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GATEWAY BUSINESS PARK

# Office/Commercial Land Two Lots Totaling 17.1 Acres

6904-7004 ADVANTAGE DR  
MADISON, WI





## GATEWAY BUSINESS PARK

A prime east Madison development site with exceptional Interstate visibility. This opportunity offers a 7.77 acre lot and a 9.34 acre lot totaling 17.1 acres of prime commercial land ready for development.

# 17.1

TOTAL ACRES DIVISIBLE

# \$239,580

PER ACRE (BOTH PARCELS)

# \$5.50

PER SQUARE FOOT (BOTH PARCELS)

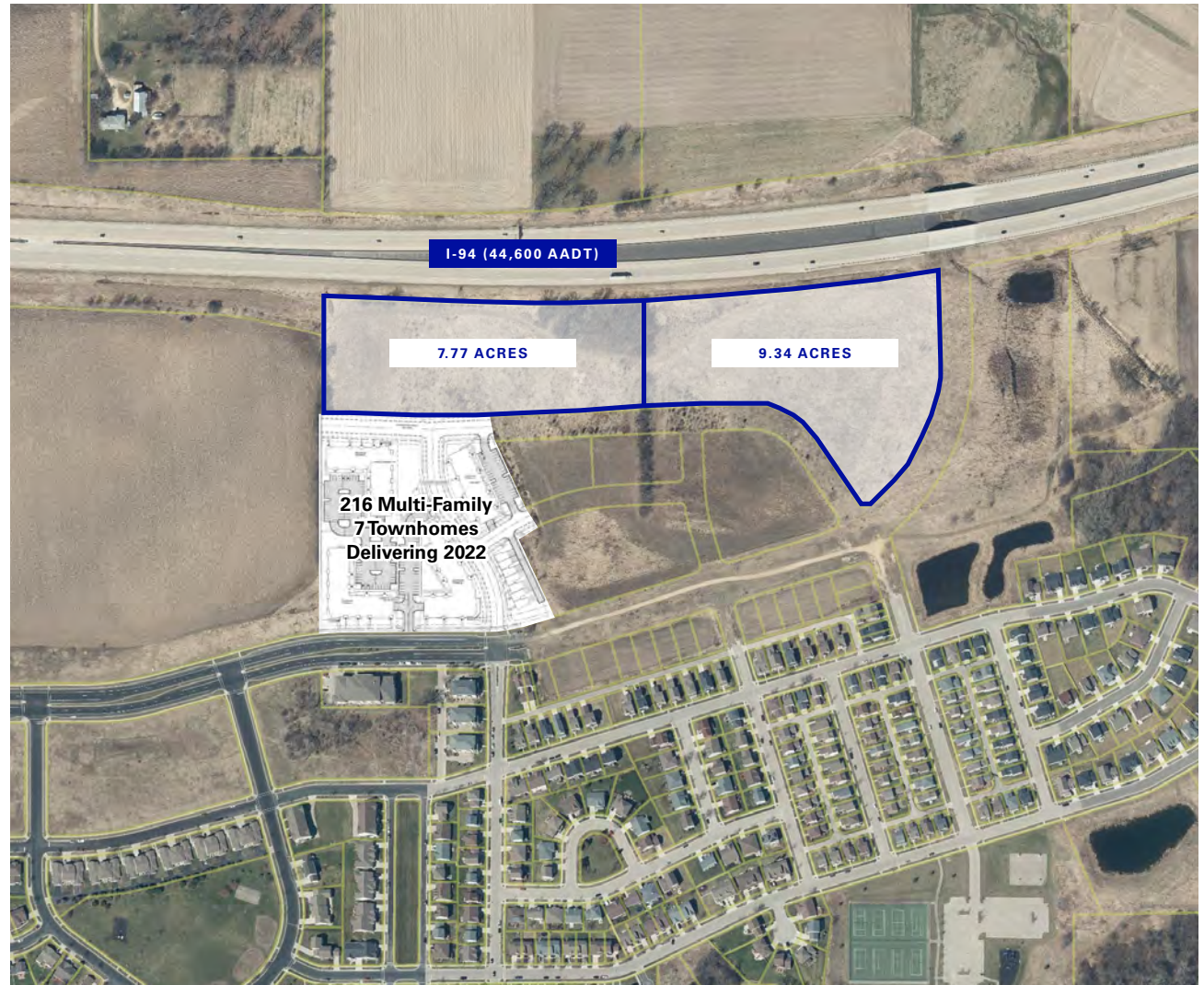
# \$283,140

PER ACRE (INDIVIDUALLY)

# \$6.50

PER SQUARE FOOT (INDIVIDUALLY)

Located in Madison, [Wisconsin's fastest growing city](#) and near the intersection of I-39, I-90, I-94, & Hwy 30 the site is primed for development.





