

COMMERCIAL LAND PARCELS FOR SALE

Lake Park Square

Adjoining the residential neighborhoods of the Community of Lake Park lies Lake Park Square, a developing commercial area that promises to provide all the sundries and savories the residents are looking for. As trend-setting as the community itself, Lake Park Square will serve as a walking-access resource for the residents of Lake Park and draw customers and clients from the surrounding communities.



Lake Park Square will offer to the Community of Lake Park community and the southeast Fox Cities an eclectic mix of conveniences, unique products, and services, such as niche food and drink, a classy salon, or a place to rent recreational equipment for Lake Winnebago. Lake Park Square will be a destination for area residents, to complement their own personal style and interests.

ABOUT the RESIDENTS

Lake Park residents are social and active. They enjoy outdoor activities, time with friends, and going out to eat. Travel is often a passion, whether for work or pleasure. They are trendsetters, tech-savvy, and you'll likely find them in the organic food aisle or, better yet, at the farmers' market. They expect quality, and they're willing and able to pay for it. They relish the opportunity to customize—their home, their look, their life—and they're interested in products and services that both fit their lifestyle and express their character.

Lot	1	2	3	4	5	6	7	8	9
Acreage	1.71	1.43	1.17	1.01	1.23	1.40	2.17	5.78	1.90



EXCLUSIVE ADVISORS

Patrick Connor, SIOR
 Commercial Real Estate Advisor
 (920) 560-5074 — Office
 (920) 419-3113 — Cell
 patrickc@gepwi.com

Elizabeth Ringgold
 Commercial Real Estate Advisor
 (920) 560-5061 — Office
 (920) 205-6136 — Cell
 elizabethr@gepwi.com

The information contained herein was obtained from sources believed reliable, however, Grubb & Ellis | Pfefferle makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

THE LAKE PARK
Villas



The Lake Park Villas allow you the privacy, independence, and pride of owning a single-family home on your own lot, sweetened by the freedom of a condo-style association. Build your custom home with the builder you choose, take in all the natural features of our community, and enjoy full freedom to love the way you live.

Serene, yet suburban, Lake Park lies on the northeast side of Menasha, along the northern shore of Lake Winnebago. With southeast Appleton just around the bend and a public boat landing just a stone's throw away, you'll find yourself ideally placed to enjoy a variety of outdoor and social activities. And when the day is done, the tranquility of Lake Park will still be there to welcome you home.

BENEFITS of VILLAS ASSOCIATION

- Lawn cutting
 - Lawn care services
 - Landscape care and maintenance
 - Snow removal from walkways and driveways
- Professionally landscaped and maintained common areas, featuring:
- Walking trails and bridges
 - Community gazebo
 - Numerous ponds and waterfalls



**EXCLUSIVE
 ADVISOR**

Amy Rockwell
 Coldwell Homes, The Real Estate Group
 (920) 810-6681 — Preferred
 (920) 993-7002 — Office
 arockwell@coldwellhomes.com

The information contained herein is provided for general information purposes only and if material to the user should be verified by the user or by a qualified expert. *Taxes may not include Special Assignments or additional Municipal fees. CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, land, building or room dimensions, if material. Below-grade areas may not meet building code housing requirements. Equal housing opportunity listing.