

**High-Performing
Grocery-Anchored
Center (Kroger/
Pick 'n Save) and
Target Shadow
Anchor**

2064 Lime Kiln Road, Green Bay, WI

BELLEVUE

Town Center

Pick 'n Save

CBRE National
Partners



◆ THE OFFERING

CBRE is pleased to offer Bellevue Town Center, a 74,220 square foot grocery-anchored neighborhood shopping center located in close proximity of Lambeau Field in historic Green Bay, WI.

Address	2064 Lime Kiln Road Green Bay, WI 54311
GLA	74,220 SF
Site Size	13.3 Acres
Year Built	2002
Occupancy	100%
In-Place NOI	\$1,083,743
10-Year NOI CAGR	1.67%
WALT	9.47 Years

Bellevue Town Center offers investors the opportunity to acquire a fully leased, grocery-anchored neighborhood center with durable in-place income and embedded NOI growth in an established retail corridor in Green Bay, WI.

The Property is anchored by Pick 'n Save, a Kroger-affiliated grocer with an approximately 24-year operating history at the center. The tenant is finalizing a 10-year lease extension through 2036, reinforcing long-term income stability and continued anchor tenancy.

The Center benefits from below-market in-place shop rents, averaging \$23.57 PSF compared to approximately \$27.00 PSF for comparable product, providing a clear path to organic NOI growth through lease rollover. This mark-to-market opportunity is supported by strong corridor fundamentals, national co-tenancy, and consistent consumer traffic.

Strategically positioned along Monroe Road and Lime Kiln Road, a dominant retail spine in the Green Bay market, the Property benefits from approximately 29,700 vehicles per day and is shadow-anchored by Target (1.6M annual visits) and within close proximity to Costco (2.7M annual visits), driving sustained customer flow and tenant demand.

The offering combines **stable, grocery-anchored cash flow, defensible tenancy, and measurable rent upside**, supported by ongoing retail and employment growth within the surrounding trade area.



134,674
Population
(5 mi)



\$99,616
AHFI
(3 mi)



3M
Visits T12
(Placer.ai)

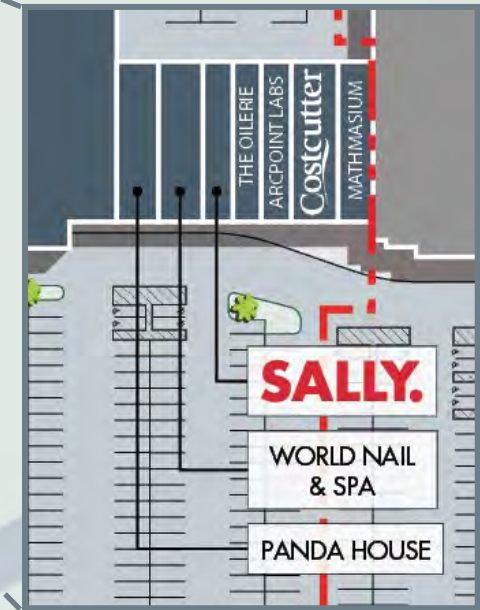


~80%
of Revenue
from Grocer

◆ SITE PLAN



TENANT	SUITE	GLA
Pick 'n Save	2064-0	64,470
Panda House	2064-1	1,400
World Nail & Spa	2064-2	1,400
Sally Beauty	2064-3	1,400
The Oilerie	2064-4	1,400
ARCpoint Labs	2064-5	1,400
Cost Cutters	2064-6	1,400
Mathnasium	2064-7	1,350
TOTAL GLA		74,220



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For more information, please visit
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