



1936 & 1948 E Mason Street, Green Bay, Lot

1936, 1948 E Mason Street
Green Bay, WI 54302

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BAEHR INC.

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INVESTMENT SUMMARY

Baehr Inc. is pleased to announce the exclusive listing of 1936 & 1948 E Mason Street, Green Bay, WI, the 3rd largest city in the State of Wisconsin. This is an easily accessible and highly visible lot conveniently located .5 mile from I-43 on E. Mason St! This 170 ft x 140 ft lot features flexible C2 zoning and is perfect to fit your company's new business. The traffic count is 16,400 at E. Mason Street and 9,600 at Lime Kiln. The site is on a rapidly growing corridor near area business, hotels, area groceries and area restaurants. Quick access to Downtown Green Bay via Mason Street and plenty of space on this 0.17 AC lot make it perfect for high daily volume.



PROPERTY SUMMARY

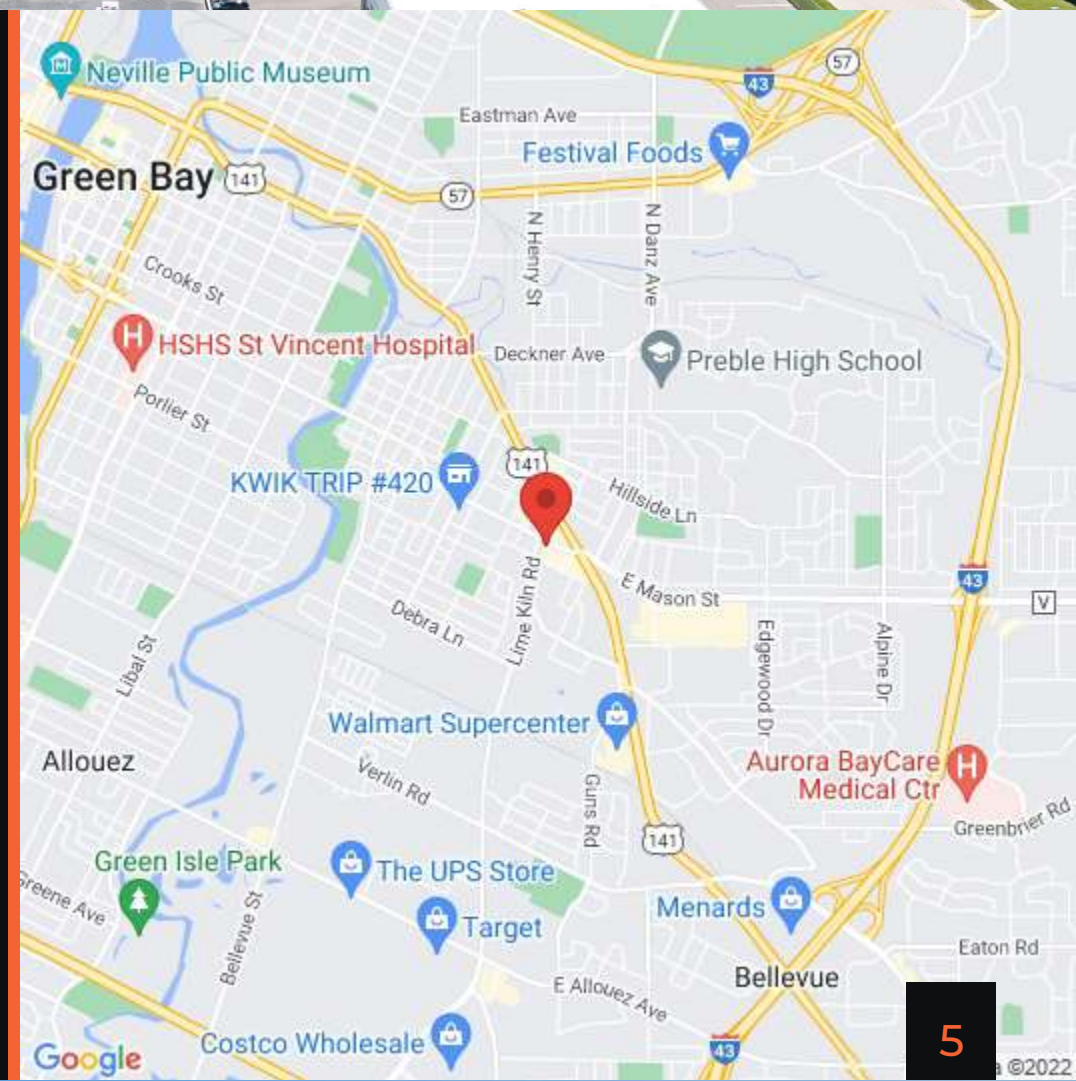
Offering Price	\$299,900.00
Building SqFt	0 SqFt
Lot Size (SF)	7,362.00 SqFt
Parcel ID	21 1349
Zoning Type	Commercial
County	Brown
Frontage	0.00 Ft
Coordinates	44.490681,-87.977044





