

EDG18

CHASE

JLL



# For Sale

## Prime redevelopment opportunity

- Available Land: .876 acres
- Available Building: 45,000 +/- rsf
- Negotiable price
- Zoned commercial
- A prime redevelopment opportunity in downtown Appleton with JP Morgan Chase Bank remaining as the ground floor tenant. Located on College Ave, the main street leading into downtown from the interstate. The site is in close proximity to Lawrence College, city and county municipal buildings and other downtown attractions. The site encompasses half of a city block with access on 3 of the surrounding streets. Potential uses could be office, residential and hospitality.

200 W. College Ave  
Appleton, WI

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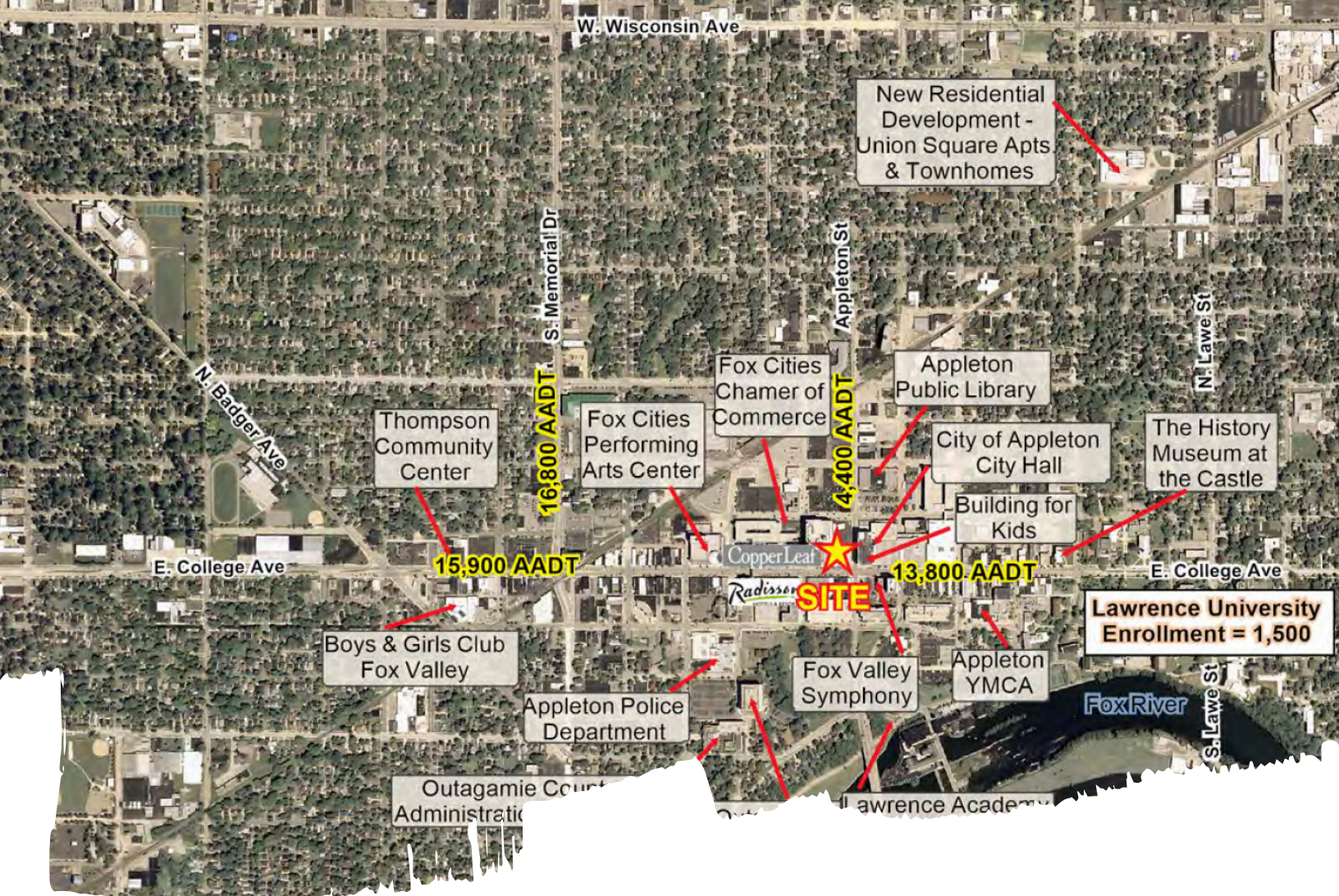
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*Chase remaining as ground floor tenant*





## Demographics

	1 Mile	3 Mile	5 Mile
Population	17,134	96,236	157,054
Average Household Income	\$55,538	\$67,733	\$74,742
Daytime Population	24,383	90,761	142,227