



RETAIL CENTER

Green Bay

TITLETOWN  
+40 ACRE TITLETOWN DISTRICT



ME Massage Envy

ForwardDental

VERN'S  
CHEESE

HOTWORX  
24 HOUR INFRARED FITNESS STUDIO



GREEN BAY  
WISCONSIN

ACROSS THE STREET FROM  
GREEN BAY PACKERS TITLETOWN  
DISTRICT AND LAMBEAU FIELD



# THE OFFERING

## ADDRESS

1241 LOMBARDI ACCESS  
ROAD, GREEN BAY, WI 54304

### IN-PLACE NOI

+/- \$1,110,000

### OCCUPANCY

100%

### WALT

+6.5 YEARS

### GLA / ACRES

30,491 SF /  
2.739 ACRES

### REAL ESTATE TAX PARCELS

VA-46-5-B  
VA-46-5-B-1

### PARKING SPACES

186





# PROPERTY OVERVIEW

NAME

MARGARITA'S RETAIL CENTER

LOCATION

1241 LOMBARDI ACCESS RD

CITY, STATE AND ZIP CODE

GREEN BAY, WI 54304

LAND ACREAGE (ACRES)

2.739

NUMBER OF BUILDINGS

2

YEAR  
BUILT

2003

NUMBER OF  
TENANTS

8

NET RENTABLE  
AREA (SF)

30,491

ROOF  
AGE

- Margarita's Restaurant building roof was replaced in May of 2021
- Strip Mall is the original roof that was installed in May of 2003

RECENT CAPITAL  
IMPROVEMENTS

- Entire EFIS on Margarita's Building was replaced in May of 2021
- Resealed parking lot in fall of 2024 (\$42,000+)







# INVESTMENT HIGHLIGHTS

## 1 GENERATIONAL LOCATION WITH PROMINENT SIGNAGE

- Walkable to Lambeau Field and Resch Center/Expo
- Easily accessible off I-41 (VPD: 96,500)
- Proximity to National Tenants:



## 4 100% OCCUPIED WITH 6.5 YEAR WALT

- Stabilized by tenured, service-based national brands, including ForwardDental (since 2005) and Massage Envy (since 2009)

## 2 ACROSS THE STREET FROM ICONIC NFL ENTERTAINMENT DISTRICT

- Anchored by the +40-acre, \$300 million Titledown District, a massive capital investment by the Green Bay Packers that solidifies the location's long-term value

## 3 GREEN BAY'S HIGHEST VOLUME RESTAURANT AS ANCHOR TENANT

- Serves ~6,000 guests per week
- Margarita's of Green Bay has exceeded \$5.5M (+\$650/sf) in annual sales since 2021
- +22-year tenure and staple in Green Bay community

## 5 PARKING LOT PROVIDES ADDITIONAL INCOME

- Capitalizing on Packer Games and Year-Round Events





# SITE PLAN



LOMBARDI AVE - VPD 19,100

ACCESS FROM  
MAIN ROADS

Voted Best Margarita in Wisconsin!  
-bestlocalthings.com

Margarita's is a staple  
restaurant in the Green Bay  
community and has been in  
business over 20 years!

186 PARKING SPOTS ALLOWS  
INVESTOR TO CAPITALIZE ON PACKER  
GAME AND YEAR ROUND EVENTS!

## TENANT ROSTER

TENANT	SUITE	SF	LXD
Margarita's	A	7,502	Dec-32
Hot Worx	B	1,850	Sep-34
Margarita's Catering	C	1,530	Dec-32
Vern's Cheese Store	D	2,793	June-30
Forward Dental	F	5,234	Sep-32
Massage Envy	G	5,269	Sep-30
Community Blood Center	H	3,035	Dec-33
Kuehn Commercial Properties	I	1,694	Dec-28
State Farm Insurance	J	1,584	May-30
TOTAL / WALT		30,491	6.5

