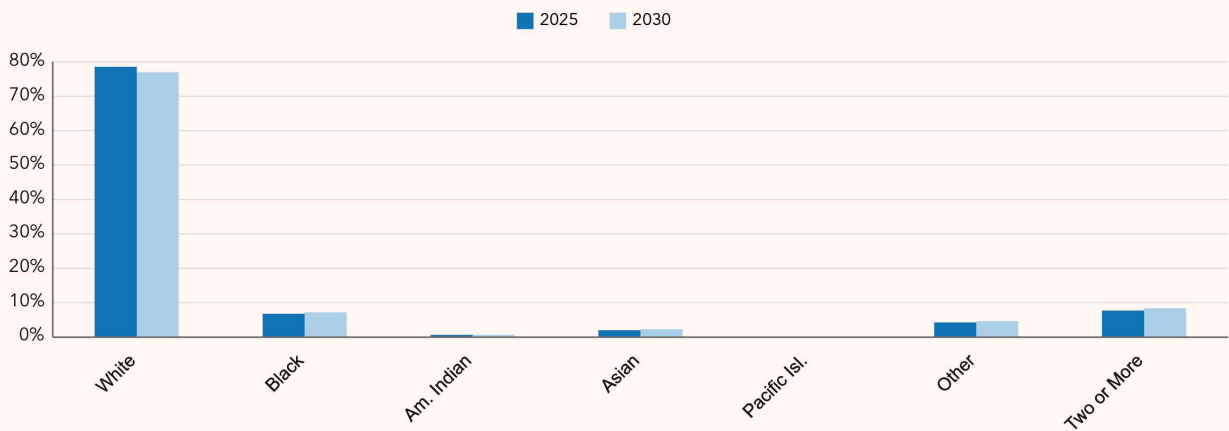
Key Indicators for 2025



Households by Income for 2025



Population by Race



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

– DEMOGRAPHIC & INCOME PROFILE

Rings / 3 mile radius

Summary	Census 2020	2025	2030
Total Population	47,727	48,057	48,099
Total Households	20,521	21,050	21,294
Family Households	11,680	11,532	11,557
Average Household Size	2.25	2.21	2.19
Owner Occupied Housing Units	12,019	12,365	12,808
Renter Occupied Housing Units	8,502	8,685	8,486
Median Age	38.6	39.5	40.7

Trends 2025 - 2030	Area	State	National
Population	0.0%	0.2%	0.4%
Households	0.2%	0.4%	0.6%
Family Population	0.0%	0.2%	0.5%
Owner Occupied Housing Units	0.7%	0.6%	0.0%
Median Household Income	1.7%	2.4%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,688	5.6%	2,640	5.5%	2,617	5.4%
5-9	2,926	6.1%	2,693	5.6%	2,528	5.3%
10-14	3,114	6.5%	2,888	6.0%	2,667	5.5%
15-19	3,157	6.6%	3,248	6.8%	3,034	6.3%
20-24	3,148	6.6%	3,118	6.5%	3,254	6.8%
25-29	3,231	6.8%	3,153	6.6%	3,158	6.6%
30-34	3,310	6.9%	3,357	7.0%	3,095	6.4%
35-39	3,217	6.7%	3,260	6.8%	3,273	6.8%
40-44	2,874	6.0%	3,165	6.6%	3,179	6.6%
45-49	2,626	5.5%	2,853	5.9%	3,101	6.5%
50-54	2,692	5.6%	2,675	5.6%	2,830	5.9%
55-59	3,121	6.5%	2,624	5.5%	2,599	5.4%
60-64	2,968	6.2%	2,886	6.0%	2,450	5.1%
65-69	2,738	5.7%	2,756	5.7%	2,721	5.7%
70-74	2,155	4.5%	2,462	5.1%	2,500	5.2%
75-79	1,491	3.1%	1,899	4.0%	2,198	4.6%
80-84	1,053	2.2%	1,169	2.4%	1,508	3.1%
Age 85+	1,218	2.5%	1,212	2.5%	1,387	2.9%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

