



OFFERING MEMORANDUM

Retail Opportunity

1120 State Highway 67
Kiel, WI 53042

TAMMY BALZAR
REAL ESTATE ADVISOR

MICHAEL VAN ABEL
SENIOR ADVISOR

Colliers

W Park Avenue - 7,900 VPD

ASCENSION

DOLLAR GENERAL



Kwik Trip

DOLLAR TREE

FAMILY DOLLAR

ACE
Hardware

Highway 67 - 8,700 VPD



PROPERTY OVERVIEW

PROPERTY DETAILS



ADDRESS

1120 Highway 657
Kiel, WI 53042



LOT SIZE

+/- 0.9 Acres



ZONING

B-2 Commercial Service District



TAX KEY

Portion of Parcel 51-029-006-004



TRAFFIC COUNTS

8,700 VPD on Highway 67
7,900 VPD on W Park Ave



Contact Brokers
For Sale and Lease
Information

PROPERTY SUMMARY

Prime opportunity to acquire or lease a high-visibility pad site in Kiel's growing commercial corridor. The property consists of 0.90 acres of commercially zoned land, ideally suited for single-tenant retail or service-oriented development. Positioned at a signalized hard corner at WI-67 and Rockville Road, the site offers exceptional visibility and accessibility along one of the area's most heavily traveled routes.

With daily traffic counts of 8,700 VPD on WI-67 and 7,900 VPD on W. Park Avenue, this location benefits from strong exposure and steady consumer flow. The parcel is surrounded by well-known retailers including Piggly Wiggly, McDonald's, Family Dollar/Dollar Tree, Ace Hardware, Aurora, O'Reilly, and Sargento, making it an ideal location for businesses seeking a presence in a high-demand trade area. The landowner is open to a range of development scenarios, including build-to-suit, ground lease, or sale, offering flexibility to developers, investors, or end users.

