

Harbor Freight, Dunham's Sports, Ross Dress for Less | Strong Mix of National Tenants

3415 Calumet Ave | Manitowoc, WI | US | Monroe County
Available SF: 87,161 | Sale Price: \$7,464,371



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Last Updated:	Sep 11, 2024

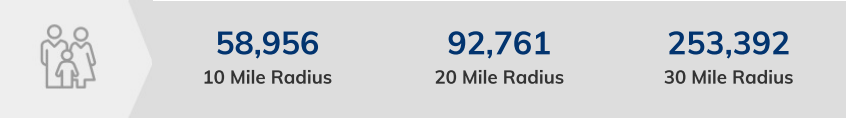
Realtor/Owner Contact

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Property and Area Description

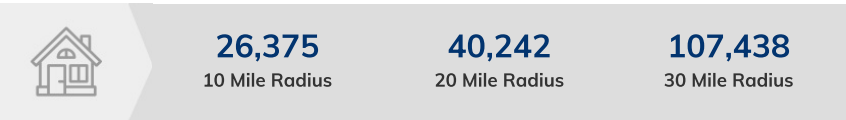
The Snyder Carlton National Net Lease Team is pleased to offer to investors an opportunity to acquire the multi-tenant shopping center in Manitowoc, WI. The shopping center is leased to a strong mix of national tenants including Harbor Freight Tools, Dunham's Sports and Ross Dress for Less with a weighted average lease term exceeding 8.5 years. Additionally, Francis Energy leases a portion of the premises for an EV charging station further increasing cash flows. The 87,161 SF building on 7.37-acre parcel is strategically located on the hard corner signalized intersection of Calumet Avenue and South 35th Street which sees over 18,500 VPD and prospers from excellent ingress and egress. Nearby retailers include Walmart Supercenter, ALDI, Festival Foods, Pick n Save, Walgreens, AutoZone, Hobby Lobby, McDonald's, Starbucks, Popeyes and Taco Bell. This is an excellent opportunity to purchase a fully leased multi-tenant shopping center in Wisconsin with long term leases, national tenants, and EV charging component providing diversified cash flows for years to come. 100% Occupied Multi-Tenant Jr. Box Center by Best in Class National Retailers - 8+ Yrs. WALT, Newer Long Term Corp. Leases by Harbor Freight/Dunham's Sports/Ross plus Options, Rare Value Add Opportunities - Outparcel PAD Development & Lease Conversion (Gross-NNN)

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Property Images

