



SCOTT & MAIN ST. FOND DU LAC WI

.83 ACRES ◦ \$199,000



FOR SALE OR BUILD TO SUIT



SCOTT & MAIN ST. - CORNER OUTLOT FOND DU LAC WI



FOR SALE OR BUILD TO SUIT

GREAT RETAIL OPPORTUNITY ON STRONG CORNER IN REVITALIZED CORRIDOR.

A multitude of retail possibilities on a well-recognized corner in Fond du Lac. From utilization of existing parking lot – to a total new store with plans of your own. All-new road on Scott St. & Main St. (and Scott Street ingress and egress possibilities) make this site ready to attract customers in a corridor poised to see increased traffic count .



SUPERB RETAIL OPPORTUNITY. REVITALIZED CORRIDOR.

Numerous Business Models Fit Future Use.

Establish your business on this busy corner ready to attract customers.

920-539-7014
920-295-9884

OUTLOT FOR SALE ◦ \$199,000

Property Specifications

Outlot Details

Layout
Lot Dimensions
Buildable Area
Build To Suit

Approx. .83 Acres SF
Corner Lot
Approx. 210' x 175'
TBD
Call For Details

Corner Details

Entrances
Signaled Corner
Expandable
Corner Streets

Jan. 2012
Main St. & Scott St.
Yes
West
Newly Paved

Neighboring Retail

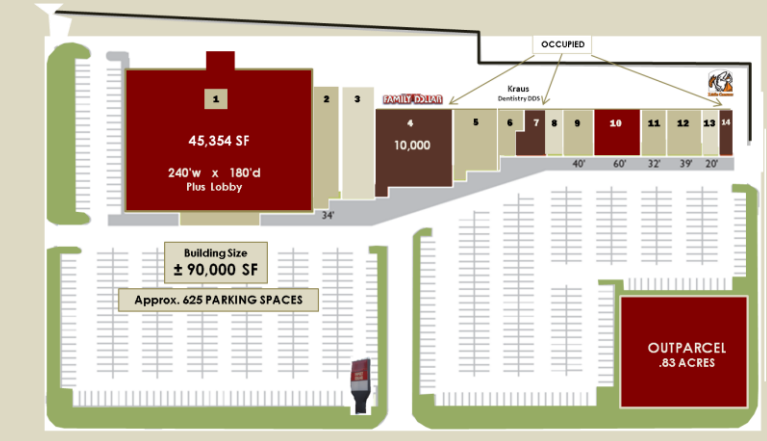
Auto
Retail Center
Fast Food
Other

Jan. 2012
Service Motors Ford
NorthTown at Lakeside Park
Little Caesar's
Ten-Minute Oil Change

