

FOR LEASE – COMMERCIAL SPACE AVAILABLE

137 W Main St STE A, Little Chute, WI 54140

### **High-Visibility Retail**

Position your business in a **high-traffic retail corridor** with strong neighboring tenants and excellent exposure!

### **Location Highlights**

- Located near established national retailers including **Dollar Tree** and **Little Caesars**
- Excellent street frontage and visibility
- Ideal for retail, restaurant, café, or service-based business

### **Property Features**

- An additional build outs can be discussed.
- Back-of-house prep, storage, and restroom areas.
- Utilities and service connections are already in place.
- Dedicated entrances and functional flow for customers and staff.

### **Accessibility & Traffic**

- Ample Parking on premises
- Positioned in a well-trafficked commercial center
- Strong local consumer base and daily foot/vehicle traffic

### **Available Space Options**

- **1,675 sq. ft. (Highlighted space)**
- Expansion space potentially available
- Flexible configurations available to fit your business needs

### **Perfect For**

- Coffee shop / bakery
- Boutique retail
- Salon / service business
- Specialty food concepts
- Catering



