



## Property Features

- ✓ Retail space with warehouse and office space located on 2nd floor
- ✓ Now offering build-to-suit spaces for office and retail ranging from 1,200 – 100,000 SF out lots included
- ✓ End-cap space
- ✓ 730 Feet of frontage on Mineral Point Road
- ✓ Strong Demographics
- ✓ High Visibility
- ✓ Easy Access
- ✓ Heating: Forced Air
- ✓ Air Conditioning: Central HVAC
- ✓ High Traffic Counts: 35,000 per day
- ✓ 250 - 408 Parking Spaces
- ✓ Ceiling Height (Main): 14 ft. w/ tile 19.5 ft. w/ out
- ✓ Ceiling Height (Warehouse): 25.3 ft.
- ✓ High retail area- Adjacent to West-Towne Mall
- ✓ Von Maur, Hobby Lobby and Portillos coming to area soon!
- ✓ Parcel Size: 7.53 acres
- ✓ Building Size: 30,000 - 99,101 SF
- ✓ Lease Rate: \$6.50/PSF/NNN



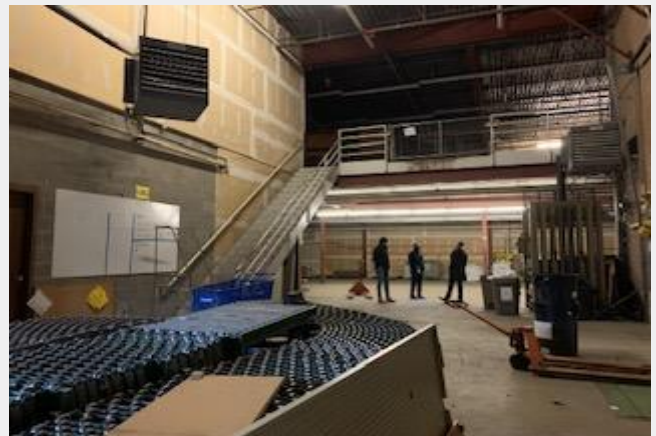
For more information:

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## Pictures



# Demographics

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7401 Mineral Point Rd, Madison, WI 53717

### CITY, STATE

**Madison, WI**

### POPULATION

**61,212**

### AVG. HH SIZE

**2.31**

### MEDIAN HH INCOME

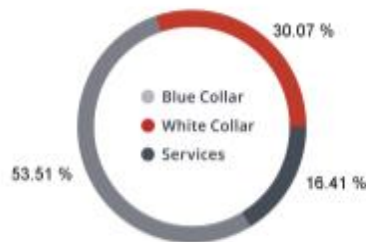
**\$73,560**

### HOME OWNERSHIP

Renters: **10,081**

Owners: **17,300**

### EMPLOYMENT

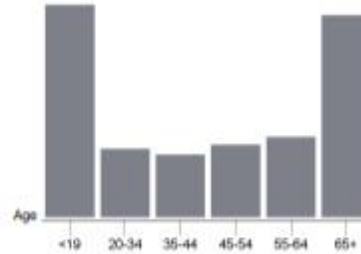


**55.79 %**  
Employed

**1.29 %**  
Unemployed

### GENDER & AGE

**47.88 %** **52.12 %**



### RACE & ETHNICITY

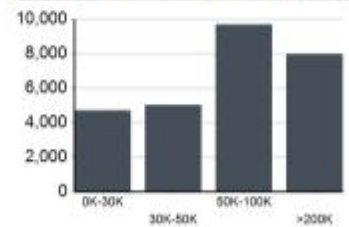
White: **76.02 %**  
 Asian: **8.19 %**  
 Native American: **0.00 %**  
 Pacific Islanders: **0.00 %**  
 African-American: **6.64 %**  
 Hispanic: **5.14 %**  
 Two or More Races: **4.01 %**

