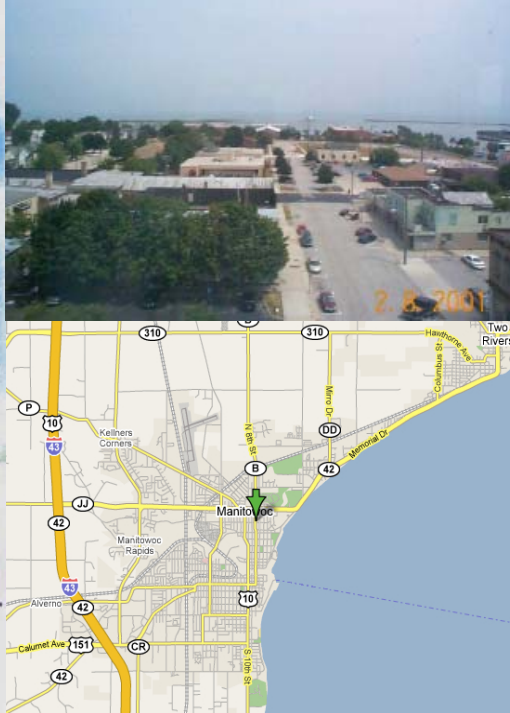




## The Manitowoc Place – 204 N 8th St, Manitowoc, WI 54220



### Site Description

Located in the heart of Historic Downtown Manitowoc this eight-story historic building has 12,000 square feet of space available that is ideally suited for office showroom, creative/loft, retail, office, government, or institutional uses.

The Manitowoc Place is within walking distance of downtown amenities such as the Capitol Civic Centre, the Maritime Museum, Rahr West Art Museum, the Manitowoc Riverwalk, the Manitowoc Marina, the Manitowoc Yacht Club, Mariners Trail, Lake Michigan, Library, Farmers Market, SS Badger Lake Michigan Car Ferry and dozens of shops and restaurants.

## Building Specifications

### Building Information

Total Space Available (sq ft):	12,000
Space 1 (sq ft):	6,000 (will divide)
Space 2 (sq ft):	3,000
Space 3 (sq ft):	3,000

### Use Type(s)

Retail  
Office  
Loft/creative

### Traffic & Transportation

North Eight Street Traffic Counts:	9,150 vpd
Nearest major highways:	US Hwy 151
Distance to nearest highways:	Adjacent
Number of lanes:	2

### Employees and Visitors

#### Traffic Generators:

Best Western  
Capitol Civic Center  
Farmers' Market  
Manitowoc Public Library  
Rahr West Art Museum  
SS Badger Lake Michigan Car Ferry to Ludington, MI  
Wisconsin Maritime Museum/USS Cobia  
YMCA

#### Local Retailers (representative)

Bay Bodyworks  
Beernsten Confectionary  
Bicycle and Fitness  
Chewey's  
Drop Zone  
First National Bank  
Flower Gallery  
Kurtz's Antiques  
Milwaukee PC  
Natural Market  
New Image  
Persimmons  
Port Cities Hot Dogs  
Timeless Treasures

#### National Retailers:

Carquest  
Pizza Hut  
Subway

#### Large Employers:

Americollect	50-99
Burger Boats	250-499
City of Manitowoc	250-499
Busch Agricultural Resources	50-99
Manitowoc County	500-999
Red Arrow	250-499
Tower Tech, Inc.	50-99

### Terms

Leasing Rate:	\$8.00/SF/YR
Lease Type:	NNN

### Incentives

Revolving Loan Fund  
Development Zone

### Building Contact

Name:	Todd Hutchison
Company:	ABC Development
Phone:	(414) 964-2222
Web:	listing.loopnet.com/ 13627962

### Community Contact

Name:	Dave Less
Title:	City Planner
Organization:	City of Manitowoc
Address:	900 Quay St
City/State:	Manitowoc, WI
ZIP:	54220
Phone:	(920) 684-6930
Email:	dless@manitowoc.org
Web:	www.manitowoc.org



## The Manitowoc Place – 204 N 8th St, Manitowoc, WI 54220

### Demographic Characteristics

From 8th and Quay St	1 minute	5 minutes	10 minutes
<b>Total Population</b>	733	25,355	37,257
<b>Total Businesses</b>	279	1,180	1,594
<b>Total Employees</b>	3,296	15,656	22,690
<b>Daytime/Nighttime Ratio</b>	4.26	0.62	0.61
<b>Household</b>	302	10,932	15,763
<b>Average Household Size</b>	2.13	2.26	2.3
<b>Owner Occupants</b>	34.3%	60.9%	65.5%
<b>Age Dispersion</b>			
% Under 25	40.0%	32.9%	32.2%
% 25-44	35.4%	28.6%	27.8%
% 45-64	16.0%	20.2%	25.7%
% Over 65	7.4%	15.4%	15.3%
<b>Avg Household Income</b>	\$39,395	\$53,732	\$57,919
<b>Ethnicity</b>			
% White	87.7%	92.0%	93.6%
% Black	2.8%	0.7%	0.6%
% American Indian	1.2%	0.6%	0.5%
% Asian/Pacific Islander	5.5%	4.5%	3.5%
% Some Other Race	1.4%	1.0%	0.9%
% Two or More Races	1.4%	1.1%	0.9%
% Hispanic Origin	5.9%	2.9%	2.4%

Source: ESRI forecasts for 2006 based upon US Bureau of the Census, 2000 Census of Population and Housing