

17,871 SF COMMERCIAL SPACE + 1,174 SF OFFICE

FOR LEASE | UP TO ±19,045 SF

Divisible | Available January 2027 | Harbor View Plaza · 319–327 & 333 Winnebago Dr, Fond du Lac WI

A rare large-format commercial opportunity in Fond du Lac — abundant parking, drive-in loading, flexible floor area and direct local ownership, with 17,871 SF of divisible commercial space plus a separate 1,174 SF office.

PROPERTY HIGHLIGHTS

- 17,871 SF contiguous commercial space — divisible to suit.
- 180+ shared parking spaces, grade-level.
- Two rear drive-in doors (12'×14' & 8'×10'), plus three front entrances.
- 14' clear height and an open, flexible floor plan.
- High-visibility Winnebago Drive frontage — ±8,200 vehicles/day (WisDOT).

AVAILABLE SPACES

SPACE	UNIT(S)	SIZE
Commercial space	319, 325 & 327	17,871 SF
Office	333	1,174 SF
Combined	319–327 & 333	±19,045 SF

17,871 SF contiguous — ±12,000 SF and ±6,000 SF configurations contemplated; other divisions considered.

17,871

SF AVAILABLE
COMMERCIAL

180+

PARKING
SPACES

14 ft

CLEAR
HEIGHT

2

DRIVE-IN
DOORS

POTENTIAL USES INCLUDE: retail, showroom, furniture, fitness, medical, nonprofit, church, service & office uses. *Subject to applicable zoning & municipal approvals.*

Base Rent	\$4.62/SF/YR
Estimated NNN*	\$2.38/SF/YR

ESTIMATED TOTAL ±\$7.00/SF/YR

*Estimated on current operating expenses; subject to adjustment / reconciliation. TI negotiable - contact ownership for configuration-specific pricing.



ROBERT LYNN HOLDINGS

LOCAL OWNER & OPERATOR

Cooperating brokers welcome



SCAN FOR PHOTOS,
SITE PLANS &
PROPERTY DETAILS

TO SCHEDULE A TOUR, CALL OR TEXT OWNERSHIP DIRECTLY

Dustin Kissinger · Owner

(920) 602-3455

robert.lynn.holdings@gmail.com

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SITE PLAN & BUILDING FACTS

Harbor View Plaza | 319-327 & 333 Winnebago Drive, Fond du Lac, WI 54935

BUILDING FACTS

AVAILABLE	January 2027
RENT	±\$7.00/SF/YR est. total — \$4.62 base + \$2.38 est. NNN · TI negotiable
LEASE TYPE	NNN · landlord retains major structural, roof & HVAC replacement responsibilities
SPACE	17,871 SF commercial (319/325/327) + 1,174 SF office (333, separate)
CLEAR HEIGHT	14 ft
FRONTAGE	±135 ft on Winnebago Drive
LOADING	Two rear overhead doors — 12'×14' & 8'×10' · three man doors at the front
PARKING	180+ shared, grade-level
UTILITIES / FIRE	Separately metered · fully sprinklered
SITE	±4.39-acre parcel
DIVISIBILITY	17,871 SF contiguous; ±12,000 SF and ±6,000 SF configurations contemplated · other divisions considered

