



SLABY & ASSOCIATES
COMMERCIAL REAL ESTATE
BROKERAGE

For Lease
Nakoma Plaza

4546 Verona Road, Madison, WI 53711

VICTOR R. BAETEN

Vice President

C: 920-621-1493

Slaby & Associates, 1100 John P. Livesey Blvd., Verona, WI 53593



NAKOMA PLAZA

ADDRESS:

4546 Verona Road,
Madison, WI 53711

SPACE AVAILABLE:

+/- 31,083 sf box

HIGHLIGHTS:

2 large pylon spaces for
signage

Former MC Sports
location in Nakoma Plaza

Join Home Depot, Planet
Fitness and Goodwill

240 parking stalls
available

Easy access, high traffic
counts and great
visibility

Conveniently located off
Verona Road and only 1
block from Highway
12/18



PYLON 1



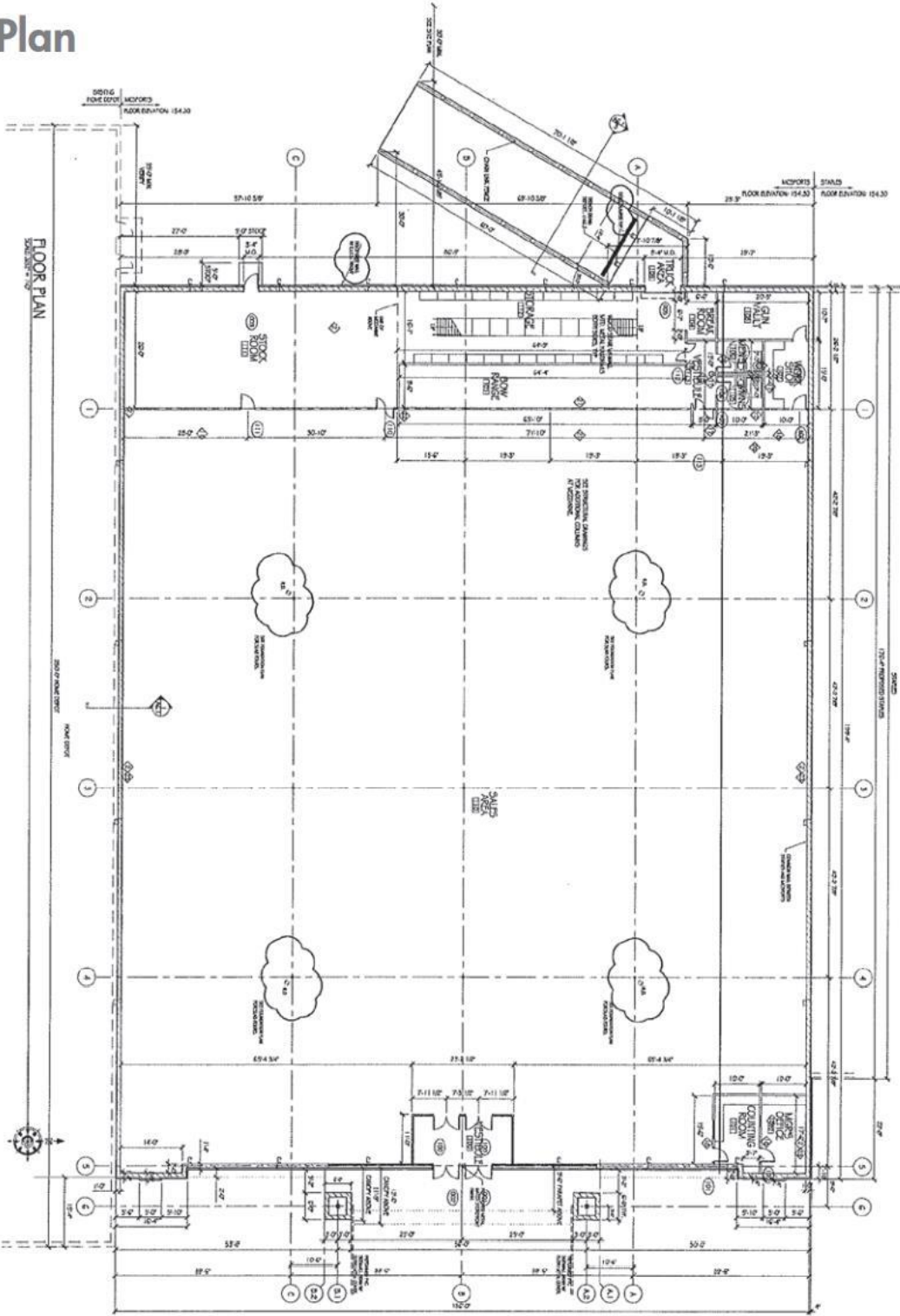
PYLON 2

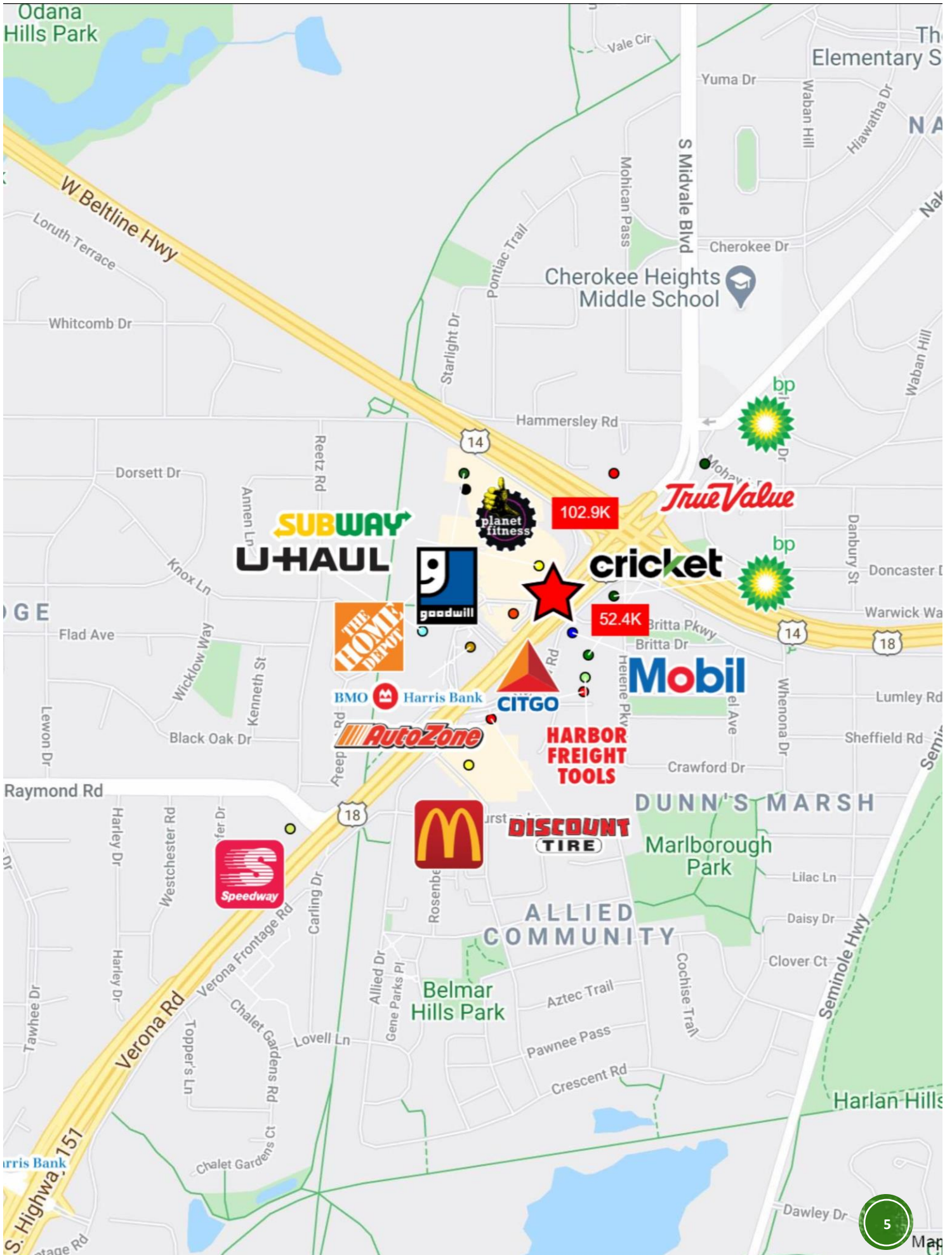
Floor Plan



 = 31,083 sq. ft. of Retail space available

Floor Plan





102.9K

52.4K

DEMOGRAPHICS

4546 Verona Rd Madison, WI 53711		1 miradius	3 miradius	5 miradius	10 miradius
POPULATION	2020 Estimated Population	11,857	94,134	209,216	382,975
	2025 Projected Population	12,507	98,631	219,822	402,150
	2010 Census Population	11,013	85,596	183,910	337,922
	2000 Census Population	10,666	80,590	166,413	302,920
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	0.6%	0.8%	1.3%	1.3%
2020 Median Age	36.1	36.4	33.4	35.6	
HOUSEHOLDS	2020 Estimated Households	4,841	41,491	92,339	168,587
	2025 Projected Households	5,218	44,269	98,504	179,879
	2010 Census Households	4,439	37,054	79,157	145,186
	2000 Census Households	4,434	35,142	69,668	127,223