### EDUCATION

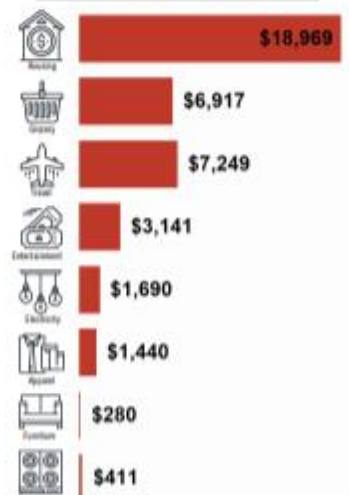
High School Grad: **12.99 %**  
 Some College: **17.18 %**  
 Associates: **6.93 %**  
 Bachelors: **63.57 %**

## Catylist Research

### INCOME BY HOUSEHOLD



### HH SPENDING



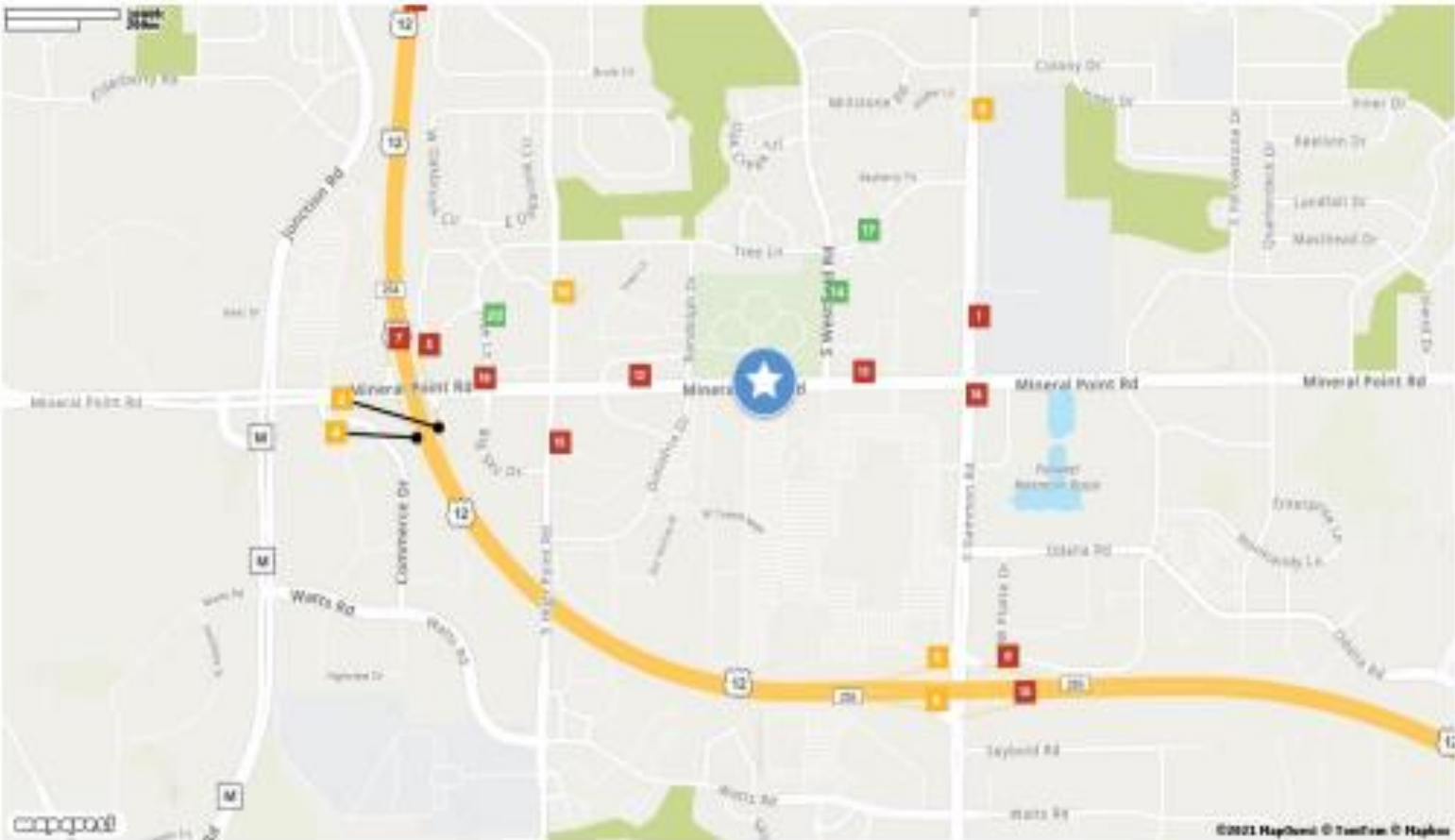
## 7401 Mineral Point Rd

### Population

Distance	Male	Female	Total
1- Mile	973	1,113	2,086
3- Mile	10,733	11,703	22,436
5- Mile	33,911	37,142	71,053