RECENT PROPERTY IMPROVEMENTS

Repainted façade & new soffit beneath awning

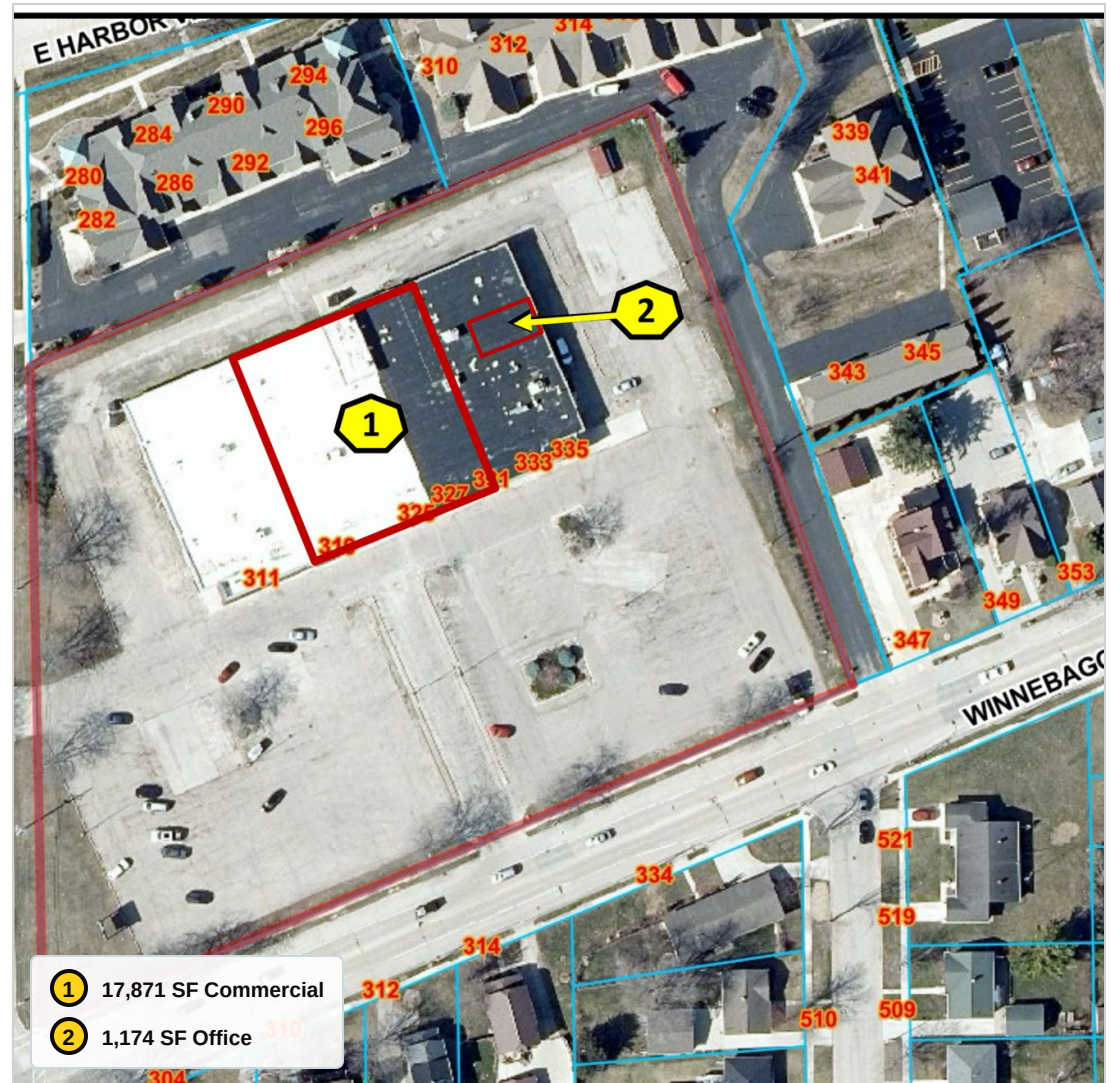
New plumbing to building main drain

New LED lighting throughout the space



MONUMENT SIGNAGE — HARBOR VIEW PLAZA & CO-TENANTS

AVAILABLE SPACE — SITE PLAN



AVAILABLE SPACE OUTLINED IN RED · APPROXIMATE BOUNDARY LINES, FOR PICTORIAL PURPOSES ONLY

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SITE ACCESS

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SITE PLAN & ACCESS



PROPERTY OUTLINED IN ORANGE · GREEN ARROWS MARK VEHICLE ENTRANCES (TWO OFF MOHAWK AVE, TWO OFF WINNEBAGO DRIVE) · APPROXIMATE, FOR PICTORIAL PURPOSES ONLY.

ACCESS & CIRCULATION

Direct frontage & entry off Winnebago Drive — ±8,200 VPD

Secondary access off Mohawk Avenue

Easy in / out for customers & delivery vehicles

Grade-level throughout — no stairs or freight elevator

PARKING & LOADING

180+ shared surface spaces, grade-level

Rear drive-in loading — two overhead doors (12'x14' & 8'x10')

