

OFFICE FOR LEASE



105 Kings Lynn Road, Stoughton, WI 53589



OFFERING SUMMARY

AVAILABLE SF:	1,200 SF
LEASE RATE:	\$2,500.00 SF/month (MG)
LOT SIZE:	0 Acres
YEAR BUILT:	1990
BUILDING SIZE:	6,000

PROPERTY OVERVIEW

1200 SF office space with basement off of highway 51 in Stoughton Wisconsin. Perfect for insurance, eye care, clinics, and more. This location is in a perfect location with high traffic, great visibility, and has many potential uses. Includes great signage and plenty of parking for yourself and clients.

KW COMMERCIAL
200 River Place,
Ste. 130
Monona , WI 53716

BEN TRACY
Realtor
O: 608.472.8240
C: 608.472.8242
btracy@kwcommercialgroup.com

Each Office Independently Owned and Operated kwmadisoneast.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE



105 Kings Lynn Road, Stoughton, WI 53589



KW COMMERCIAL
200 River Place,
Ste. 130
Monona, WI 53716

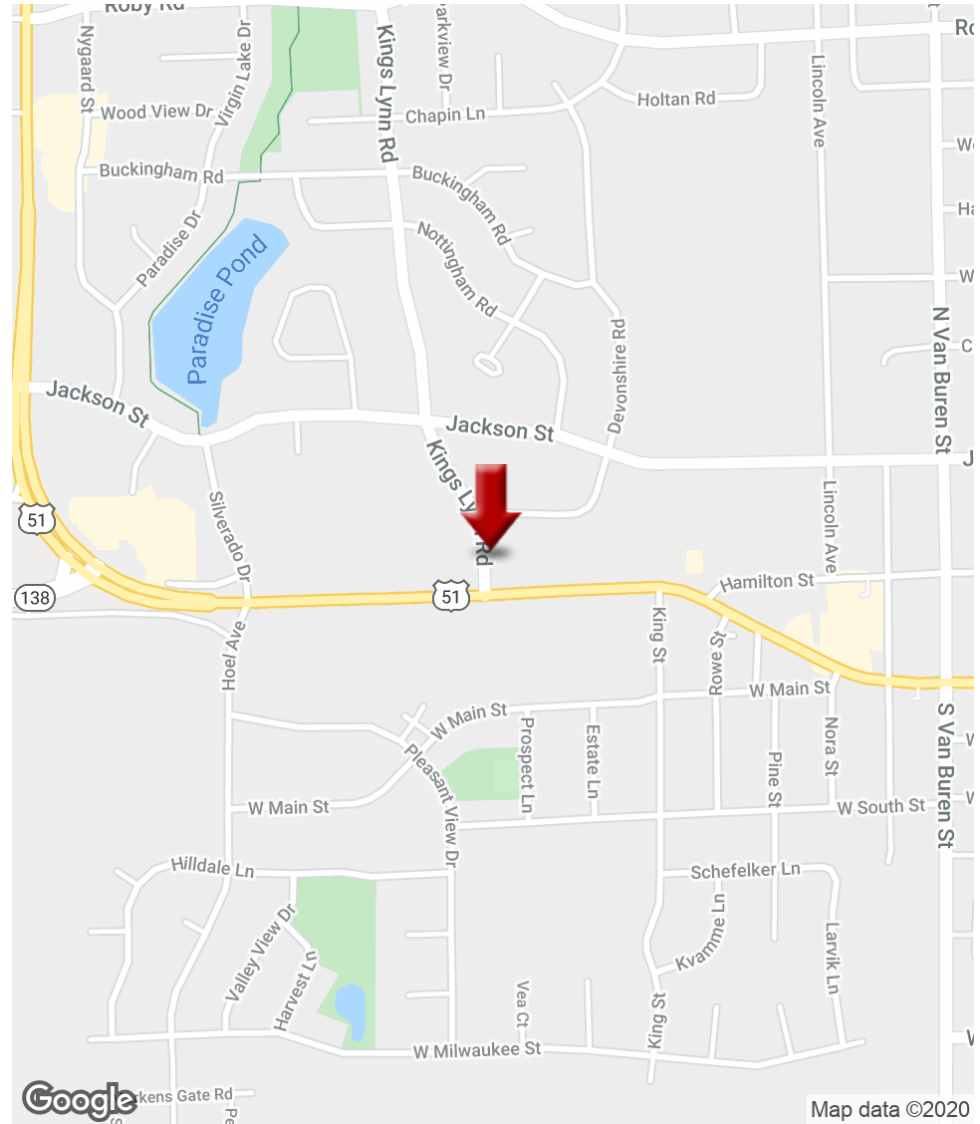
BEN TRACY
Realtor
O: 608.472.8240
C: 608.472.8242
btracy@kwcommercialgroup.com