2026

– DEMOGRAPHIC & INCOME PROFILE

Rings / 3 mile radius

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	1,097	5.2%	1,035	4.9%
\$10,000-14,999	886	4.2%	779	3.7%
\$15,000-19,999	671	3.2%	583	2.7%
\$20,000-24,999	839	4.0%	698	3.3%
\$25,000-29,999	434	2.1%	342	1.6%
\$30,000-34,999	1,093	5.2%	979	4.6%
\$35,000-39,999	1,120	5.3%	972	4.6%
\$40,000-44,999	990	4.7%	970	4.6%
\$45,000-49,999	866	4.1%	818	3.8%
\$50,000-59,999	1,839	8.7%	1,814	8.5%
\$60,000-74,999	2,723	12.9%	2,639	12.4%
\$75,000-99,999	3,018	14.3%	3,122	14.7%
\$100,000-124,999	2,301	10.9%	2,517	11.8%
\$125,000-149,999	940	4.5%	1,089	5.1%
\$150,000-199,999	1,262	6.0%	1,624	7.6%
\$200,000-249,999	568	2.7%	783	3.7%
\$250,000-299,999	104	0.5%	152	0.7%
\$300,000-399,999	92	0.4%	136	0.6%
\$400,000-499,999	28	0.1%	20	0.1%
\$500,000+	179	0.8%	220	1.0%
Median Household Income	USD 63,136	-	USD 68,577	-
Average Household Income	USD 80,456	-	USD 88,602	-
Per Capita Income	USD 35,053	-	USD 38,987	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,409	82.6%	38,905	81.0%	38,226	79.5%
Black Alone	1,860	3.9%	2,047	4.3%	2,160	4.5%
American Indian	277	0.6%	270	0.6%	269	0.6%
Asian Alone	892	1.9%	1,026	2.1%	1,136	2.4%
Pacific Islander	10	0.0%	11	0.0%	11	0.0%
Some Other Race	2,168	4.5%	2,408	5.0%	2,632	5.5%
Two or More Races	3,110	6.5%	3,389	7.0%	3,666	7.6%
Hispanic (Any Race)	4,372	9.2%	4,828	10.0%	5,258	10.9%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

