

# High-Visibility High-Trafficked 2<sup>nd</sup> Generation Restaurant & Bar Freestanding 5,254 SF Building with Ample Parking 1750 N Casaloma Drive, Appleton, WI 54913 Available for NNN Lease



## Property Details:

Now available for lease: ±5,254 SF of freestanding, fully built-out second-generation restaurant and bar located within one of Appleton's most active retail corridors. The property features prominent pylon signage, excellent visibility, strong accessibility, and a large parking lot with 70+ stalls. Positioned along a high-traffic corridor with traffic counts exceeding 7,000 vehicles per day, the site benefits from strong consumer exposure and a dense concentration of national retailers.

Existing restaurant and bar improvements offer an opportunity that can significantly reduce startup costs and accelerate opening timelines for regional and national operators alike.

**Available for NNN Lease 4/01/2028**

## Property Features:

- ±5,254 SF on 1.94 Acres w/ over 70 Parking stalls
- Built-Out Restaurant and Bar
- Pylon Signage
- High-Vis Appleton Retail Corridor
- Surrounded by National Retailers
- Excellent access to Hwy 41 & W Wisconsin Ave

## View the full listing here:

<https://www.crexi.com/lease/properties/1162265/wisconsin-1750-n-casaloma-dr-grand-chute-wi-54913-7916> and <https://www.loopnet.com/Listing/1750-N-Casaloma-Dr-Appleton-WI/40481231/>

## Contact:

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**Listing Type:** Direct  
**Lease Type:** NNN  
**Taxes 2025:** \$5,537.24/YR  
**EST Insurance:** UNKNWN  
**Parking:** 70+  
**Lease term:** Negotiable  
**Property Type:** Retail  
**Subtype:** Restaurant  
**Tenancy:** Single  
**Total Building SF:** 5,254  
**Land Acres:** 1.94 AC  
**Lot Size SF:** 84,506.4  
**Class:** B  
**Year Built:** 2005  
**Buildings:** 1  
**Stories:** 1  
**Cross Street:** N Federated Dr  
**Zoning:** CL - Local Commercial District  
**APN:** 101088705  
**County:** Outagamie County