Each Office Independently Owned and Operated kwmadisoneast.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



105 Kings Lynn Road, Stoughton, WI 53589



KW COMMERCIAL
200 River Place,
Ste. 130
Monona, WI 53716

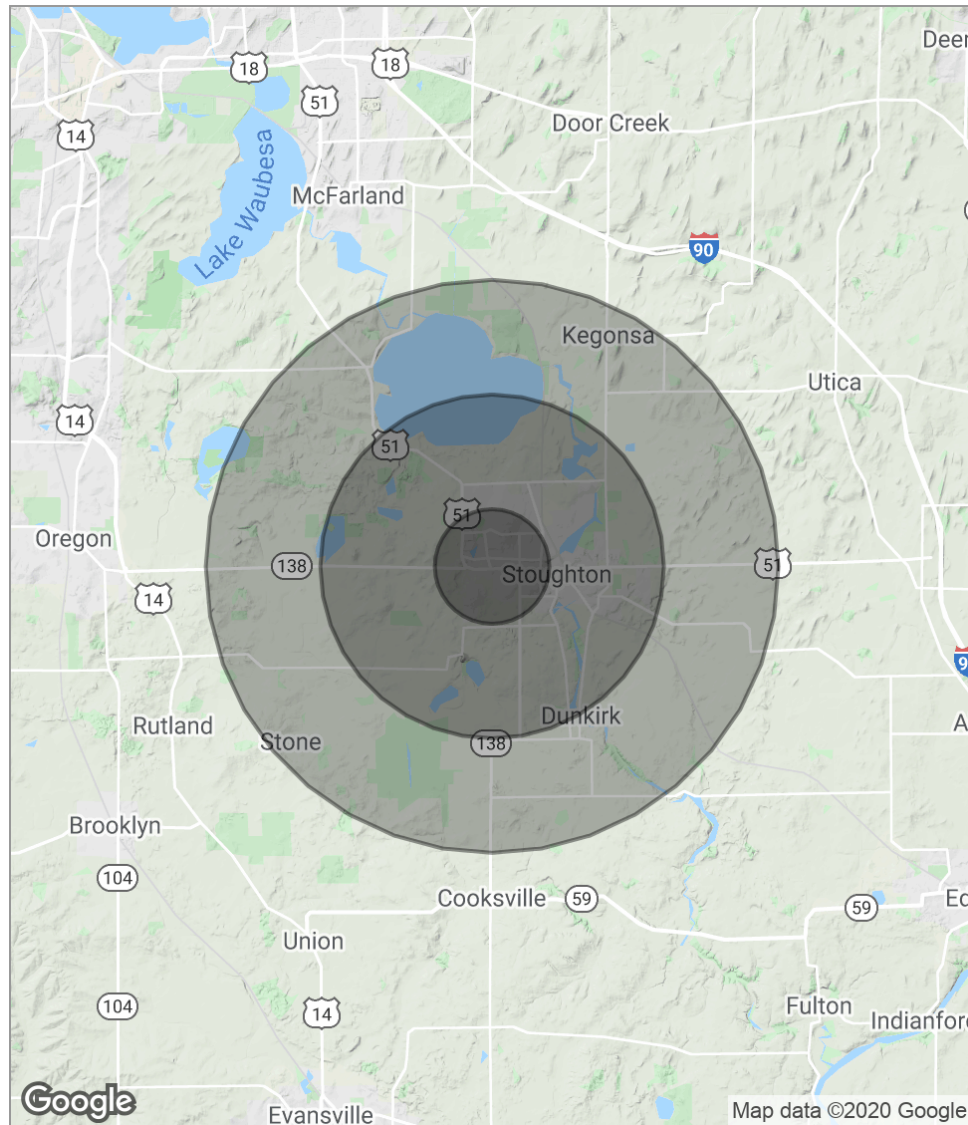
BEN TRACY
Realtor
O: 608.472.8240
C: 608.472.8242
btracy@kwcommercialgroup.com

Each Office Independently Owned and Operated kwmadisoneast.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



105 Kings Lynn Road, Stoughton, WI 53589



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,015	16,900	25,633
Median Age	40.4	40.4	40.9
Median Age (Male)	38.4	38.8	39.5
Median Age (Female)	42.3	42.0	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,362	6,773	10,326
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$69,128	\$69,649	\$72,511
Average House Value	\$206,339	\$221,104	\$244,011

* Demographic data derived from 2010 US Census

KW COMMERCIAL
200 River Place,
Ste. 130
Monona, WI 53716

BEN TRACY
Realtor
O: 608.472.8240
C: 608.472.8242
btracy@kwcommercialgroup.com

Each Office Independently Owned and Operated kwmadisoneast.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.