INVESTMENT HIGHLIGHTS

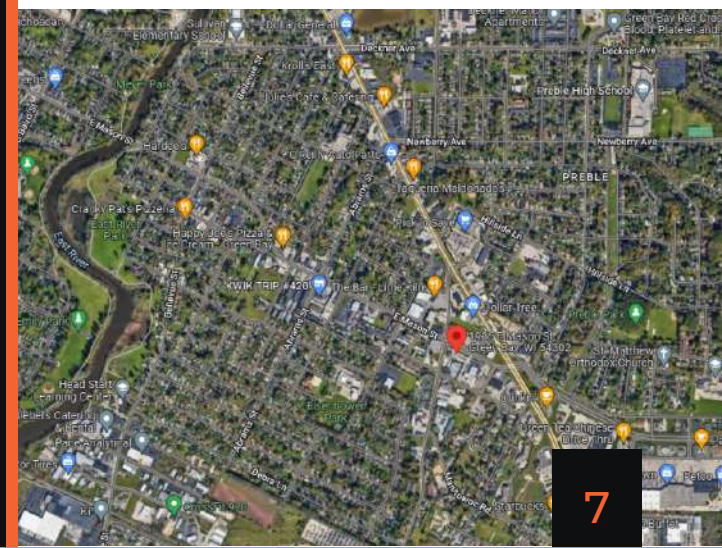
- This 170 ft x 140 ft lot features flexible C2 zoning and is perfect to fit your company's new business.
- The site is on a rapidly growing corridor near area business, hotels, area groceries and area restaurants.





LOCATION HIGHLIGHTS

- Located at the southwest Quadrant of E Mason Street/County Rd V and Main Street/Hwy 29/US-141/World War 1 Veterans Memorial Hwy, .5 miles west of I-43.
- Easily accessible and highly visible lot conveniently located .5 mile from I-43 on E. Mason St!
- The traffic count is 16,400 at E. Mason Street and 9,600 at Lime Kiln.





