

WEST BEND RETAIL CENTER

1201 - 1341 Paradise Drive - West Bend, WI 53095



Anchored by Dunham's Sports, Ross Dress for Less and Old Navy, and shadow-anchored by a Walmart Supercenter, the property is located within the well established Paradise Drive retail corridor. Directly fronting Highway 45, the property benefits from excellent visibility and easy access.

property size	127,992 SF	traffic count	19,200 vpd
zoning	B-1 (PUD)	utilities	sep. metered
parking	633 stalls	year built	1998-2000
taxes	\$1.05/SF	lease term	negotiable

For more information

John Thomsen

262 290 1620

jthomsen@somerstone.com

Charlie Koehler

920 676 8274

ckoehler@somerstone.com



FOR LEASE

Units Available (divisible)

8,700 SF

1,200 SF

21,011 SF



01

ESTABLISHED CORRIDOR

The site is located along a dynamic commercial corridor on the southwest side of West Bend, immediately west of U.S. Highway 45 and is surrounded by high-traffic national retailers.

02

QUALITY CONSTRUCTION

The development is designed with all of the qualities consistent with Class A, suburban, retail strip centers and benefits from recent building component upgrades that will help minimize future operating and maintenance costs.

03

EXCEPTIONAL CO-TENANCY

With Dunham's, Ross and Old Navy occupying roughly 60% of the retail space on long-term leases, the remaining space in the center is better insulated from vacancy variations that negatively impact foot traffic.