## GATEWAY BUSINESS PARK

### Topography

The majority of the site is relatively flat but does slope from west to east slightly.

### Environmental

The site has no identified flood zones or environmental areas.

### Zoning

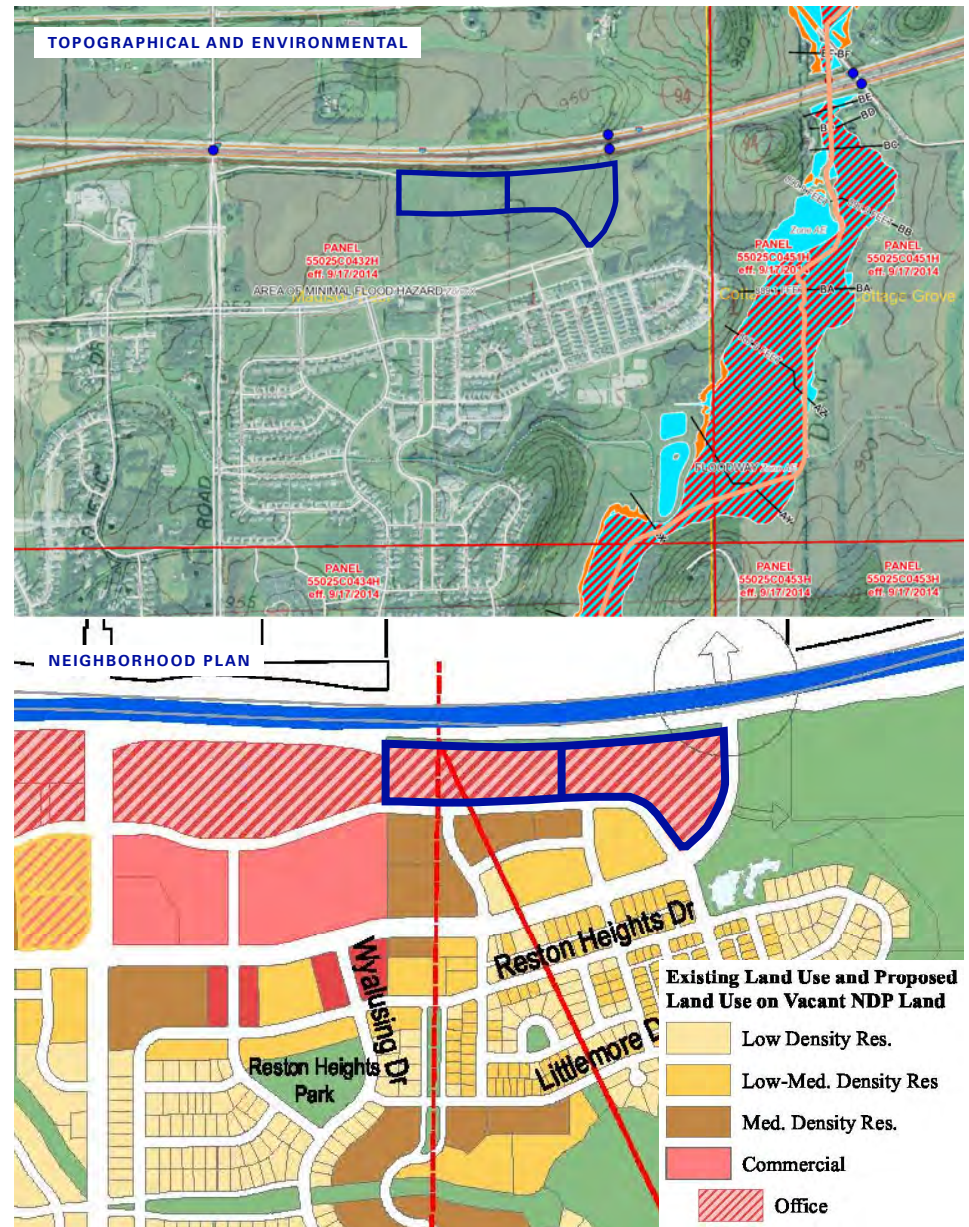
Located in a Planned Development District with a planned commercial office use.

