



2409 Monroe Rd, De Pere, WI 54115

\$20 - \$80/SF/YR

\$1.67 - \$6.67/SF/MO

2409 Monroe Rd

A+ Location *** Redevelopment Site Near Costco ***



Johnny Simpson
WI
920.265.8804



William Steiner
WI 55781
920.515.0123

Listing Added: 11/02/2021

Listing Updated: 07/20/2023



Building Details

Property Type	Retail, Restaurant, Special Purpose
Subtype	Fast Food, Financial, Fitness, Restaurant, Medical
Tenancy	Single
Total Building SQFT	15,000
Minimum Divisible SQFT	1,500
Max Contiguous SQFT	10,000
Total Building Suites	6
Vacant SQFT	15,000
Land Acres	1.892
Lot Size (acres)	82,415.52
Class	A
Year Built	2023
Year Renovated	2023
Buildings	1
Stories	1
Taxes (cost per SQFT)	\$3.50
Total Parking Spaces	50
Power	200 Amp
Cross Street	Hwy 172
Zoning	commercial
APN	B-113
County	Brown County
Submarket	Green Bay
Submarket Cluster	NE Wisconsin

Building Description

Existing 2,500sf retail space for lease next to Taco Bell and additional pad sites for build to suit or ground lease users.
Johnny 920-265-8804

Building Highlights

Highway Pylon Signage
Monument Signage on GV
Direct Access off of Monroe Rd (Unique)

Building Location (1 Location)



Available Space 2 Details

Listing Type	Direct
RSF Range	1000 - 15000 SF
USF	15,000 SF
Office Available	15,000 SF
Parking	7:1
Lease Type	NNN
Lease term	Negotiable
Rate	\$20 - \$80 / SF / YR
Days on Market	665 days

Building Photos (1 photos)

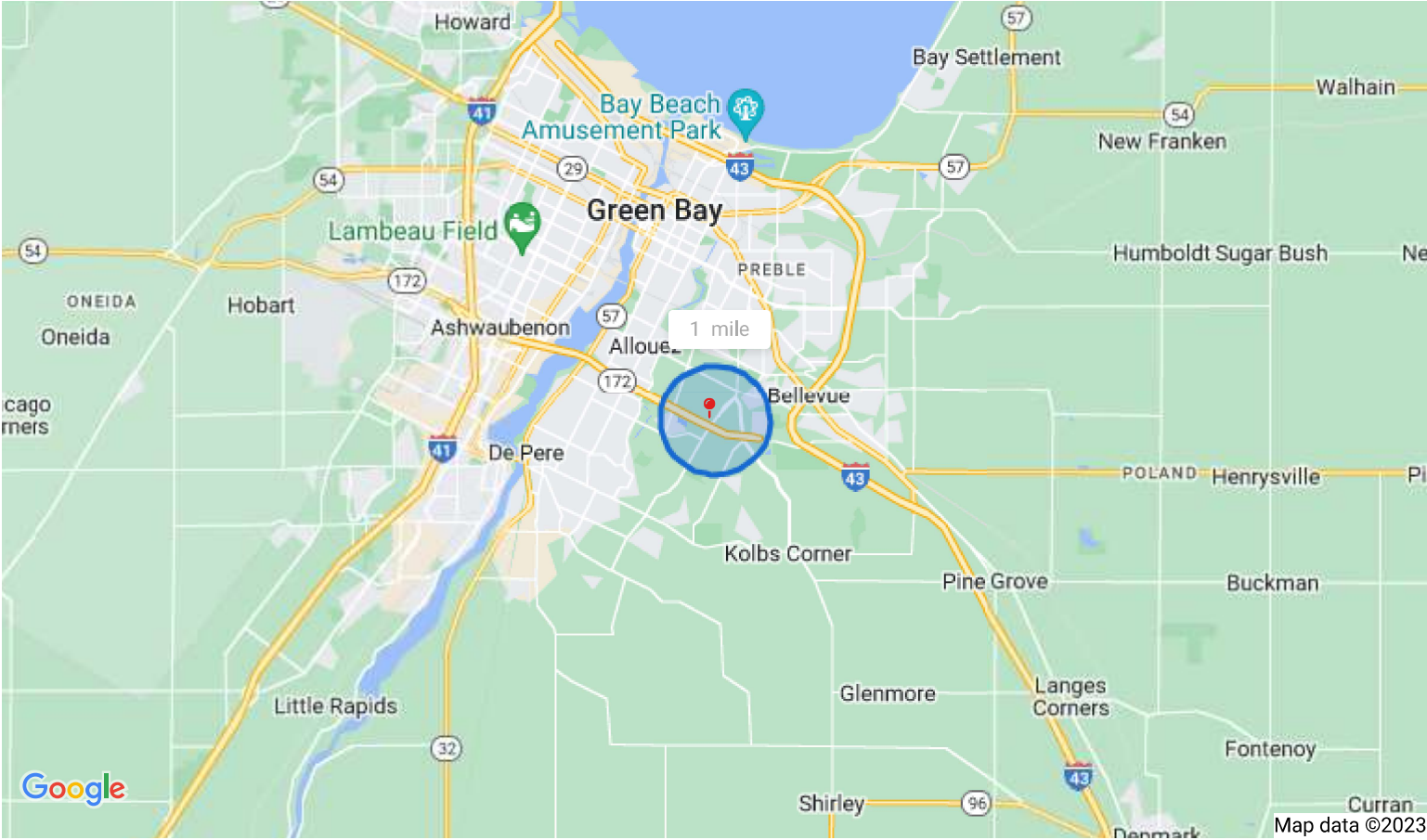


Demographic Insights

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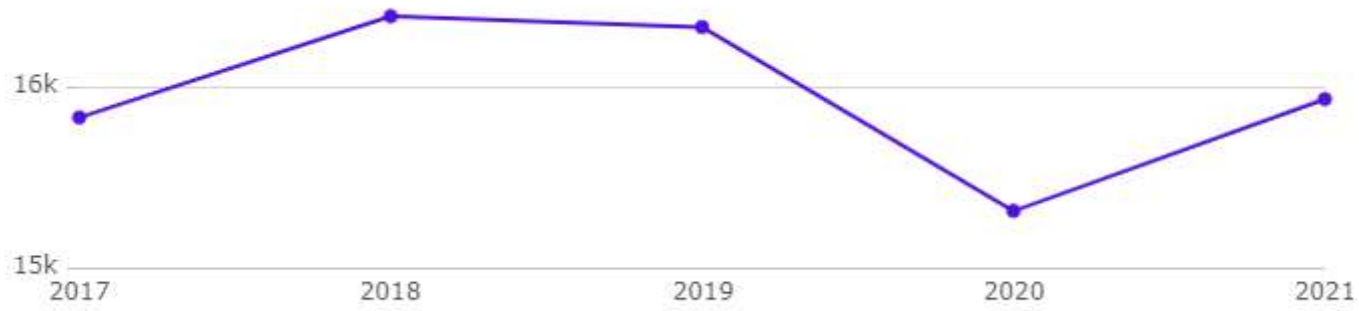


Population

15.9k

↑ 4%
Compared to 15.3k in 2020

0%
Compared to 15.8k in 2017



Household Income



Age Demographics



Number of Employees



Housing Occupancy Ratio

10:1
100% occupancy rate

100%
100%

Renter to Homeowner Ratio

5:1
50% occupancy rate

50%
50%

