

**10-Year
Primary Term****10.00%
Rent Increases****Corporate Lease
with Public Company****New Construction In
All Directions****300,000
Person MSA****Home to Green Bay
Packers NFL Franchise****Outlot to
Major Mall****Steady
Population Growth**

Subject Property

Chipotle

2400 E Mason St, Green Bay, WI 54302

PROPERTY

The Property features brand new 2022 construction with the first “Chipotlane” drive thru for Chipotle in the state of Wisconsin. The building features 2,350 sf plus a 450 sf patio with cross parking with the neighboring Cousins Subs and Petco. The site is an outlot to East Town Mall, which features Kohl’s, Hobby Lobby, Aldi, Noodles & Company, Panera, McDonald’s, T-Mobile, PetSmart, Marshalls, Ross, and many other national names. This is a hot retail corridor with new construction taking place in all directions. Panera, Chipotle, and Cousins Subs all just recently opened. There are 27,238 vehicles passing the site daily with signalized access into the shopping center. Chipotle is at the only signalized entrance to the center off of E Mason Street. Note: The Neighboring Cousins Subs can also be purchased through this transaction. Ask broker for more details.

View the OM For Full Details**Click to View Full OM**