#### CONTACT

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chuck.redjinski@ngkf.com

**nmrk.com**

4602 S Biltmore Ln, Suite 117,  
Madison, WI 53718





## GATEWAY BUSINESS PARK

### History

Located in the Sprecher East Neighborhood. Planned in early 2000s and continuing to be developed to this day. The site offers a great mix of Live, Work, Play.

### Location

Sititing near the I-39, I-90, I-94 & Hwy 30 interchange the property offers great commute times to The American Center (10 minutes), downtown madison (15), Madison's west side (20) and the Milwaukee metro (60).

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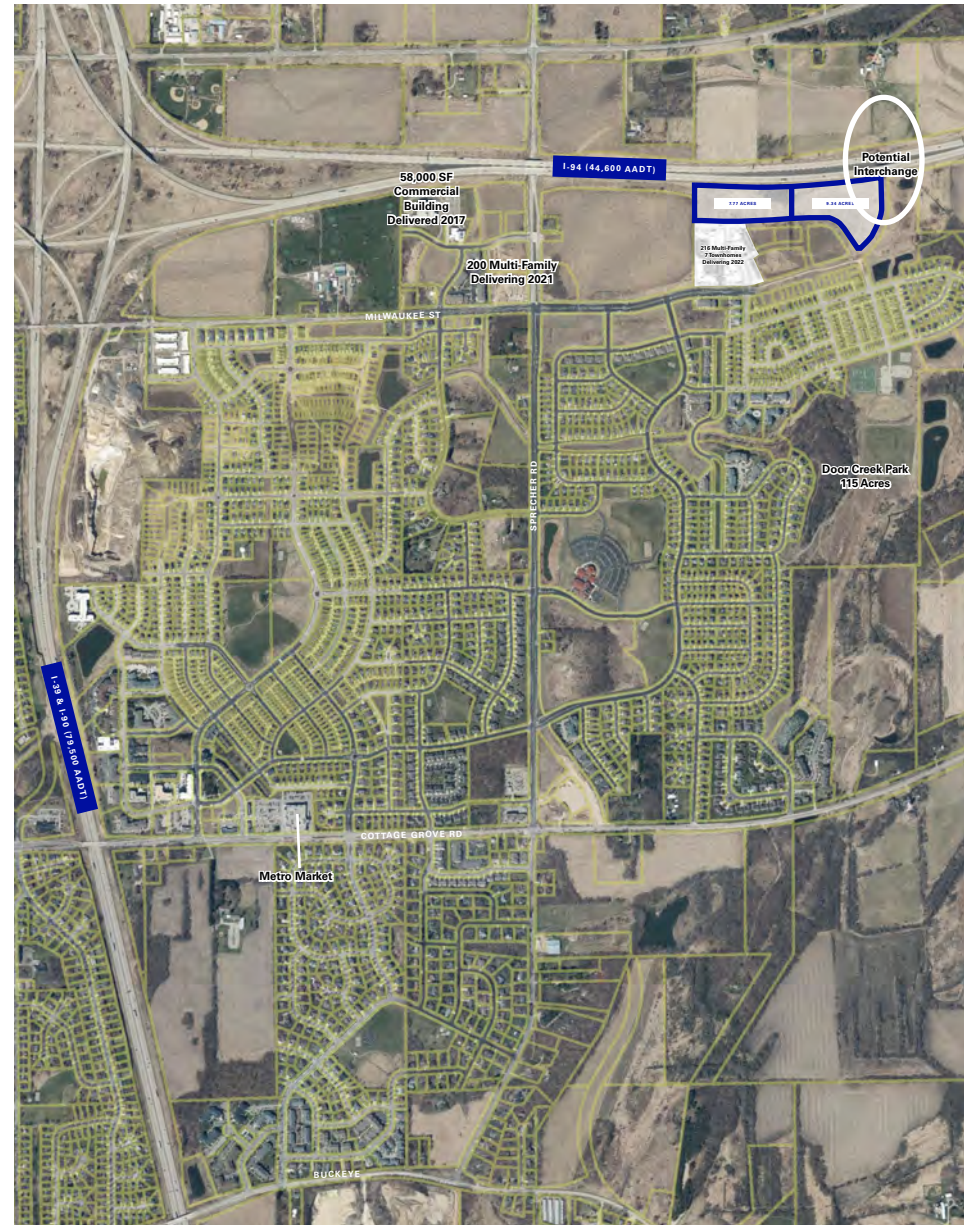
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### Future

The area is primed for growth, the Census Bureau predicts the subject sites census track to see 2.38% annual population growth over the next 5 years. The neighboring tracks are expected to see 2.84%, 1.94%, and 1.32%.