2026

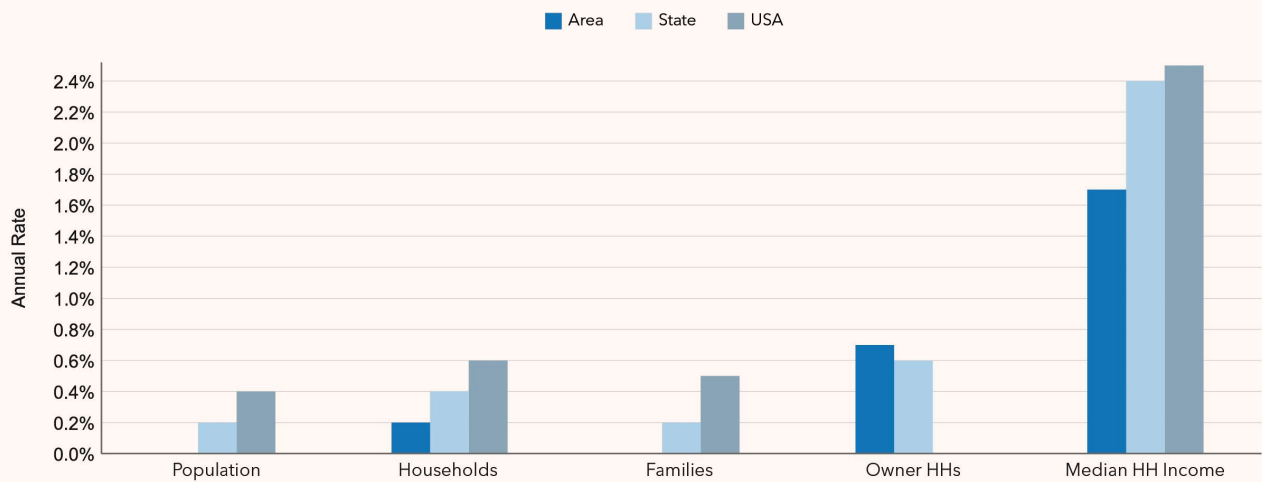
– DEMOGRAPHIC & INCOME PROFILE

Rings / 3 mile radius

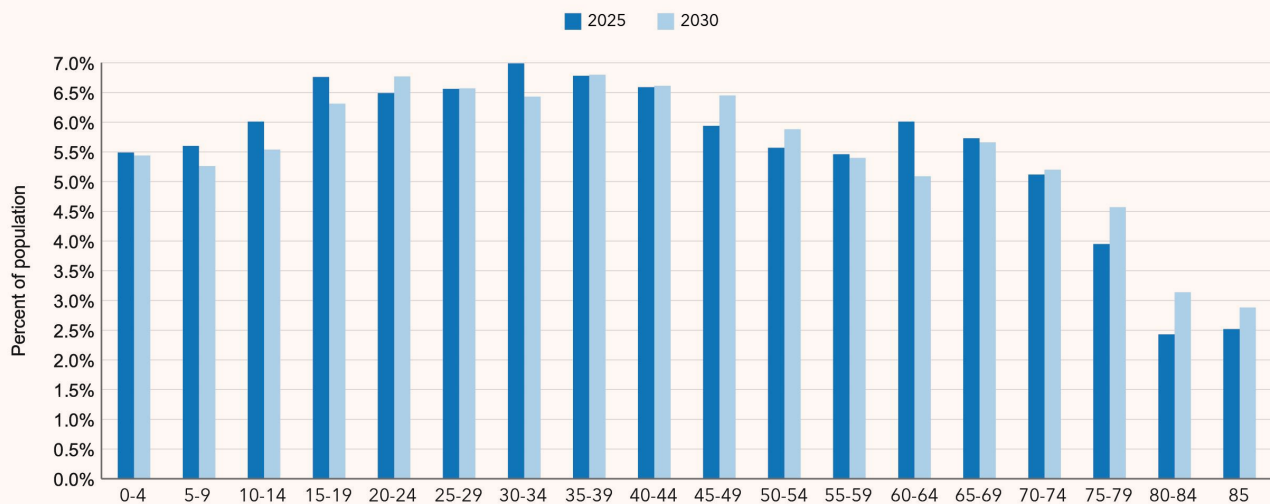
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

