

FOR SALE

\$1,250,000

6801 - 6807

ODANA ROAD

Madison, WI 53719



PROPERTY INFORMATION

High visibility retail outlot center closely situated along Odana Rd and within close proximity to West Towne Mall and Madison's Beltline Highway (Hwy 12/14). The center is shadow anchored by Ross, Burlington, Jo-Ann Fabrics, Rogan's Shoes and many other surrounding national retailers. Current tenants include Vanilla Bean, Great Clips and Olson's Vacuums.

Madison is the county seat of Dane County, Wisconsin's state capital, and has an MSA population of over 600,000. Madison was the fastest growing area within Wisconsin in 2019, plus multiple surrounding suburbs are within the top five. The area is experiencing notable job growth in a wide variety of industries including biotech and life sciences, software, manufacturing, and other industries. Madison is also seeing strong growth in new single-family and multi-family housing developments. Madison is home to the University of Wisconsin-Madison, Wisconsin's largest university, which is a major driver of economic activity for the region. Madison's landscape is unique as it is divided by several lakes, which creates natural divisions between the Eastside, downtown, and the Westside. This creates a strong need for retailers to have both an Eastside and a Westside location at a minimum in order to reach the entire market.

KEY METRICS

- **Average Sub-market Rent:**
\$19.36 PSF NNN
- **Sub-market Vacancy Rate:**
1.9%
- **Average Sub-market Sale Price:**
\$136.00 PSF
- **Average Sub-market Cap Rate:**
7.7%

PROPERTY DESCRIPTION

Total Gross Building Size	9,539 PSF	Proximity to other Retail	West Towne Mall & Beltline Highway
Lot Size	41,480 SF (0.95 Acres)	Co-Tenants	National
Zoning	CC -Commercial Corridor	Access Points	Multiple
Year Built	1983	Parking	2.83/1,000 Ratio
Occupancy Rate	59%	RE Taxes	\$22,213.45 (2019)

IMPROVEMENTS:

\$507,300

LAND:

\$550,000

TOTAL ASSESSED VALUE:

\$1,057,300

AERIAL



2020 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	7 Miles
Population	11,541	94,969	176,280	251,312
Daytime Population	15,830	98,206	196,585	292,076
Average HH Income	\$83,807	\$107,093	\$109,480	\$99,420

TRAFFIC COUNTS

Odana Rd	16,550 VPD
S Gammon Rd	24,150 VPD
W Beltline HWY	72,900 VPD

PROPERTY PHOTOS



TENANT SNAPSHOT

Tenant	SF	Annual Rent (NNN)	Lease Term
Olson's Vaccums	1,772	\$22,200 (\$12.53/SF)	Month-to-Month
Great Clips	1,293	\$18,102 (\$14.00/SF)	April 30, 2022
Vanilla Bean	2,514	\$31,500 (\$12.53/SF)	October 31, 2023
Vacancy	3,960	Vacant	Vacant

SITE PLAN



PARCEL MAP



AERIAL





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PLEASE CONTACT:

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