# Traffic Counts

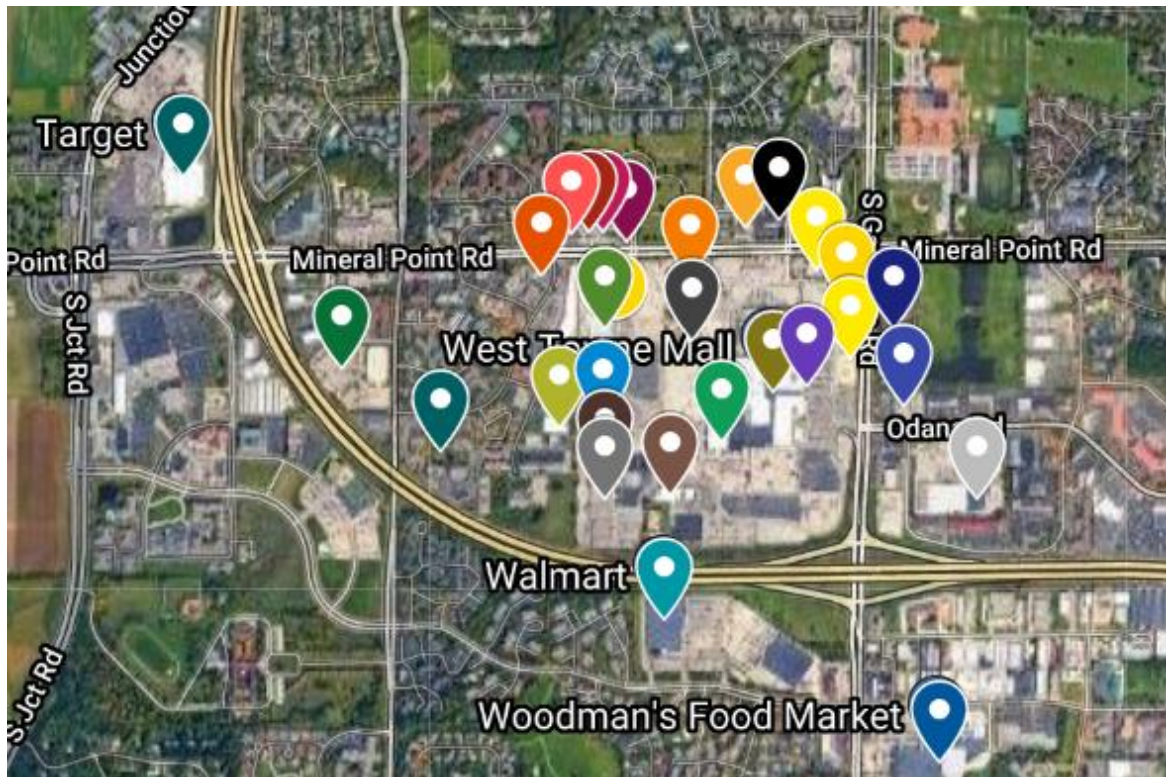


<b>S Gammon Rd</b> <b>1</b>	<b>W Beltline Hwy</b> <b>2</b>	<b>W Beltline Hwy</b> <b>3</b>	<b>W Beltline Hwy</b> <b>4</b>	<b>W Beltline Hwy</b> <b>5</b>
Mineral Point Rd	Mineral Point Rd	S Gammon Rd	Mineral Point Rd	Mineral Point Rd
Year: 2018 12,100	Year: 2018 9,100	Year: 2018 6,400	Year: 2018 8,200	Year: 2018 13,300
Year: 2015 14,500	Year: 2015 7,700	Year: 2015 6,000	Year: 2015 6,800	Year: 2015 9,600
Year: 2012 23,100	Year: 2009 10,100	Year: 2012 6,000	Year: 2012 7,000	Year: 2012 10,200
<b>W Beltline Hwy</b> <b>6</b>	<b>W Beltline Hwy</b> <b>7</b>	<b>W Beltline Hwy</b> <b>8</b>	<b>S Gammon Rd</b> <b>9</b>	<b>W Beltline Hwy</b> <b>10</b>
S Gammon Rd	Mineral Point Rd	S Gammon Rd	Flower Ln	S Gammon Rd
Year: 2018 7,900	Year: 2018 12,300	Year: 2018 13,800	Year: 2018 9,900	Year: 2018 12,600
Year: 2015 6,500	Year: 2015 9,100	Year: 2015 12,600	Year: 2015 13,700	Year: 2015 11,700
Year: 2012 6,500	Year: 2012 9,800	Year: 2012 13,300	Year: 2012 17,400	Year: 2012 12,600
<b>W Beltline Hwy</b> <b>11</b>	<b>Mineral Point Rd</b> <b>12</b>	<b>Mineral Point Rd</b> <b>13</b>	<b>S Westfield Rd</b> <b>14</b>	<b>Radcliffe Dr</b> <b>15</b>
Old Sask Rd	Donofrio Dr	S Westfield Rd	Tree Ln	S High Point Rd
Year: 2018 74,000	Year: 2009 32,700	Year: 2009 28,300	Year: 2009 3,200	Year: 2009 11,000
Year: 2015 65,400	Year: 1997 30,850	Year: 1997 28,750	Year: 1997 4,350	Year: 1997 9,950
Year: 2012 65,100	Year: 1995 22,950	Year: 1995 20,200	Year: 1995 5,750	Year: 1995 8,850
<b>S High Point Rd</b> <b>16</b>	<b>Tree Ln</b> <b>17</b>	<b>S Gammon Rd</b> <b>18</b>	<b>Mineral Point Rd</b> <b>19</b>	<b>Tree Ln</b> <b>20</b>
E Oakbridge Way	Winterberry Trl	Mineral Point Rd	Big Sky Dr	S Oakbridge Ct
Year: 2009 7,200	Year: 2009 3,250	Year: 2009 24,150	Year: 2009 32,900	Year: 2009 4,100
Year: 1997 5,350	Year: 1997 2,250	Year: 1997 26,100	Year: 1997 27,250	Year: 1997 3,900