	Projected Annual Growth 2020 to 2025	1.6%	1.3%	1.3%	1.3%
Historical Annual Growth 2000 to 2020	0.5%	0.9%	1.6%	1.6%	
RACE AND ETHNICITY	2020 Estimated White	65.0%	72.1%	74.0%	78.1%
	2020 Estimated Black or African American	13.8%	9.3%	7.4%	7.0%
	2020 Estimated Asian or Pacific Islander	6.2%	9.3%	10.8%	8.0%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.4%	0.4%	0.4%
	2020 Estimated Other Races	14.3%	9.0%	7.3%	6.5%
	2020 Estimated Hispanic	20.8%	11.2%	9.3%	7.8%
INCOME	2020 Estimated Average Household Income	\$93,725	\$104,314	\$94,845	\$99,834
	2020 Estimated Median Household Income	\$77,934	\$82,986	\$75,712	\$79,856
	2020 Estimated Per Capita Income	\$38,305	\$46,036	\$42,173	\$44,189
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.4%	1.7%	1.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.1%	2.0%	2.2%
	2020 Estimated High School Graduate	18.6%	13.2%	12.5%	14.8%
	2020 Estimated Some College	18.8%	13.7%	13.3%	15.1%
	2020 Estimated Associates Degree Only	7.9%	7.1%	7.2%	8.7%
	2020 Estimated Bachelors Degree Only	25.0%	33.5%	34.6%	33.1%
	2020 Estimated Graduate Degree	24.8%	29.0%	28.8%	24.5%
BUSINESS	2020 Estimated Total Businesses	190	4,020	9,001	15,422
	2020 Estimated Total Employees	1,978	61,807	162,094	261,827
	2020 Estimated Employee Population per Business	10.4	15.4	18.0	17.0
	2020 Estimated Residential Population per Business	62.3	23.4	23.2	24.8



CONTACT

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