INTERSTATE  
41  
VPD: 96,500

BROOKWOOD DR

MARLEE LN



# PREMIER ACCESS AND VISIBILITY

MARGARITA'S RETAIL CENTER  
IS LOCATED ON THE BUSIEST STREET  
IN BROWN COUNTY



LODGE KOHLER

belinhealth



I-41 VPD: 96,500

LOMBARDI AVENUE VPD: 19,100

## DEMOGRAPHICS WITHIN 5-MILE RADIUS

POPULATION  
**147,011**

HOUSEHOLDS  
**61,169**

AVG. HOUSEHOLD INCOME  
**\$91,934**

**#1**  
GREEN BAY, WISCONSIN  
**BEST**  
PLACE TO LIVE IN AMERICA!  
-USA TODAY (2023-2024)



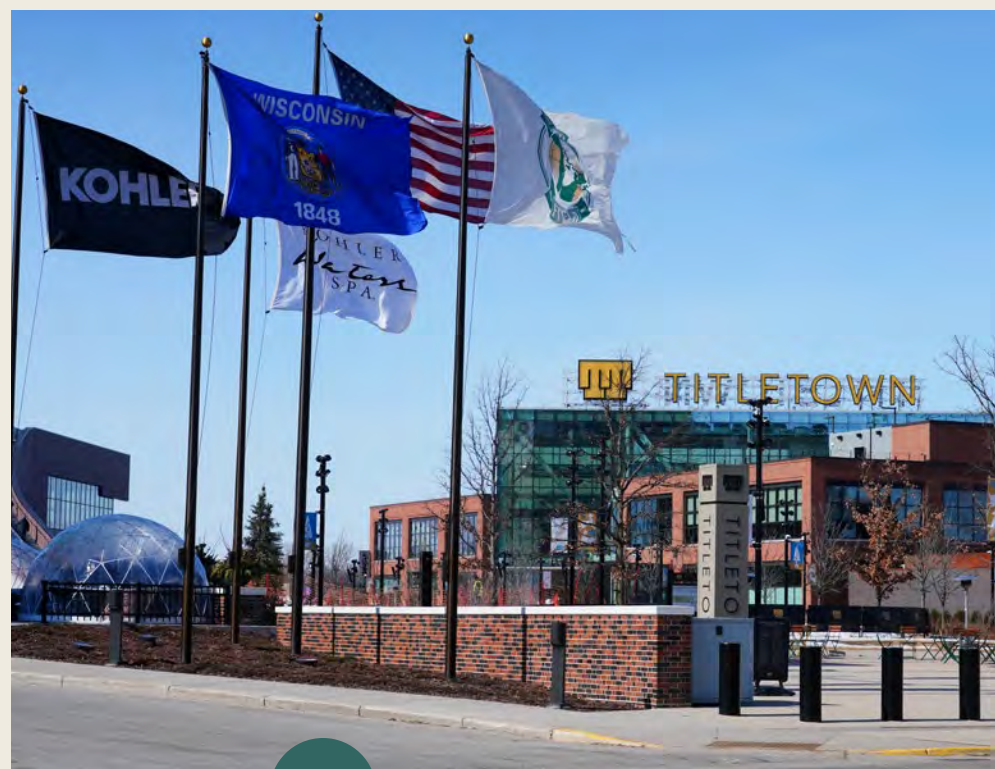
# GREEN BAY'S STADIUM DISTRICT





# TITLETOWN

Margarita's Retail Center is located directly next to the Titletown District Development, a 2017 mixed-use development adjacent to Lambeau Field in Ashwaubenon, WI developed by Green Bay Packers. The \$300 million dollar investment includes two completed phases as well as additional development planned within the district.





# STADIUM DISTRICT

## RESCH★CENTER

The **Resch Center**, a 10,500-seat multi-purpose arena opened in 2002, is a major draw for the area, hosting 150+ event days and 650,000 attendees annually for a variety of concerts, family shows, comedy, extreme sports, and sporting events. Upcoming major concerts highlights include **Eric Church** and **Jon Pardi**!

1 MILE AWAY

## RESCH★EXPO

The \$93M **Resch Expo**, opened in January 2021, adds 125,000 sq ft of column-free exposition space. This facility can accommodate over 600 10' x 10' booth spaces and features state-of-the-art amenities like flexible hall designs, advanced kitchen facilities, an upstairs networking/cocktail bar, and provides excellent views of Lambeau Field. It is ideal for trade shows, large equipment expos, sporting tournaments, and more.



RESCH CENTER  
AND EXPO WEBSITE:  
[RESCHCOMPLEX.COM](https://reschcomplex.com)





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