

# LANDMARK PLAZA

High Traffic Retail and  
Office Development



Space Available: 1250 SF Available Now  
1st Year Lease Rate Starting at \$ (email us) PSF, Modified NNN  
NNN Expenses Electric, Gas, Taxes, Insurance

Traffic Counts:  
Pioneer Road - 12,000+  
Highway 41 - 29,400+  
Johnson Street (Highway 23) - 25,700+

This retail and office development is in close proximity to: Pick & Save Grocery, Forest Mall shopping mall, Best Buy, Menards Home Center, Wal-Mart and Target, Younkers, Kohl's, Sears, TJ Maxx, JoAnn Fabrics, Starbucks, AT&T Wireless, US Cellular and many restaurant properties.

**Current tenants include:** 1 Open Unit  
Quantum Communications Smokes

Lomira Vet Clinic  
Flex-Staff Staffing

Check Advance  
Hospice Advantage

## NO EXTRA FEES:

- No Parking Lot Maintenance Fees
- No Grass Maintenance Fees
- No Snow Removal Fees
- No Roof Maintenance Fees
- No Trash Removal Fees
- Free Water
- No Common Area Maintenance Fees

## INCLUDED AT NO EXTRA COST:

- Free Pylon 2'x8' Sign Blank
- Free 24"x46" Building Sign Blank
- Free Vinyl Sign Installation  
w/5 yr Lease

## ADDITIONAL COSTS:

- Gas & Electric
- Real Estate Taxes
- Insurance

## OTHER:

- Easy-in, Easy Out
- On-Site Management

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Offered by Landmark Investment Real Estate LLP  
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