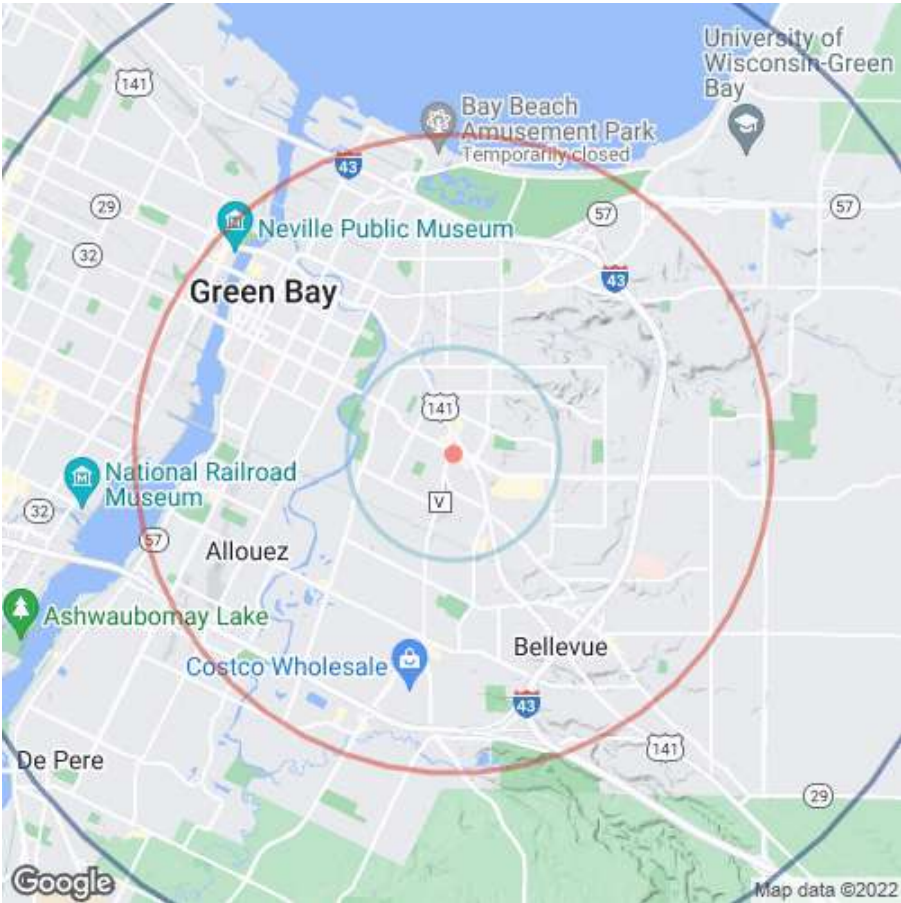


DEMOGRAPHICS

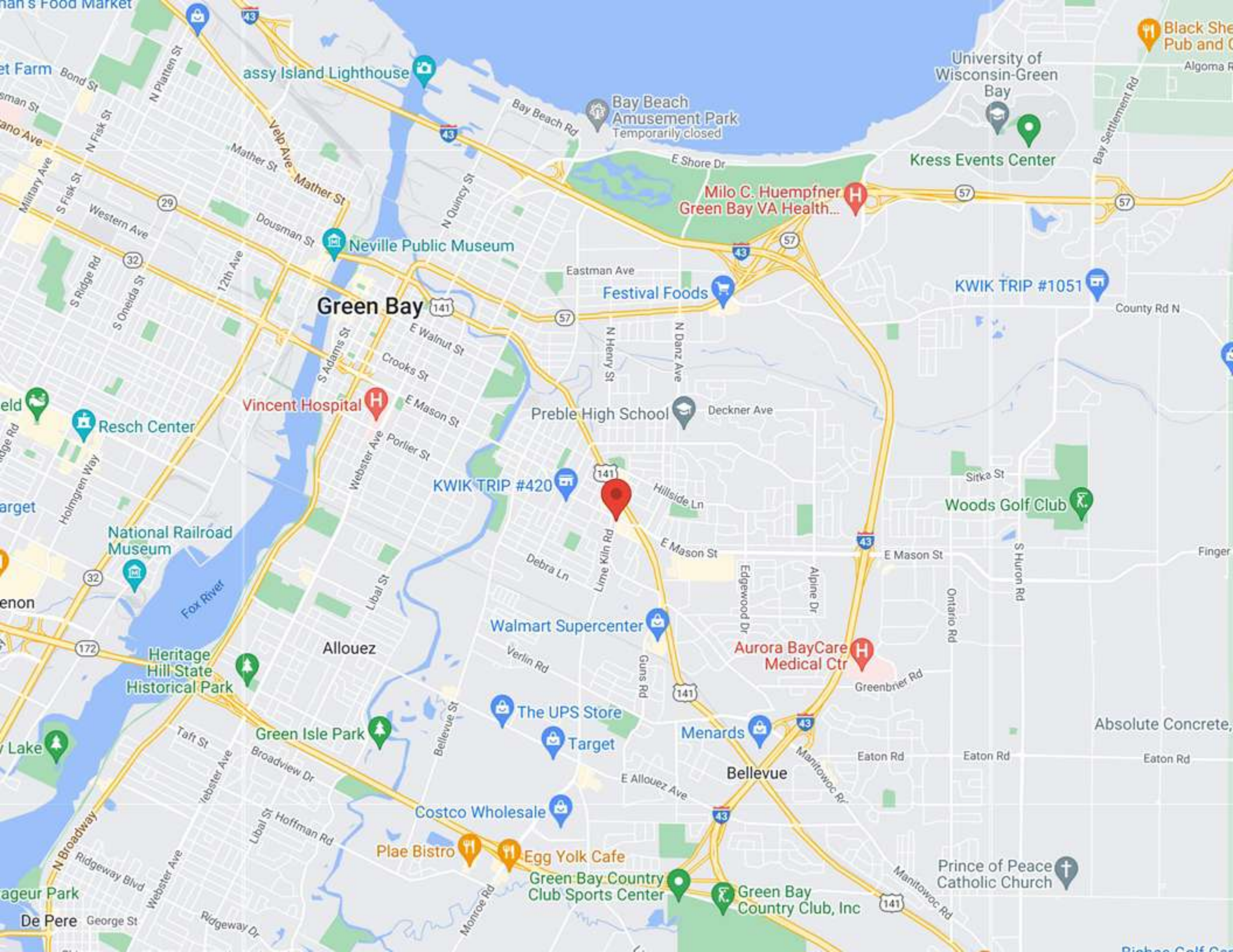
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,680	64,987	125,215
2010 Population	12,257	68,081	130,371
2022 Population	12,656	70,131	136,635
2027 Population	12,534	70,152	137,770
2022-2027 Growth Rate	-0.19 %	0.01 %	0.17 %
2022 Daytime Population	12,537	93,170	156,057