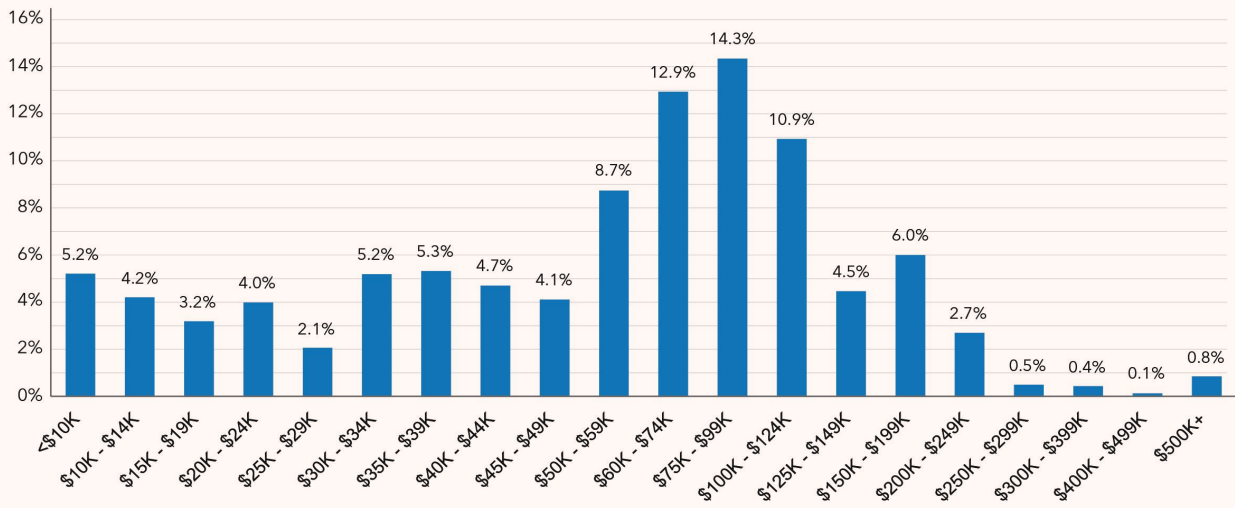
– DEMOGRAPHIC & INCOME PROFILE

Rings / 3 mile radius

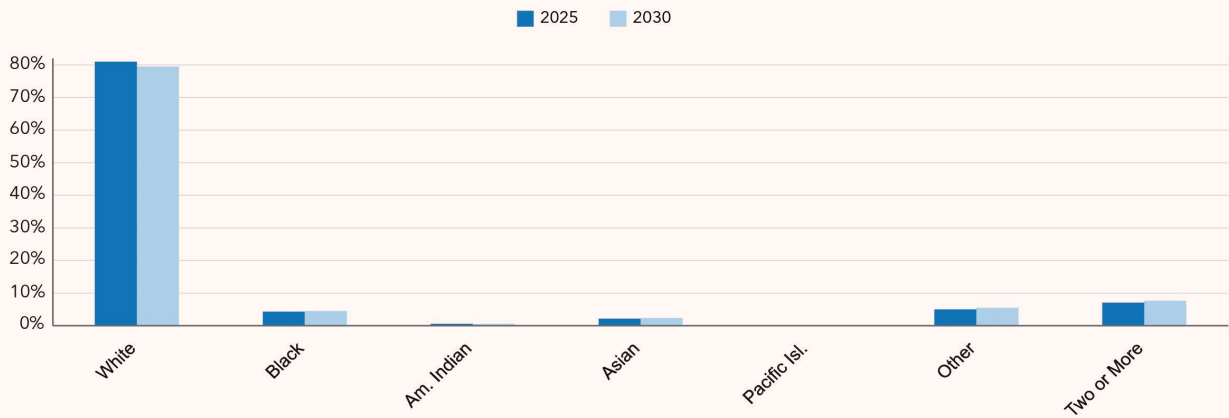
Key Indicators for 2025



Households by Income for 2025



Population by Race



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

– DEMOGRAPHIC & INCOME PROFILE

Rings / 5 mile radius

Summary	Census 2020	2025	2030
Total Population	58,781	59,138	59,246
Total Households	24,730	25,394	25,714
Family Households	14,550	14,393	14,436
Average Household Size	2.28	2.24	2.22
Owner Occupied Housing Units	15,109	15,479	16,014
Renter Occupied Housing Units	9,621	9,915	9,700
Median Age	39.5	40.4	41.4

Trends 2025 - 2030	Area	State	National
Population	0.0%	0.2%	0.4%
Households	0.3%	0.4%	0.6%
Family Population	0.1%	0.2%	0.5%
Owner Occupied Housing Units	0.7%	0.6%	0.0%
Median Household Income	1.9%	2.4%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	3,131	5.3%	3,091	5.2%	3,064	5.2%
5-9	3,484	5.9%	3,195	5.4%	3,015	5.1%
10-14	3,756	6.4%	3,477	5.9%	3,198	5.4%
15-19	3,789	6.5%	3,850	6.5%	3,589	6.1%
20-24	3,781	6.4%	3,686	6.2%	3,819	6.5%
25-29	3,915	6.7%	3,903	6.6%	3,845	6.5%
30-34	3,984	6.8%	4,116	7.0%	3,899	6.6%
35-39	3,976	6.8%	3,977	6.7%	4,088	6.9%
40-44	3,510	6.0%	3,920	6.6%	3,898	6.6%
45-49	3,284	5.6%	3,468	5.9%	3,847	6.5%
50-54	3,394	5.8%	3,353	5.7%	3,457	5.8%
55-59	3,985	6.8%	3,299	5.6%	3,261	5.5%
60-64	3,827	6.5%	3,693	6.2%	3,092	5.2%
65-69	3,555	6.0%	3,543	6.0%	3,482	5.9%
70-74	2,774	4.7%	3,205	5.4%	3,224	5.4%
75-79	1,914	3.3%	2,421	4.1%	2,849	4.8%
80-84	1,290	2.2%	1,507	2.5%	1,930	3.3%
Age 85+	1,431	2.4%	1,436	2.4%	1,692	2.9%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

