

Pad Sites Available Across from Mall

FOR SALE / OR GROUND SALE!
Outstanding Retail Location!



**Village of
Ashwaubenon
Wisconsin**

**0.71 Acres
up to
11.72 Acres**

**120 Feet
Maximum
Building Height**

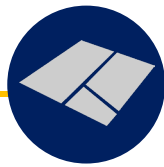
**B-3 Business
District**



Property Highlights

- Vertical and Horizontal Mixed-Use:
 - Retail, Restaurants,
 - Office
 - Residential
 - Hotel, Hospitality, and Events
 - Family Entertainment
- Outstanding location
- Live, Work, Play Environment
- Proximity to Simon Mall – Bay Park Square, Lambeau Field, Fox River Marina, Titletown District, Sports and Entertainment District, and more

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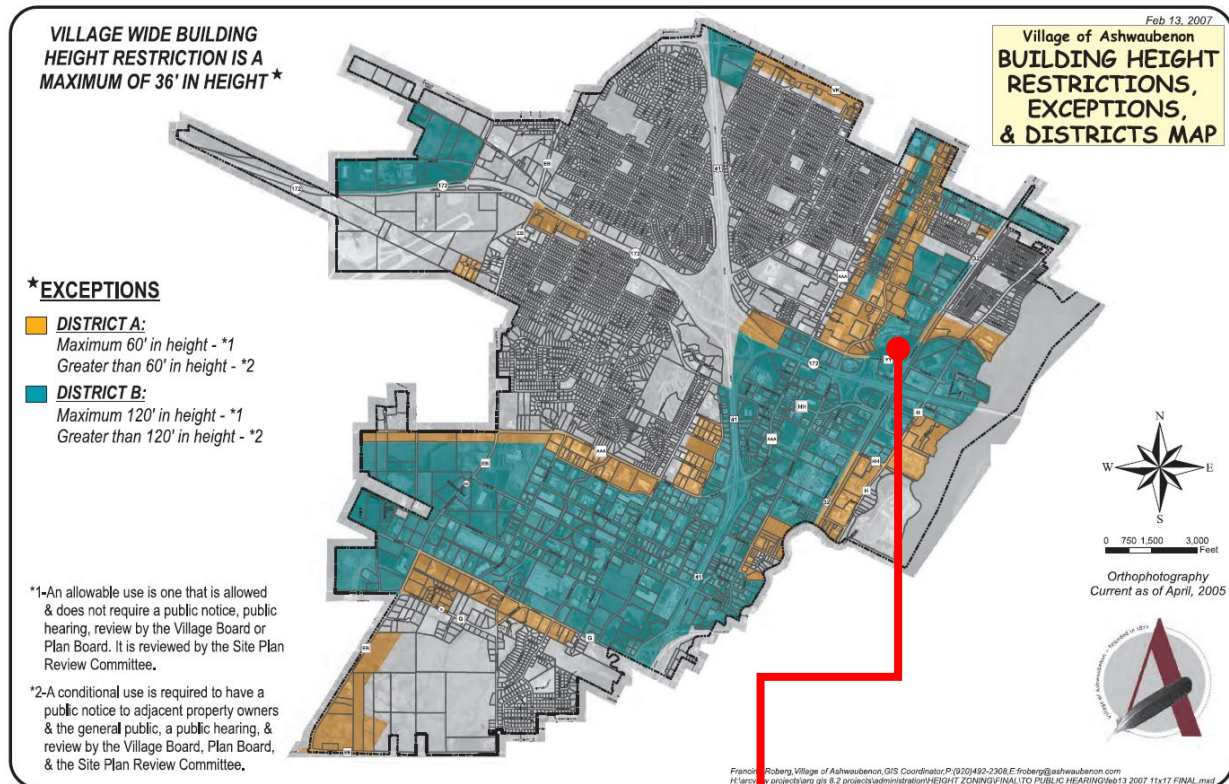
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**Outlots of The Arboretum
700 Pilgrim Way, Green Bay, Wisconsin**



Pad Site A 1.001 Acres

Concept Shown: 351,250 SF
Maximum Potential Development
34,883 SF Footprint
418,594 SF -12 Story Building



Pad Site I 1.58 Acres

Concept Shown: 233,290 SF
Maximum Potential Development
55,060 SF Footprint
660,718 SF -12 Story Building



Pad Site J 4.89 Acres

Concept Shown: 250,273 SF
Maximum Potential Development
170,407 SF Footprint
2,044,880 SF - 12 Story Buildings

Pad Site G 1.39 Acres

Concept Shown: 234,256 SF
Maximum Potential Development
48,439 SF Footprint
581,265 - 12 Story Buildings



Pad Sites C-F 2.15 Acres

Concept Shown: 250,273 SF
Maximum Potential Development
74,923 SF Footprint
899,078 SF -12 Story Building



Pad Site H 0.71 Acres

Concept Shown: 116,645 SF
Maximum Potential Development
24,742 SF Footprint
296,905 - 12 Story Buildings



The Arboretum | 700 Pilgrim Way

B-3 Business District

Maximum Building Height: 120 Feet

20% of the Development reserved for Landscaping/streetscape

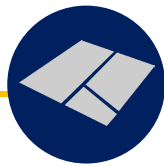
Holmgren Way

South Ashland

Pilgrim Way

Dutchman Creek

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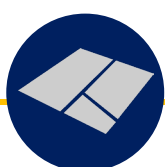
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2,044,880 SF – 12 Story Buildings

Permitted Uses under B-3 Business District

- Residential (upper story dwelling above a non-residential use)
- Community Center, Senior Center, Youth Club Facility
- Museums, Art Galleries, Art Centers, and Cultural Facilities
- Library, Government Offices, Post Office
- Passenger terminal, surface transportation
- Adult Day Care Center, Child Day Care Center
- Educational Facilities
- Health Care Facilities
- Assisted Living, Skilled Nursing Facility, Religious Institutions
- Animal Care: Grooming, Veterinary Clinic without boarding
- Restaurants / Eating Establishments
- Conference Centers
- Commercial Recreation (indoor & outdoor), Theater, Private Club/Lodge
- Retail Sales & Services including Bar, Nightclubs, Convenience Store, Banks, etc.
- Automobile Parts Sales and Installation, Car Wash, Gasoline Filing Station

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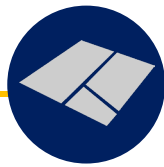
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Location Highlights

- Proximity to:
 - Ashley Furniture
 - Marcus Bay Park Cinema
 - EPIC Event Center
 - Kohl's Department Store
 - Western Racquet & Fitness Club
 - Best Buy
 - DICK'S Sporting Goods
 - PetSmart
 - Shopko
 - JC Penny
- 0.8 Miles from Holmgren Way (172)
- 1.2 Miles south of Lambeau Field
- 1.6 Miles from Interstate 41 (I-41)
- 4.7 miles from Green Bay Austin Straubel International Airport
- 1,019 parking spaces
- Multiple Outlot Opportunities

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