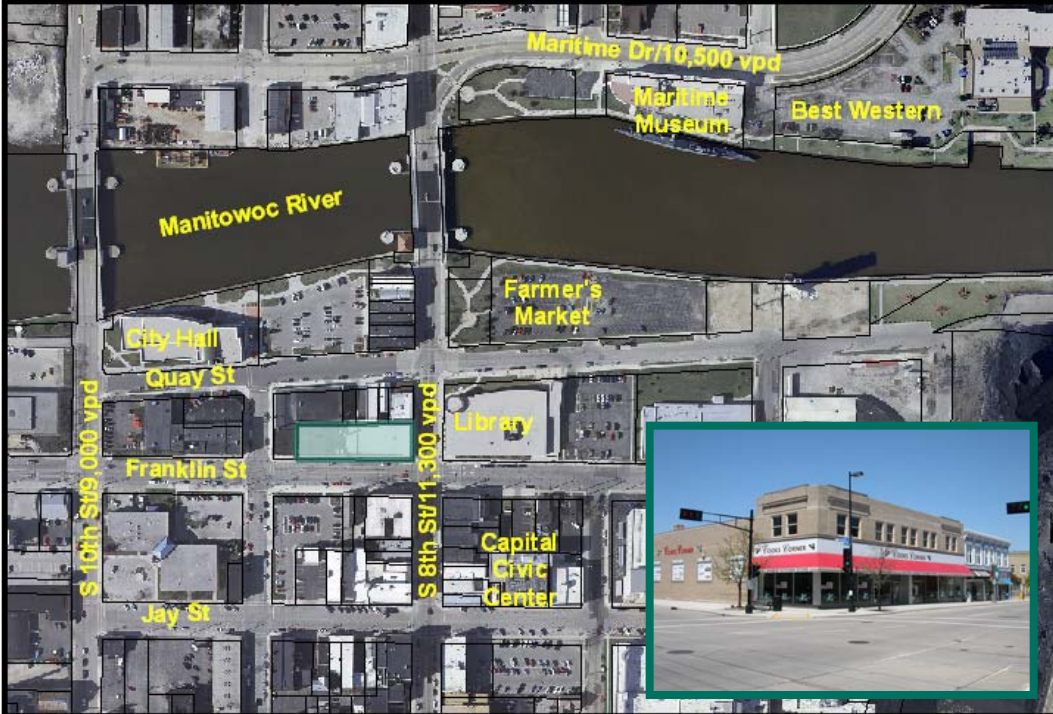




City of Manitowoc, WI – Historic Downtown Development Opportunity



Site Description

This historic 1928 building located in the Historic Downtown Manitowoc has exposure on one of the most heavily travelled streets in the City of Manitowoc with over 11,000 vehicles per day travelling South Eighth Street.

Within walking distance of downtown amenities such as the Capitol Civic Centre, the Maritime Museum, Rahr West Art Museum, the Manitowoc Riverwalk, the Manitowoc Marina, the Manitowoc Yacht Club, Mariners Trail, Lake Michigan, Library, Farmers Market, SS Badger Lake Michigan Car Ferry and dozens of shops and restaurants, this is a development opportunity that is immediately available. It is ideally suited for office, retail, government, or institutional uses.

Building Specifications

Building Information

Total Space Available (sq ft):	20,600
1st Floor (sq ft):	18,862
Mezzanine (sq ft):	1,738
Year Built:	1928/1958
Zoning:	Commercial

Use Type(s)

Retail
Office
Institutional

Traffic & Transportation

South Eight Street Traffic Counts:	11,300 vpd
Nearest major highways:	US Hwy 151
Distance to nearest highways:	Adjacent
Number of lanes:	2

Employees and Visitors

Traffic Generators:

Best Western
Capitol Civic Center
Farmers' Market
Manitowoc Public Library
Rahr West Art Museum
SS Badger Lake Michigan Car Ferry to Ludington, MI
Wisconsin Maritime Museum/USS Cobia
YMCA

Local Retailers (representative)

Apple Clinic
Associated Bank
Beernsten Confectionery
Bookworld
Courthouse Pub
Grape Grane and Bean
Harborside Restaurant
Heart and Homestaed
Maretti's
Manitowoc Pharmacies
Newey's
Pizza Pit
M&I Bank
Studio 8
The Seamstress
The Shaggy Sheep
Traditions

National Retailers:

Carquest
Pizza Hut
Subway

Large Employers:

Americollect 50-99
Burger Boats 250-499
City of Manitowoc 250-499
Busch Agricultural Resources 50-99
Manitowoc County 500-999
Red Arrow 250-499
Tower Tech, Inc. 50-99

Terms

Leasing Rate:	Negotiable
Lease Type:	Negotiable

Incentives

Revolving Loan Fund
Development Zone

Building Contact

Name:	Steve Schenian
Phone:	(920) 682-4349

Community Contact

Name:	Dave Less
Title:	City Planner
Organization:	City of Manitowoc
Address:	900 Quay St
City/State:	Manitowoc, WI
ZIP:	54220
Phone:	(920) 684-6930
Email:	dless@manitowoc.org
Web:	www.manitowoc.org



City of Manitowoc, WI – Historic Downtown Development Opportunity

Demographic Characteristics

From 8th and Quay St	1 minute	5 minutes	10 minutes
Total Population	733	25,355	37,257
Total Businesses	279	1,180	1,594
Total Employees	3,296	15,656	22,690
Daytime/Nighttime Ratio	4.26	0.62	0.61
Household	302	10,932	15,763
Average Household Size	2.13	2.26	2.3
Owner Occupants	34.3%	60.9%	65.5%
Age Dispersion			
% Under 25	40.0%	32.9%	32.2%
% 25-44	35.4%	28.6%	27.8%
% 45-64	16.0%	20.2%	25.7%
% Over 65	7.4%	15.4%	15.3%
Avg Household Income	\$39,395	\$53,732	\$57,919
Ethnicity			
% White	87.7%	92.0%	93.6%
% Black	2.8%	0.7%	0.6%
% American Indian	1.2%	0.6%	0.5%
% Asian/Pacific Islander	5.5%	4.5%	3.5%
% Some Other Race	1.4%	1.0%	0.9%
% Two or More Races	1.4%	1.1%	0.9%
% Hispanic Origin	5.9%	2.9%	2.4%

Source: ESRI forecasts for 2006 based upon US Bureau of the Census, 2000 Census of Population and Housing