

Northridge Plaza

REDEVELOPMENT

2830 New Pinery Rd. Portage, WI

Only **4** Spaces Left! Call Today!
\$150,000 Monument Sign just Upgraded!



**BEN'S
FURNITURE**

cricket™

Check n Go®

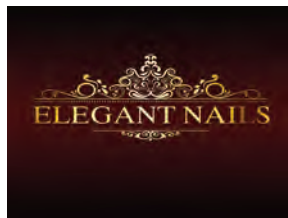
**ANYTIME
FITNESS®**

 **DOLLAR TREE**

 **THE REEDSBURG & PORTAGE
FLOORING
STORE**
An Abbey Design Gallery

GameStop®
power to the players™

verlo®
MATTRESS

 **ELEGANT NAILS**

 **ASIAN
EXPRESS**
Fresh Cook Asian Grill

Welcome

 **608
NUTRITION**
SHARES & ENERGY

Opening
February 2021!

 **Canape Sandwiches**

Opening
March 2021!

LH
Lynn Holdings

2800 New Pinery Road, Suite 2
Portage, WI 53901

www.lynnholdings.com

Rick Lynn
608-697-3123

Tim Lynn
847-833-3830
leasing@lynnholdings.com

Northridge Plaza



Demographics:	< 1 Mile	< 3 Mile	< 5 Mile	< 10 Miles	Traffic Counts:
Population:	2,687	10,820	12,348	25,219	US51 - 12,600 CPD
Avg. HH Income:	\$40,263	\$57,402	\$60,500	\$67,029	I-39 - 51,733 CPD
No. Households:	964	4,259	4,953	10,120	

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2830 New Pinery Road
Portage, WI

Northridge Plaza

Northridge Plaza is located in an established commercial corridor in the City of Portage with 220 feet of frontage on New Pinery Road (12,600 CPD). Great linkages to transportation systems, employment centers, shopping, and residential neighborhoods. The site contains 8 acres with a 5/1,000 SF parking lot.

Building Descriptions: Multitenant retail center built in 1998 containing a total of 105,000 square feet. Steel and masonry frame with a flat rubber membrane roof.

Space Availability:

Unit 1	5,000 SF
Unit 130	2,500 SF
Unit 140	1,700 SF
Unit 178	3,703 SF

Availability: Immediate
Negotiable

Improvements:

Amenities: LED Video Signage. Excellent visibility. Easy access from interstate highway. Existing retail stores in Northridge Plaza: **Dollar Tree, GameStop, Cricket Wireless, Check 'n Go, Theresa's, Ben's Furniture, Verlo, 608 Nutrition, Portage Flooring, Anytime Fitness, Asian Express, Canape Sandwiches, and Elegant Nails.**

Shadow Anchors: Walmart, McDonald's, Festival Foods, ALDI.



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Portage, WI

The city of Portage (about 35 miles north of Madison, WI) is a progressive and business-friendly community that is attracting new businesses and manufacturers. Portage was named as one of 50 semi-finalists in the Frontier America's Best Communities Award program based on its economic development plans and programs.

Portage offers a geographic advantage over other communities, with the community located on I-39, I-90-94, and State Highways 51, 33 and 16. NerdWallet.com recently named Portage as one of the best places in WI to start and operate a small business.



“There is no better time to lease in Portage. With the new medical facility across the street, Northridge Plaza offers excellent visibility and traffic.”

Richard D. Lynn, Principal Partner

We take great pride in not only developing properties for well known national brands within the properties we own, but helping develop the small business owner too. A community can not thrive without a good mix of both as both bring value, jobs and a better quality of life to each community. This mix brings a perfect blend of foot traffic to each property.

Lynn Holdings is committed to assisting driven small business owners realize their dreams in our properties. If you have a dream, a desire and determination, we will help you achieve it.



Richard D. Lynn
Principal Partner



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Photos

