

# Lake Park Square

## Commercial Land Parcels for Sale



*Parcel conveniently located near popular Lake Park Swim and Fitness Center*

### LAKE PARK SQUARE

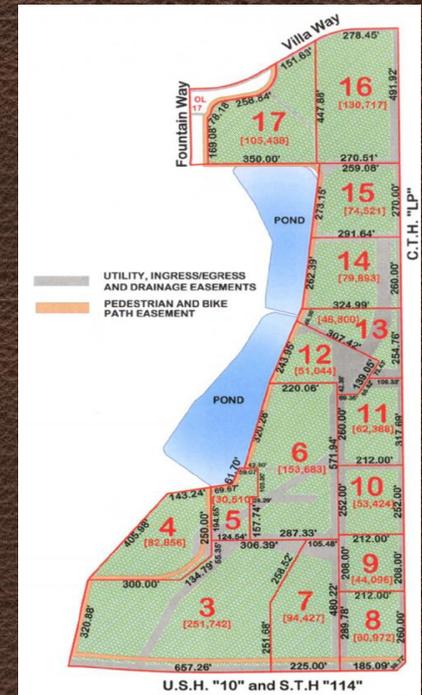
Lake Park Square is a 30-acre commercial campus integrated into the Lake Park Villas development. It is designed to support an array of professional office, business and personal services and retail uses. The many amenities include adjoining ponds, gardens and walking trails which enhance the business setting.

Nine fully improved parcels ranging in size from one to six acres are available. Larger parcels may be created by combining existing lots.

### CITY OF MENASHA

Phone 920-967-3650  
140 Main Street | Menasha, WI 54952

<http://www.cityofmenasha-wi.gov>



### OPTIMAL UTILITIES

Menasha Utilities, a locally owned and operated utility, provides electric service to Lake Park Square. Menasha Utilities has developed services that help business increase energy efficiency, reduce direct electric expenses and control capital costs in order to remain competitive. MU rates are among the lowest in Northeast Wisconsin.

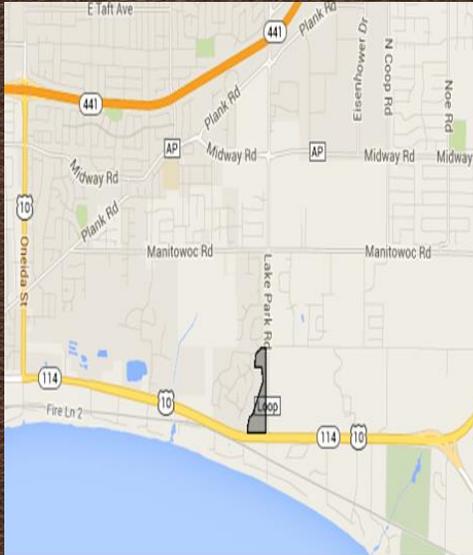
Natural gas service is provided by WE Energies. The Waverly Sanitary District supplies water and sanitary sewer. AT & T is the phone service provider for Lake Park Square.





## INCREDIBLE

LOCATION



## COMMERCIAL SITE

CHARACTERISTICS

Lot Number	Zoning	Square Feet	Acres	Asking Price
15	C1 General Commercial Zoning	74,531	1.71	\$110,000
13	C1 General Commercial Zoning	51,052	1.17	\$100,000
11	C1 General Commercial Zoning	62,378	1.43	\$120,000
9	C1 General Commercial Zoning	44,083	1.01	S
10	C1 General Commercial Zoning	53,405	1.23	\$75,000
8	C1 General Commercial Zoning	60,948	1.40	S
7	C1 General Commercial Zoning	94,438	2.17	S
3	C1 General Commercial Zoning	251,820	5.78	\$195,000
4	C1 General Commercial Zoning	82,651	1.90	\$83,000

## MUNICIPAL

SUPPORT



Lake Park Square is located on Menasha's eastern boundary at the intersection of CTH LP (Lake Park Road) and USH 10/WS 114. This location offers:

- \* A central Fox Valley location with easy access to Appleton, Kimberly, Kaukauna, De Pere, Green Bay, Neenah and Oshkosh
- \* Immediate access to USH 10/WIS114
- \* Access to major commercial hub including grocery stores, restaurants, home centers, department stores, banking and a full complement of business and personal services

The Lake Park Square development is owned by the Redevelopment Authority of the City of Menasha. The city provides a full range of services and facilities to meet the needs of business and residents alike.

Business development assistance is available through the Community Development Department. Questions regarding city services may be directed to Greg Keil, Community Development Director at:  
920-967-3650  
Or  
gkeil@ci.menasha.wi.us