2026

– DEMOGRAPHIC & INCOME PROFILE

Rings / 5 mile radius

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	1,204	4.7%	1,140	4.4%
\$10,000-14,999	957	3.8%	836	3.3%
\$15,000-19,999	717	2.8%	621	2.4%
\$20,000-24,999	1,037	4.1%	862	3.4%
\$25,000-29,999	467	1.8%	368	1.4%
\$30,000-34,999	1,392	5.5%	1,235	4.8%
\$35,000-39,999	1,228	4.8%	1,065	4.1%
\$40,000-44,999	1,083	4.3%	1,057	4.1%
\$45,000-49,999	1,011	4.0%	942	3.7%
\$50,000-59,999	2,259	8.9%	2,214	8.6%
\$60,000-74,999	3,156	12.4%	3,039	11.8%
\$75,000-99,999	3,596	14.2%	3,684	14.3%
\$100,000-124,999	2,895	11.4%	3,125	12.2%
\$125,000-149,999	1,197	4.7%	1,367	5.3%
\$150,000-199,999	1,732	6.8%	2,195	8.5%
\$200,000-249,999	863	3.4%	1,180	4.6%
\$250,000-299,999	159	0.6%	230	0.9%
\$300,000-399,999	139	0.6%	208	0.8%
\$400,000-499,999	44	0.2%	30	0.1%
\$500,000+	257	1.0%	315	1.2%
Median Household Income	USD 65,520	-	USD 71,913	-
Average Household Income	USD 85,284	-	USD 94,092	-
Per Capita Income	USD 36,772	-	USD 40,997	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	49,266	83.8%	48,677	82.3%	47,948	80.9%
Black Alone	2,133	3.6%	2,339	4.0%	2,469	4.2%
American Indian	375	0.6%	363	0.6%	361	0.6%
Asian Alone	1,033	1.8%	1,190	2.0%	1,321	2.2%
Pacific Islander	12	0.0%	13	0.0%	13	0.0%
Some Other Race	2,397	4.1%	2,666	4.5%	2,919	4.9%
Two or More Races	3,565	6.1%	3,890	6.6%	4,216	7.1%
Hispanic (Any Race)	4,960	8.4%	5,482	9.3%	5,979	10.1%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

