



WOODCREST
CAPITAL, LLC

Former Shopko Clintonville WI

291 South Main Street | Clintonville WI

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

100% Occupied



- 37,820 SF Center
- Waupaca County, Wisconsin
- Large Parking Field
- Great Visibility & Access

Type	PSF
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
S Main St	14,994 VPD
US Hwy 45	11,142 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	1,996	5,189	6,959	101,232
Households	912	2,277	2,934	41,518
Average HH Income	\$52,321	\$62,069	\$65,875	\$80,729

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
 ** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

(817) 927-0050 | woodcrestcapital.com