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	630	3,156	5,288
\$15000-24999	484	2,422	4,216
\$25000-34999	645	2,898	5,037
\$35000-49999	861	4,802	8,974
\$50000-74999	1,105	5,843	10,671
\$75000-99999	549	3,210	6,568
\$100000-149999	528	4,251	9,707
\$150000-199999	144	1,550	3,273
\$200000 or greater	99	1,016	2,119
Median HH Income	\$ 47,739	\$ 53,907	\$ 58,005
Average HH Income	\$ 63,824	\$ 75,773	\$ 80,458

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,817	26,414	49,914
2010 Total Households	4,945	27,720	52,549
2022 Total Households	5,045	29,148	55,852
2027 Total Households	5,015	29,301	56,535
2022 Average Household Size	2.49	2.37	2.36
2022 Owner Occupied Housing	2,518	15,698	33,302
2027 Owner Occupied Housing	2,545	16,061	34,115
2022 Renter Occupied Housing	2,527	13,450	22,550
2027 Renter Occupied Housing	2,470	13,239	22,420
2022 Vacant Housing	184	1,488	2,962
2022 Total Housing	5,229	30,636	58,814







CITY OF

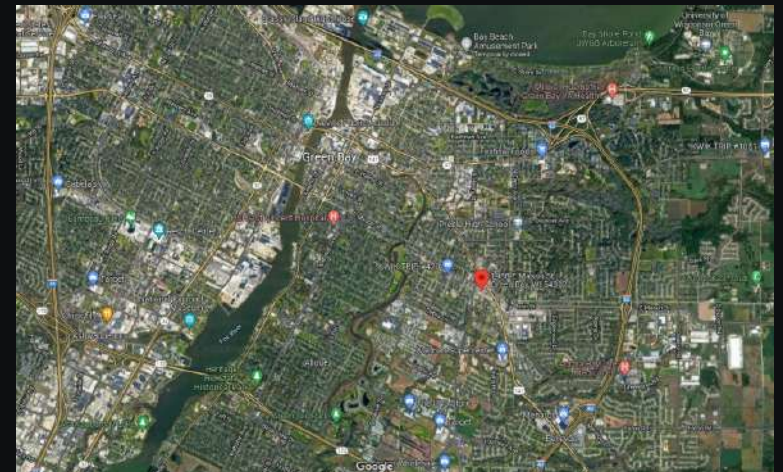
AREA

POPULATION



ABOUT GREEN BAY

Green Bay, Wisconsin, is home to the Cheeseheads, fans of the Green Bay Packers, a NFL team so successful that Green Bay has nicknamed itself "Titletown, USA." There is more to Green Bay than just exciting football and delicious dairy products, however. There are beautifully manicured rows of flowers at the Green Bay Botanical Garden, and hiking paths and a natural history museum at the Cofrin Center for Biodiversity. Visit the historic collection of train cars at the National Railroad Museum.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BAEHR INC. and it should not be made available to any other person or entity without the written consent of BAEHR INC..

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BAEHR INC. ADVISOR FOR MORE DETAILS.**

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