Three pedestrian entrances along the front

Dedicated rear service access for deliveries

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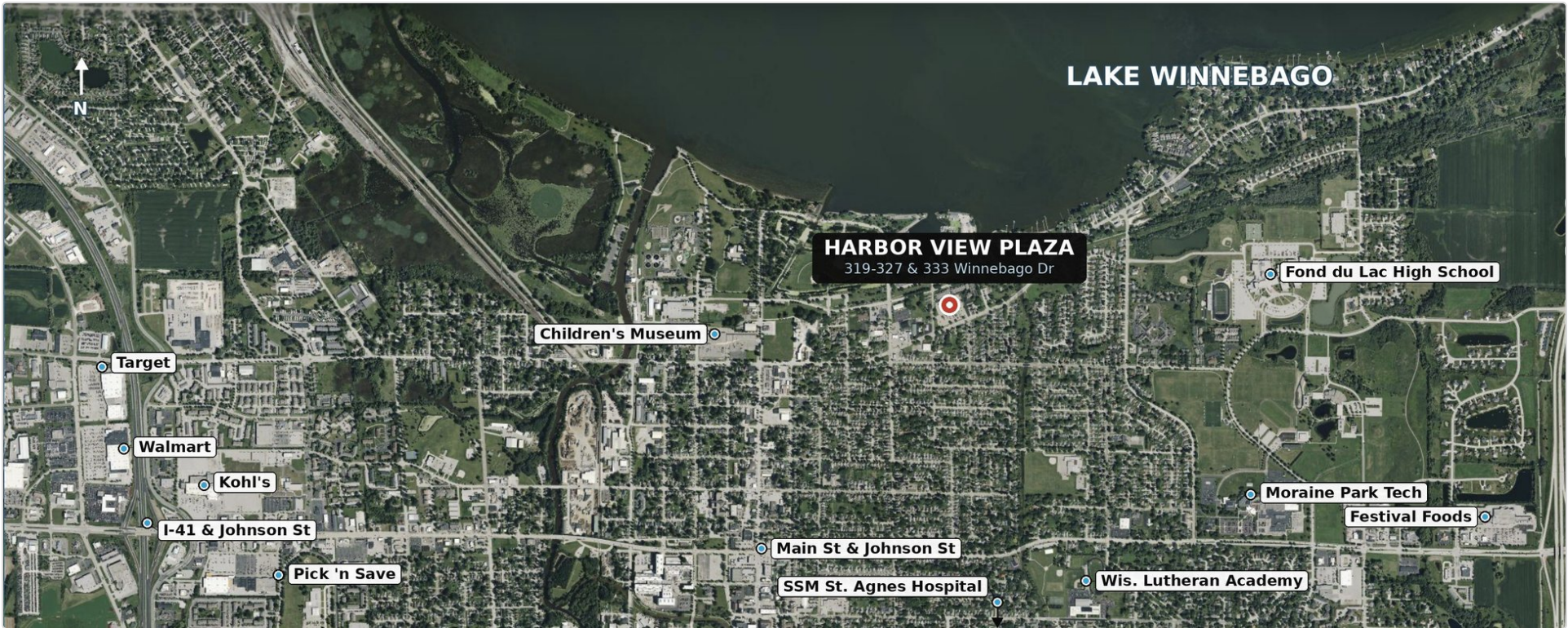
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LOCATION & MARKET

Harbor View Plaza | 319-327 & 333 Winnebago Drive, Fond du Lac, WI 54935

REGIONAL LOCATION



AERIAL OVERVIEW — HARBOR VIEW PLAZA MARKED, BETWEEN I-41 (WEST) AND HWY 151 & FESTIVAL FOODS (EAST), JUST SOUTH OF LAKESIDE PARK & LAKE WINNEBAGO.

MARKET DEMOGRAPHICS

ZIP 54935	~42,500
~18,000 households · ~\$58,600 income	
City of Fond du Lac	~44,500
~\$62,300 median HH income	
Fond du Lac County	~104,100
~\$74,300 median HH income	

Demographics: U.S. Census / ACS at ZIP, city & county level (radius rings not available). Distances approximate. Traffic count per WisDOT.

NEARBY DESTINATIONS

Lakeside Park & Lake Winnebago	< 1 mi
Downtown Fond du Lac	~1.5 mi
Festival Foods & Hwy 151	~2 mi
Forest Mall & west-side retail	~2 mi
I-41 interchange	~3 mi
Mercury Marine HQ	~3 mi

MAJOR EMPLOYERS

Mercury Marine (Brunswick) — 4,200+
SSM Health St. Agnes Hospital
Grande Cheese · Society Insurance
Marian University · Moraine Park Tech

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PROPERTY PHOTOS

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Photos shown during current tenant occupancy · space available January 2027



OPEN SALES FLOOR & SERVICE COUNTER



OPEN FLOOR PLAN — APPAREL & DISPLAYS



HOUSEWARES & DISPLAY AREA



STOREFRONT ENTRANCE & AMAZON HUB PICKUP



REAR SERVICE & DRIVE-IN LOADING AREA

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