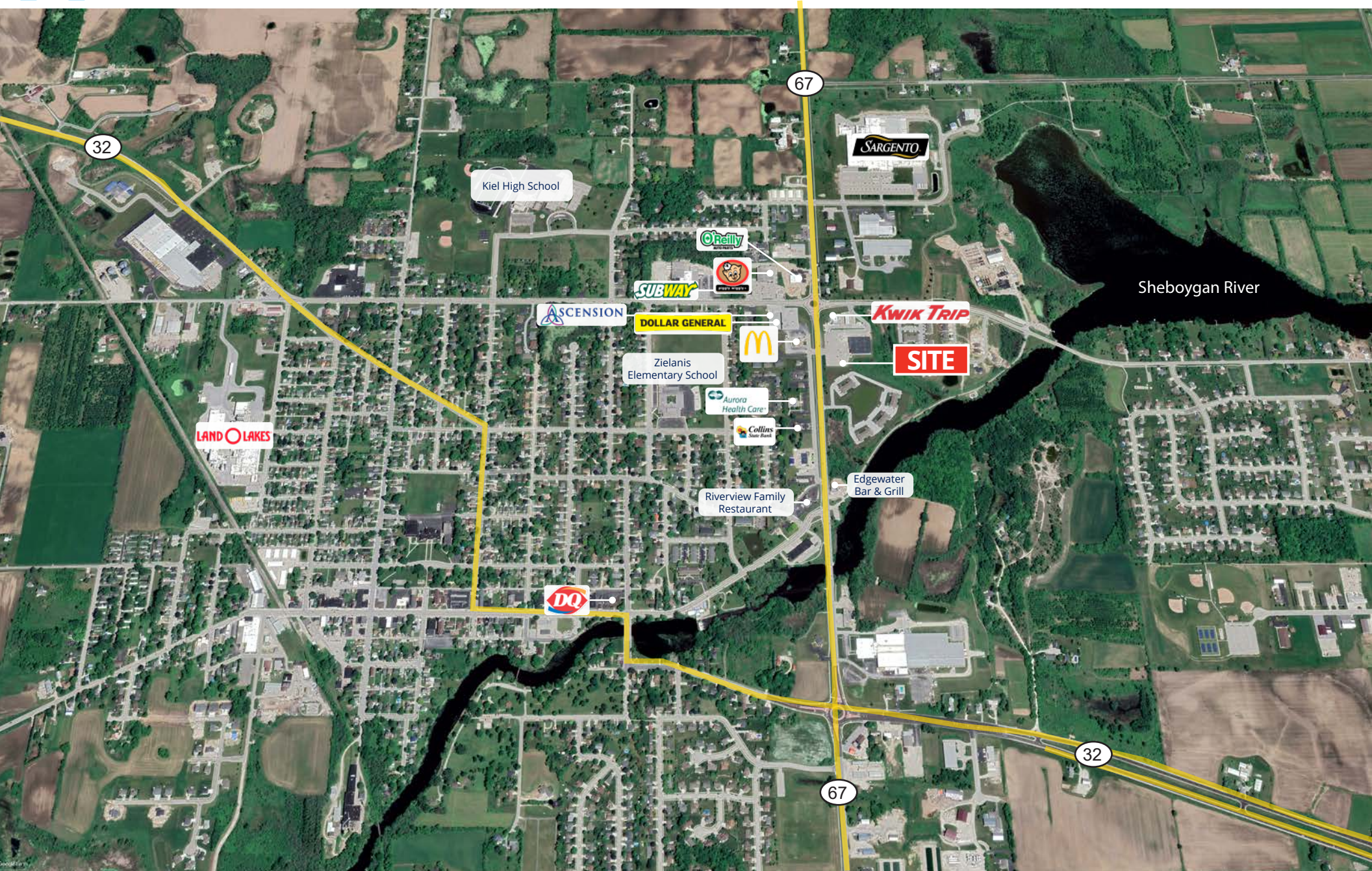
PROPERTY HIGHLIGHTS

- 0.90-acre commercially zoned **pad site**
- **Signalized** hard corner at WI-67 & Rockville Road
- ±8,700 VPD on WI-67 and ±7,900 VPD on W. Park Avenue
- **Excellent visibility**, access, and frontage on key arterial
- Surrounded by **national retailers** and major employers
- Flexible development options: **Build-to-suit, ground lease, or sale**
- Ideal for QSR, medical, retail, automotive, or service-based use
- Located in Kiel's **main commercial corridor** with strong **growth potential**