Traffic Counts

Main St.
Scott St. – Westbound
Scott St. – Eastbound

Daily (2008)
9,800
15,700
11,300



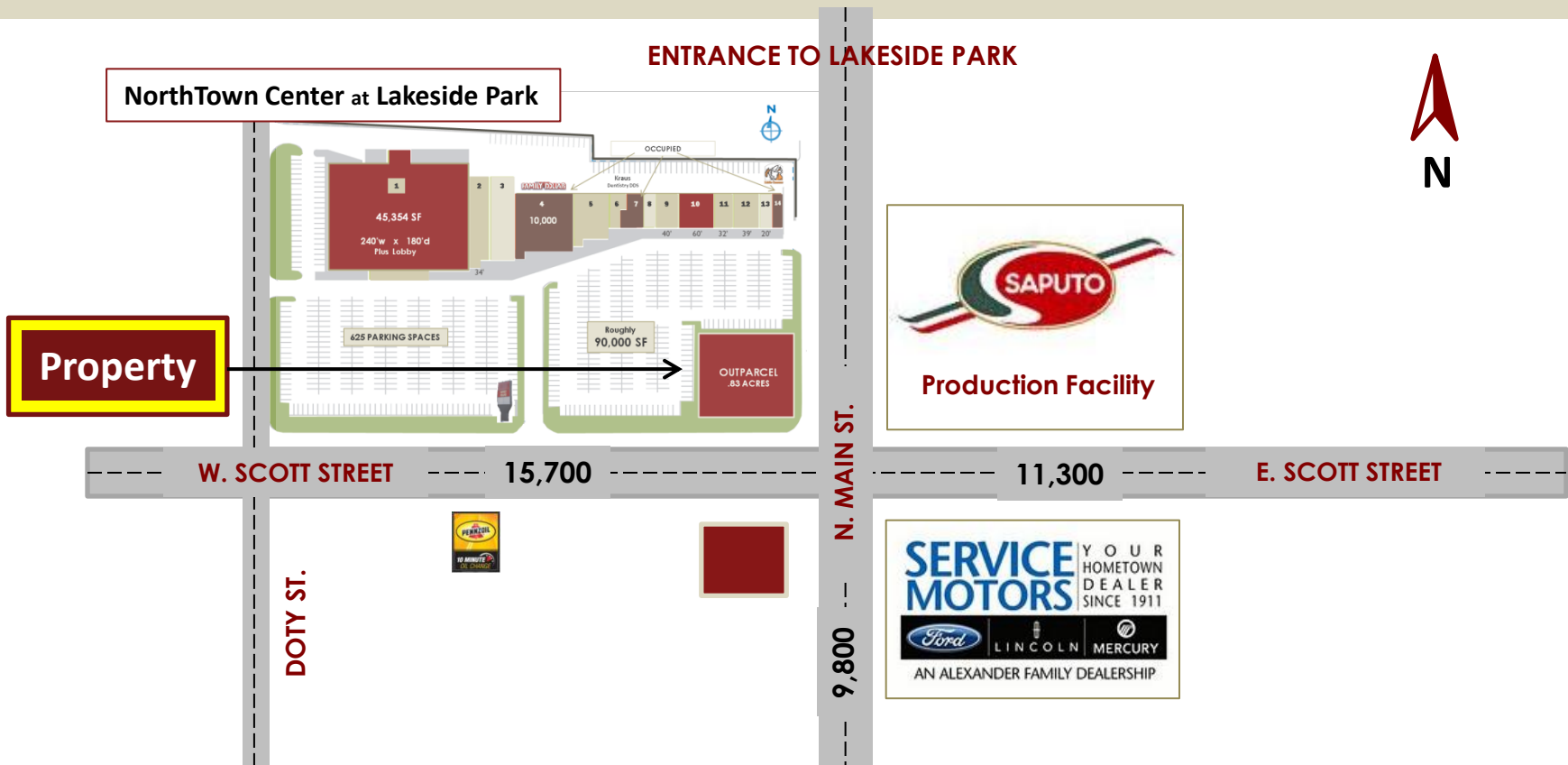


PROPERTY TRAFFIC COUNTS - 2008

Link To Entire Fond Du Lac Traffic Count – 2008

<http://www.dot.wisconsin.gov/travel/counts/fonddulac.htm>

Notable Cornering Businesses Included.





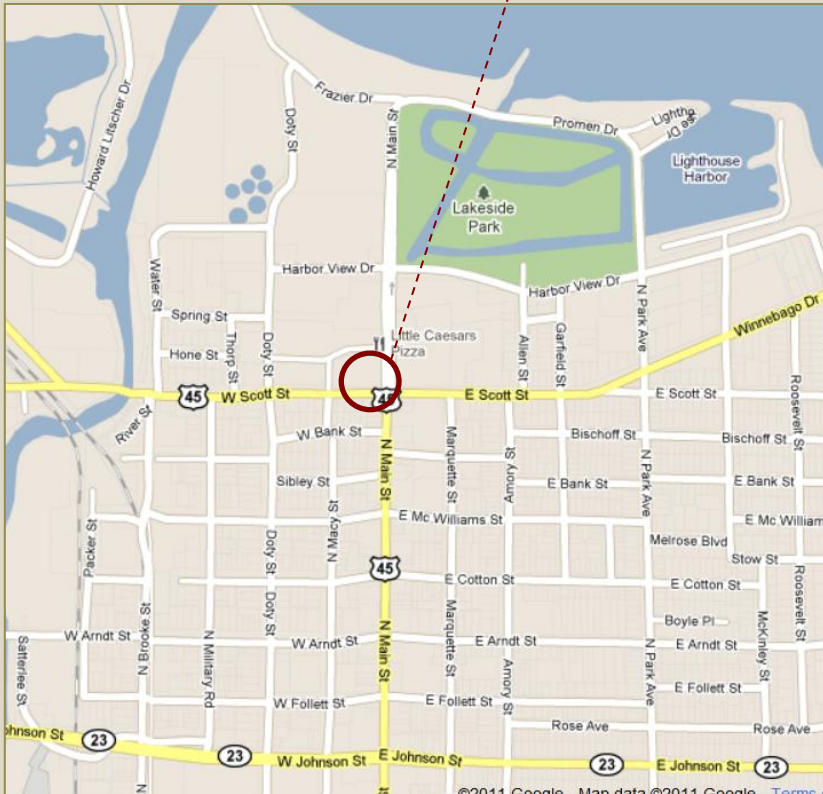
MAP.

Contact Alex or Tom
today for a personalized tour.

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zacommercial.com

SCOTT & MAIN ST. FOND DU LAC WI



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