

Lake Shore Plaza

1800 Oshkosh Ave. and N. Westfield St.
Oshkosh, WI 54902



NYLA GROUP, LLC
COMMERCIAL REAL ESTATE SERVICES



Steve Hoopman

☎ 920-216-1083

✉ hoopmans@firstweber.com

Randy Schmiedel

☎ 920-230-3802

✉ rschmiedel@discovery-properties.com

Thomas Thomsen

☎ 920-212-7000

✉ thomas@nylagroup.com



Highlights/Notes:

- 1 Aurora Medical within 1 Mile | Mercury Hospital within 2 Miles | University of Wisconsin Oskosh with 14,500 Students Enrolled within 1 Mile | Evergreen Retirement Community 1 Block Away
- 2 9-15 month build once lease signed
- 3 Oshkosh Corp's HQ will have an average of 650 Employees Daily | Frequently will have 16,000 Employees Come to HQ
- 4 Oskosh is the "Event City" of Wisconsin Hosting Hundreds of Local, Regional, National and International Events Annually
- 5 Oshkosh/Neenah MSA is a Progressive and Participative Community that Offers Small Town Friendliness with Big City Features and High Quality of Life for all Ages and Interests
- 6 North East Side of the Development will have Nature Trails | Park | Beach with Docks
- 7 Please contact me for further information regarding PSF - TI's - Build Out

Thomas Thomsen

☎ 920-212-7000

✉ thomas@nylagroup.com

DEVELOPMENT Proposed Buildings



1 Hotel

4 Retail

7 Medical

2 Retail

5 Office

8 400 Parking Spaces

3 Retail Restaurant

6 General Store

Thomas Thomsen

920-212-7000

thomas@nylagroup.com

ORANGE



Restaurant

Retail – Restaurant :

1 – 2 Story | 10,000 SF

Lots of possible build out's with end cap, great access. Ideal space for – simple eats, coffee or smoothie shops, salons / hairdressers / nails, fitness studios, cellular stores

GREEN

Retail:

1 story | 6,000 SF

Ideal drive-thru build out. Space for – simple eats, coffee or smoothie shops, salons / hairdressers / nails, fitness studios, cellular stores

Retail



Thomas Thomsen

☎ 920-212-7000

✉ thomas@nylagroup.com

RED Retail



Retail :

1 story - 7,040 SF

Ideal space for - simple eats, coffee or smoothie shops, salons / hairdressers / nails, fitness studios, cellular stores

TEAL Office

Office:

3 story - 30,000 SF

Ideal space for accounting firms, insurance agency's, law firm's



Thomas Thomsen

☎ 920-212-7000

✉ thomas@nylagroup.com

YELLOW



Medical

Medical Building:

Ideal space for dentist, chiropractor, pharmacy, specialty medical

BLUE Hotel

Hotel:

103 Key Extended Stay with no in-house dining



Thomas Thomsen

☎ 920-212-7000

✉ thomas@nylagroup.com

OSHKOSH-NEENAH, WI

 ADD COMPARISON

POPULATION

169,540

0.0313% GROWTH

MEDIAN AGE

38

MEDIAN HOUSEHOLD INCOME

\$55,128

3.04% GROWTH

POVERTY RATE

12.2%

NUMBER OF EMPLOYEES

87,905

0.987% GROWTH

MEDIAN PROPERTY VALUE

\$147,300

2.08% GROWTH

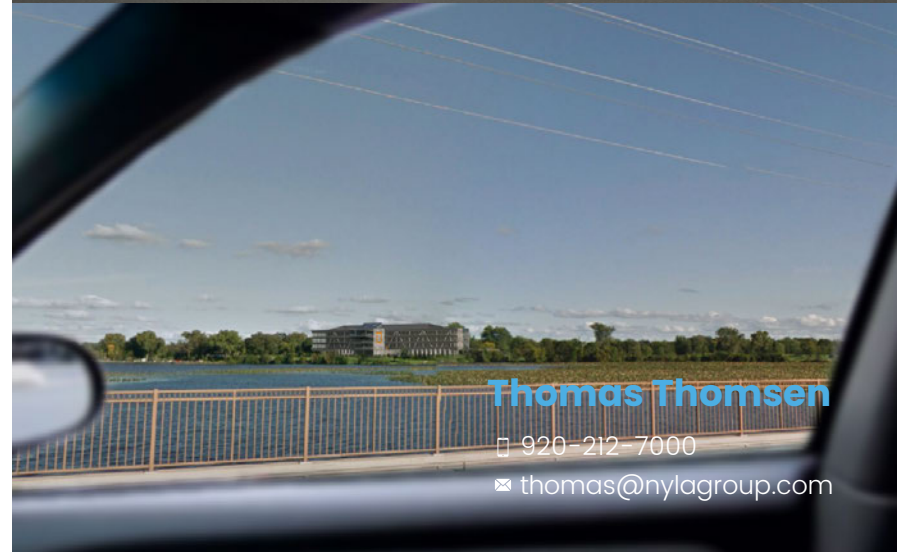
2019 Summary	1 Mile	3 Miles	5 Miles
Population	6,364	63,826	77,775
Households	3,125	26,576	31,094
Families	1,362	14,338	17,315
Average Household Size	1.94	2.26	2.28
Owner Occupied Housing Units	1,306	15,285	18,532
Renter Occupied Housing Units	1,819	11,291	12,562
Median Age	41.4	35.5	36.9
Median Household Income	\$39,534	\$50,030	\$51,856
Average Household Income	\$54,581	\$65,160	\$67,995

2024 Summary	1 Mile	3 Miles	5 Miles
Population	6,427	64,695	78,914
Households	3,165	27,041	31,684
Families	1,370	14,490	17,536
Average Household Size	1.93	2.26	2.27
Owner Occupied Housing Units	1,343	15,705	19,080
Renter Occupied Housing Units	1,822	11,336	12,604
Median Age	43.6	36.7	37.9
Median Household Income	\$42,607	\$54,428	\$56,863
Average Household Income	\$61,028	\$73,431	\$76,977

Neighbor Oshkosh HQ

Oshkosh Corporation's new global headquarters will be approximately 190,000 sq. ft. and four floors on 35 acres. All corporate functions will relocate to the Global Headquarters with a few exceptions. North Plant offices will be updated and utilized by the Defense Segment.

The new global headquarters will accommodate 650 team members. Facility amenities include a training center, fitness center, innovation center and more. Design elements center around wellness and movement, open floor plan, and technology enabled.



Thomas Thomsen

920-212-7000

thomas@nylagroup.com



Thomas Thomsen

920-212-7000

thomas@nylagroup.com

Aerial Map



Thomas Thomsen

920-212-7000

thomas@nylagroup.com





Thomas Thomsen

920-212-7000

thomas@nylagroup.com



Drone Shots



Thomas Thomsen

☎ 920-212-7000

✉ thomas@nylagroup.com

Drone Shots



Thomas Thomsen

☎ 920-212-7000

✉ thomas@nylagroup.com

Oshkosh is consistently ranked among the top small cities in the nation in which to live. In fact, the Oshkosh community has earned a variety of accolades for its workforce, safety, economic strength and business and career climate. currently in those areas who are expanding that ours is the next great opportunity



- | | | |
|--|---|--|
| <p>1 2019: Ranked #2 in Best Places for Millennials to Move</p> <p>2 2019: Ranked 4th in Most Livable Small Cities in the U.S.</p> <p>3 Ranked #5 on the List of The Best Places for Millennials to Move in 2019</p> | <p>4 2019: Oshkosh/Neenah was Ranked 83 out of 383 Metro Areas for Economic Strength</p> <p>5 2018: Ranked #5 in Best College Towns</p> | <p>6 2018: Ranked #3 for the 10 Under-the Radar Cities with Great Tech Career Opportunities</p> <p>7 2017: Forbes Magazine Ranked Oshkosh #82 in its Annual List of Best Places for Business & Careers</p> |
|--|---|--|

Thomas Thomsen

☎ 920-212-7000

✉ thomas@nylagroup.com

Lake Shore Plaza

1800 Oshkosh Ave. and N. Westfield St.
Oshkosh, WI 54902



NYLA GROUP, LLC
COMMERCIAL REAL ESTATE SERVICES



Steve Hoopman

☎ 920-216-1083

✉ hoopmans@firstweber.com

Randy Schmiedel

☎ 920-230-3802

✉ rschmiedel@discovery-properties.com

Thomas Thomsen

☎ 920-212-7000

✉ thomas@nylagroup.com