2026

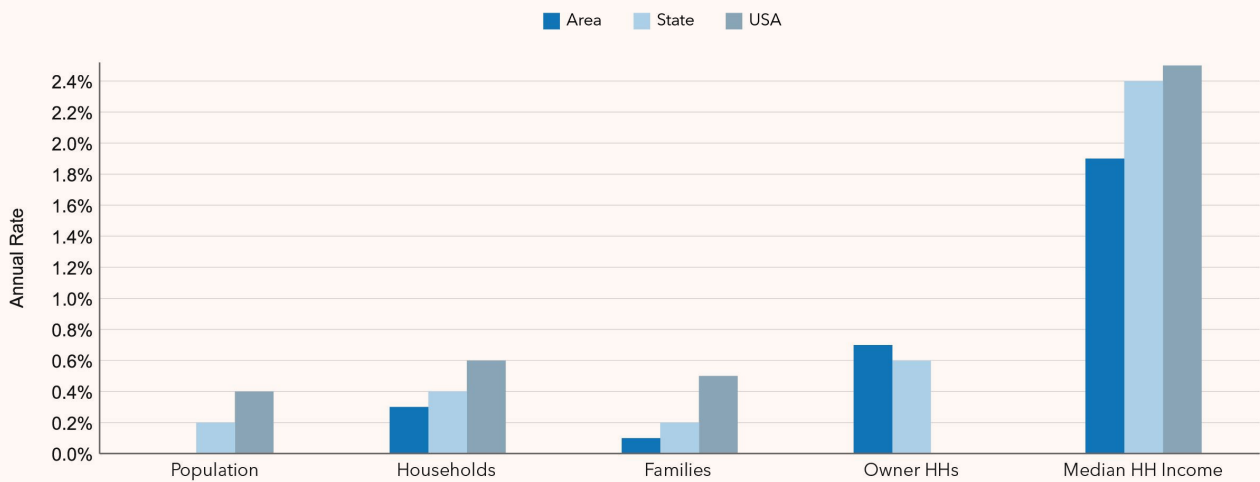
– DEMOGRAPHIC & INCOME PROFILE

Rings / 5 mile radius

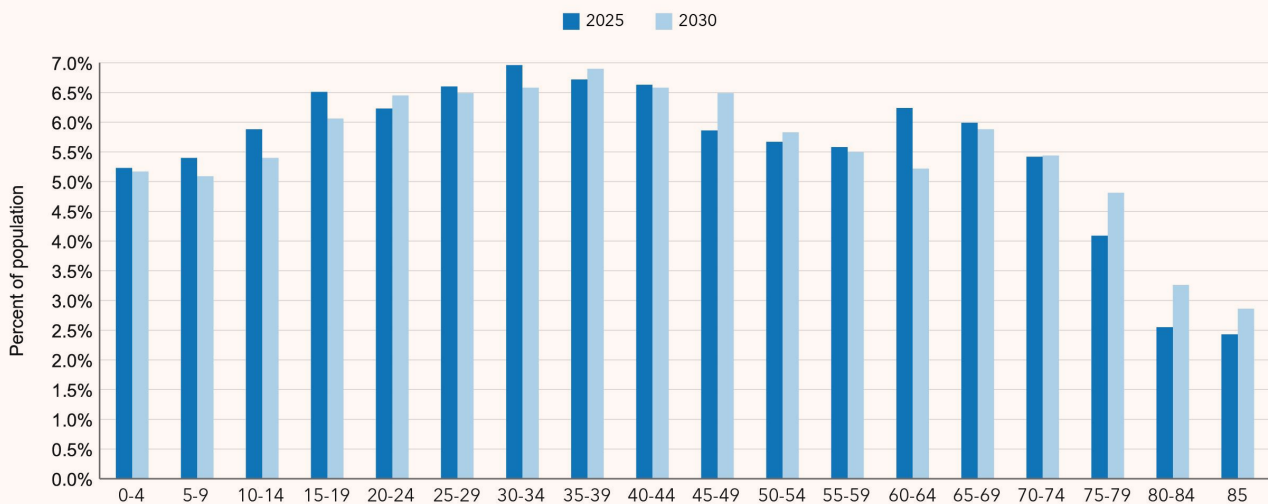
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

