

NORTHRIDGE PLAZA

2830 New Pinery Road

Portage, WI



Available for Lease

Retail Space

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Property Summary

Northridge Plaza is located in an established commercial corridor in the City of Portage with 220 feet of frontage on New Pinery Road (12,600 CPD). Great linkages to transportation systems, employment centers, shopping, and residential neighborhoods. Site contains 5.84 acres with a 5/1,000 SF parking.

Building Description: Multitenant retail center built in 1998 containing a total of 61,110 square feet. Steel and masonry frame with a flat rubber membrane roof.

Space Availability:

Space 120	23,903 SF
Space 135	2,520 SF
Space 160*	2,300 SF
Space 170*	2,000 SF
Space 178	3,703 SF

*Space 160 & 170 can be combined to form 4,300 SF

Lease Rate: \$6.00-12.00/SF NNN (est. NNN: \$2.50/SF)

Occupancy: Immediate

Improvements: Negotiable

Parking: 5/1,000 SF surface stall parking ratio

Amenities:

- Commercial corridor of Portage
- Monument signage
- Shadow anchors: Walmart and McDonald's
- Excellent visibility
- Easy access from interstate highway
- Professionally managed by Compass Properties

Property Photographs



Vacant Anchor Space



Inline Spaces



Monument Signage



Anchor Space – Interior

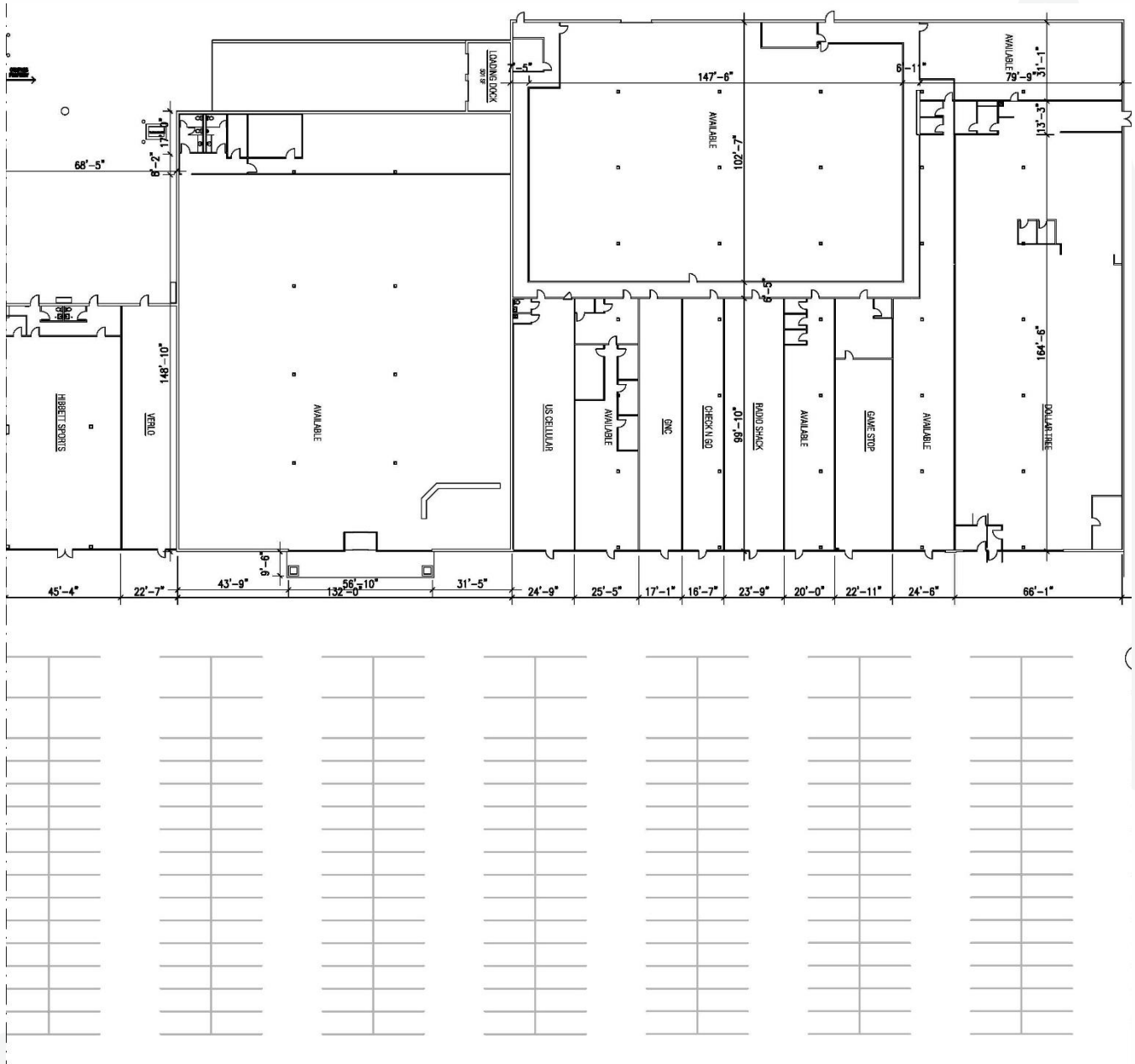
Property Site Plan



2015 Demographics

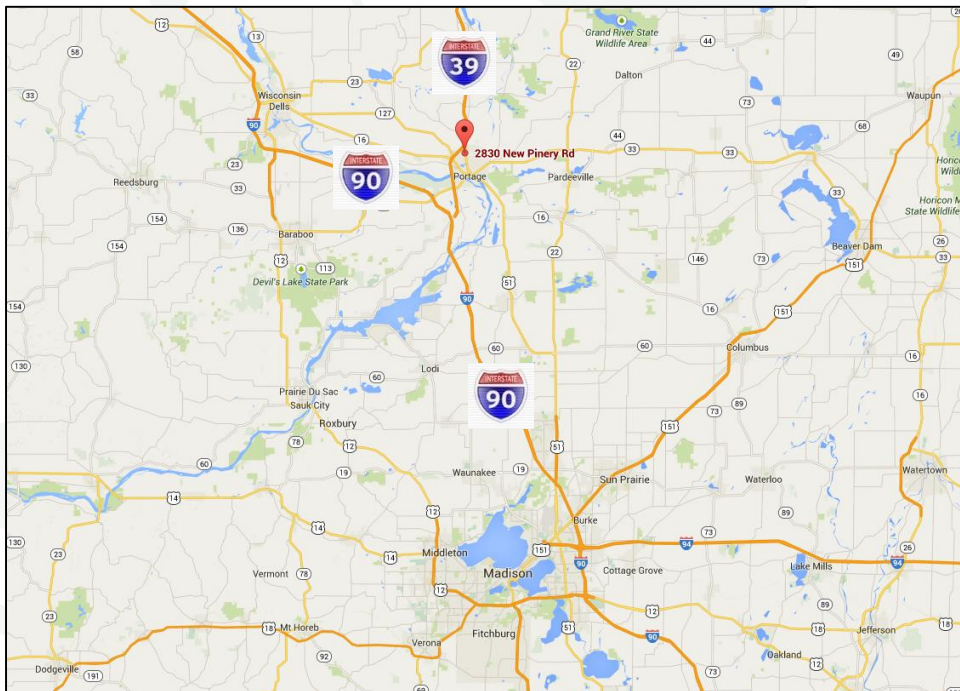
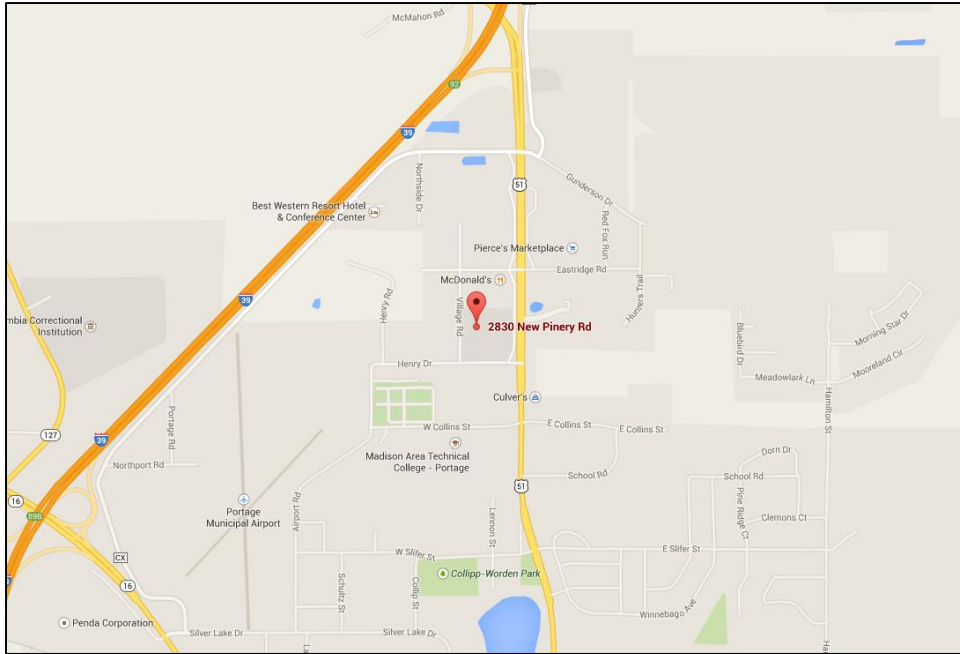
Total Population		Households		Average Household Income	
3 Miles	10,851	3 Miles	4,295	3 Miles	\$57,398
5 Miles	12,405	5 Miles	5,001	5 Miles	\$60,496
10 Miles	25,171	10 Miles	10,129	10 Miles	\$67,004

Dimension Site Plan



Location

The City of Portage is located about 35 miles north of Madison, the state's capital. Highway access to Portage is very good with three exits directly off Interstate Highway 39, the main north/south transit highway passing through Central Wisconsin. The site is also just 4 miles north of the interchange with Highway 90/94, which runs from Seattle to Boston across the northern United States.



Area Map