SITE OVERVIEW



RETAIL OVERVIEW



ABOUT THE AREA

DEMOGRAPHICS



2025 Population

1 Mile: 3,600
5 Miles: 10,903



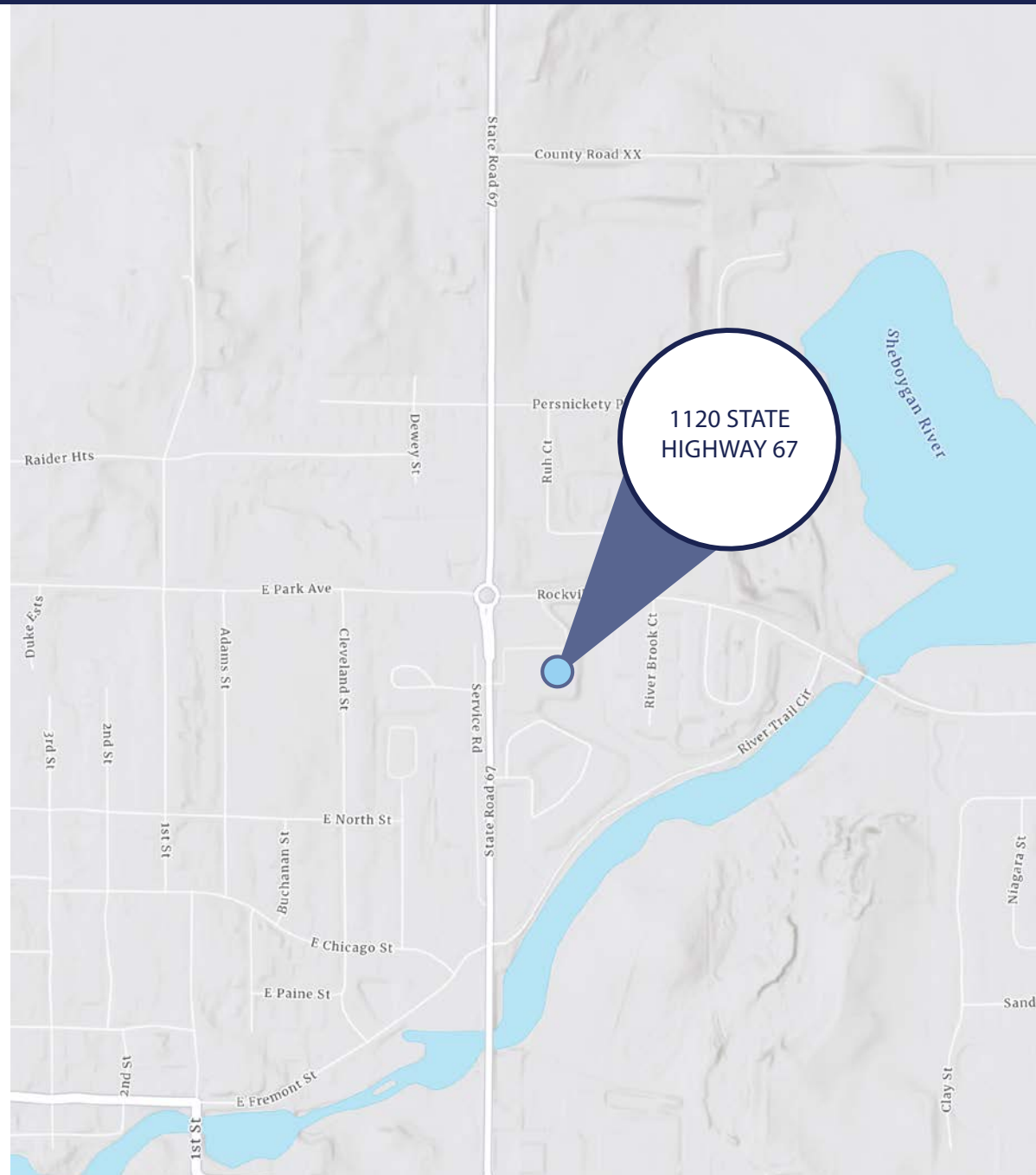
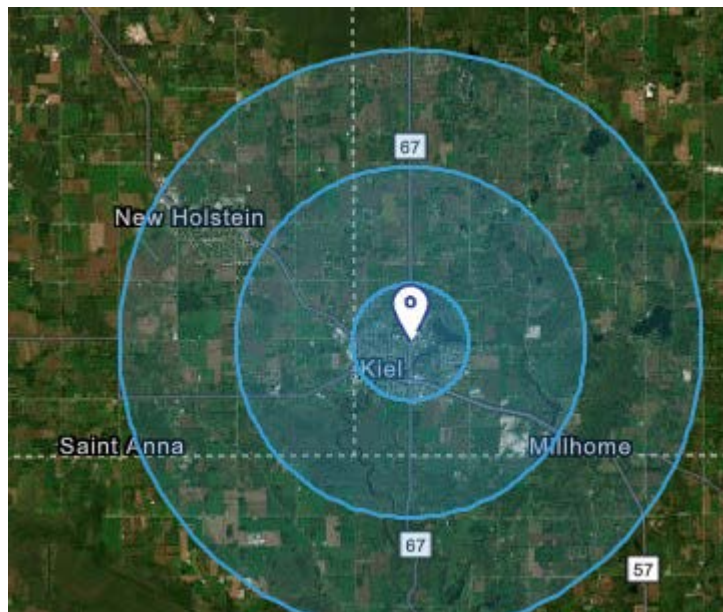
2025 Households

1 Mile: 1,653
5 Miles: 4,856



2025 Household Income

1 Mile: \$76,492
5 Miles: \$80,907



CONTACT US:

TAMMY BALZAR

Real Estate Advisor

+1 920 203 9013

tammy.balzar@colliers.com

MICHAEL VAN ABEL

Senior Advisor

+1 920 570 4653

michael.vanabel@colliers.com

COLLIERS | FOX VALLEY

4321 W College Ave, Suite 260

Appleton, WI 54914



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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____
(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>