Year: 1995 4,150	Year: 1995 2,580	Year: 1995 26,700	Year: 1995 28,050	

## Site Plan



## Map



- |                              |                                   |                          |                                |
|------------------------------|-----------------------------------|--------------------------|--------------------------------|
| ★ 7401 Mineral Point Rd      | 📍 Olive Garden Italian Restaur... | 📍 Marcus Point Cinema    | 📍 Best Buy                     |
| 📍 Moka                       | 📍 LongHorn Steakhouse             | 📍 Target                 | 📍 Ulta Beauty                  |
| 📍 La Baguette                | 📍 Chick-fil-A                     | 📍 Walmart                | 📍 JOANN Fabrics and Crafts     |
| 📍 Martin O'Grady's Irish Pub | 📍 West Towne Mall                 | 📍 Woodman's Food Market  | 📍 Nordstrom Rack               |
| 📍 Pizza Hut                  | 📍 REI                             | 📍 Starbucks              | 📍 Chili's Grill & Bar          |
| 📍 KFC                        | 📍 Barnes & Noble                  | 📍 Kohl's                 | 📍 UW Health Urgent Care Clinic |
| 📍 Bonefish Grill             | 📍 DICK'S Sporting Goods           | 📍 The Cheesecake Factory |                                |
| 📍 Culver's                   | 📍 High Point Office Park          | 📍 McDonald's             |                                |

## **BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.  
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of

21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

### **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

### **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

### **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

### **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
55 agreement made concerning the transaction.