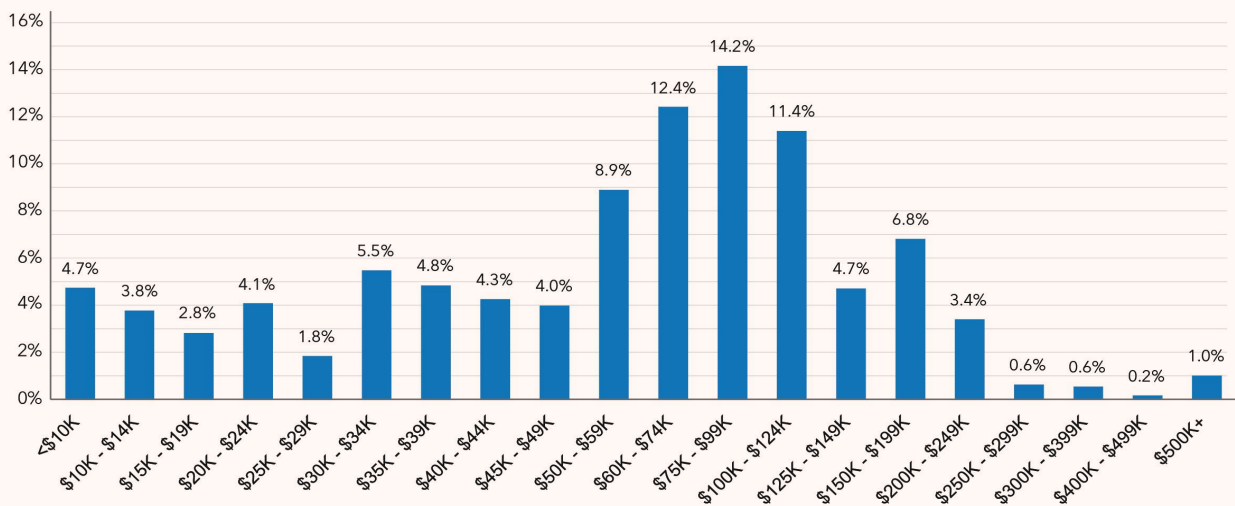
– DEMOGRAPHIC & INCOME PROFILE

Rings / 5 mile radius

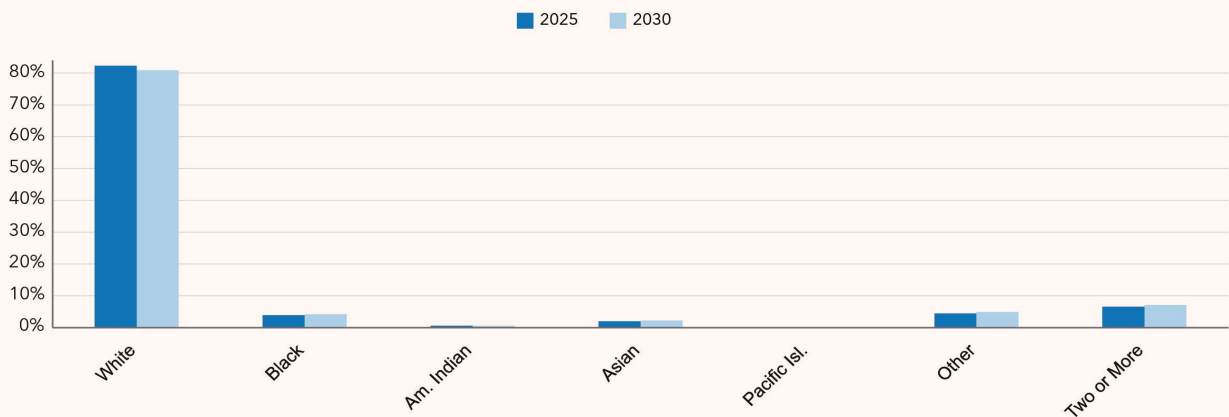
Key Indicators for 2025



Households by Income for 2025



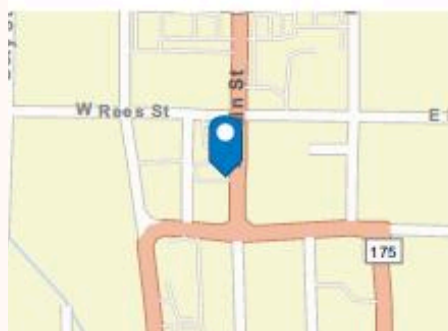
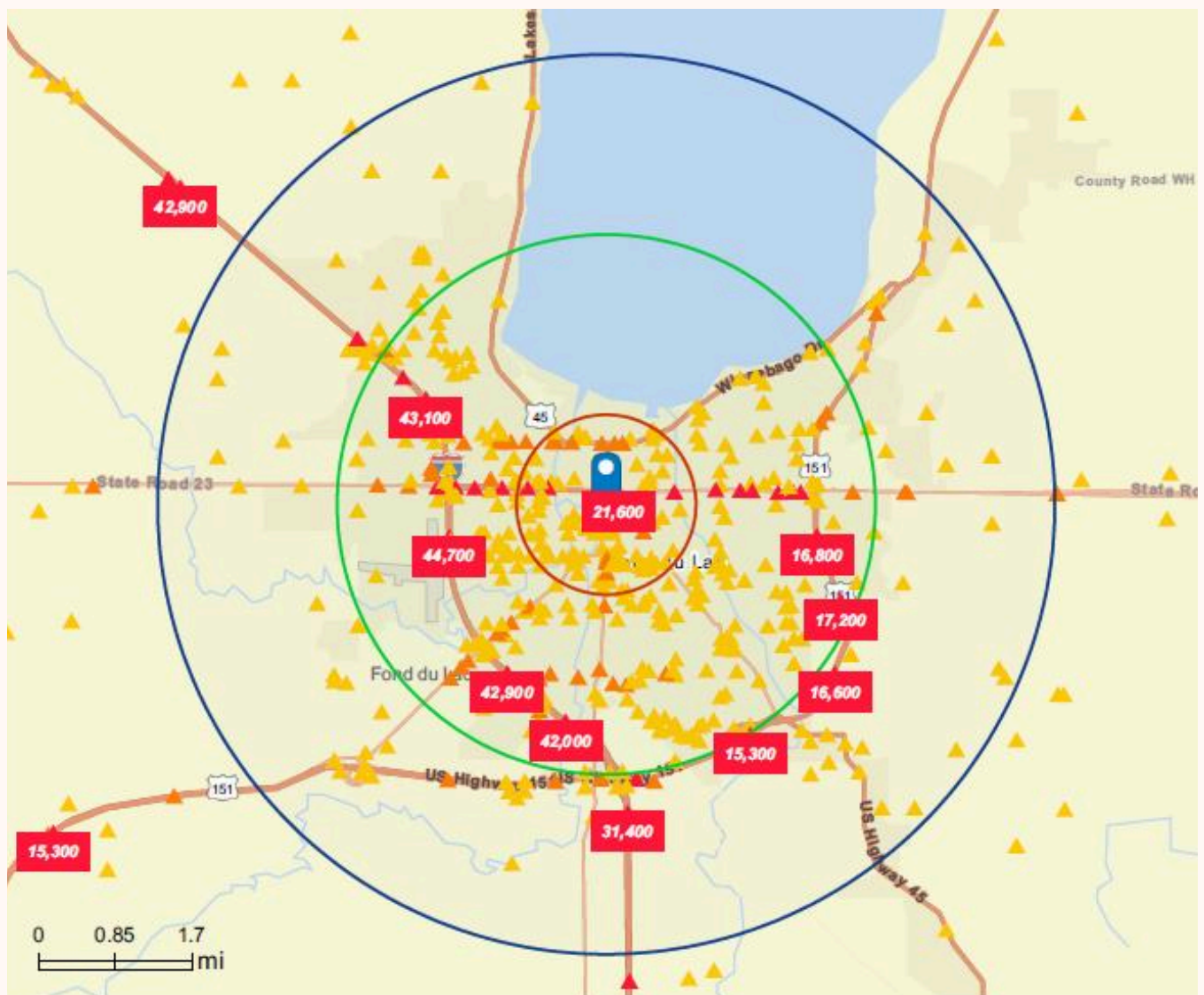
Population by Race



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

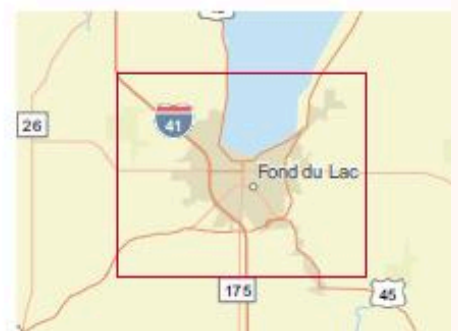
– TRAFFIC COUNT MAP

Rings /1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



SOURCE: TRAFFIC COUNTS (2025)

2026