### Points of Interest

Grocery and restaurants are nearby with plans of mixed use retail space zoned along Sprecher Rd. With easy access to East Towne Mall, Prairie Lakes Shopping Center and Cottage Grove.



## GATEWAY BUSINESS PARK

### Population

Located on the far east side the site is within 5 miles of 91,681 people in 40,246 households with an average household income of \$93,625. The median age is 38.5.

### Madison Metro

2020 Fastest Growing Wisconsin Metro - US Census

2020 Biggest Tech Migration - LinkedIn

2020 #4 Fittest City in the US - ACSM

2020 #1 Cities with the Best Work-Life Balance - smartasset.com

2019 First of 35 cities with potential to become innovation hub. - Brookings Institution

2019 #1 Cities Where Women Are Most Successful - smartasset.com

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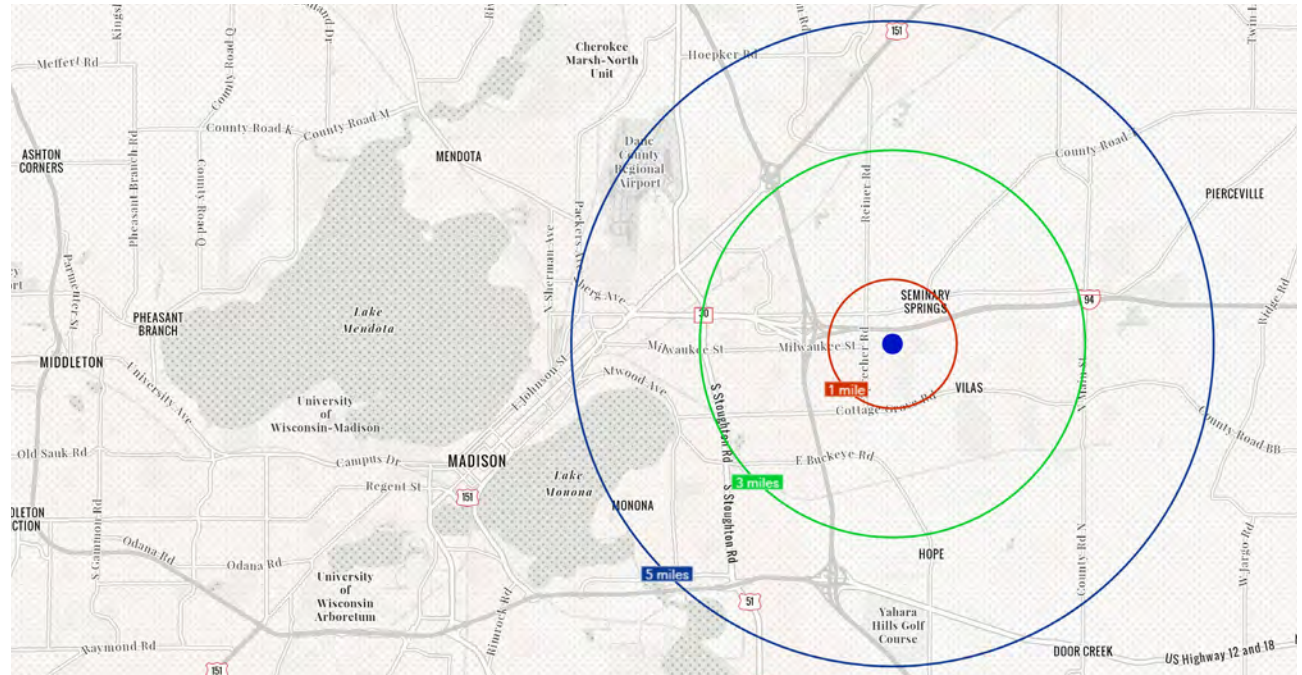
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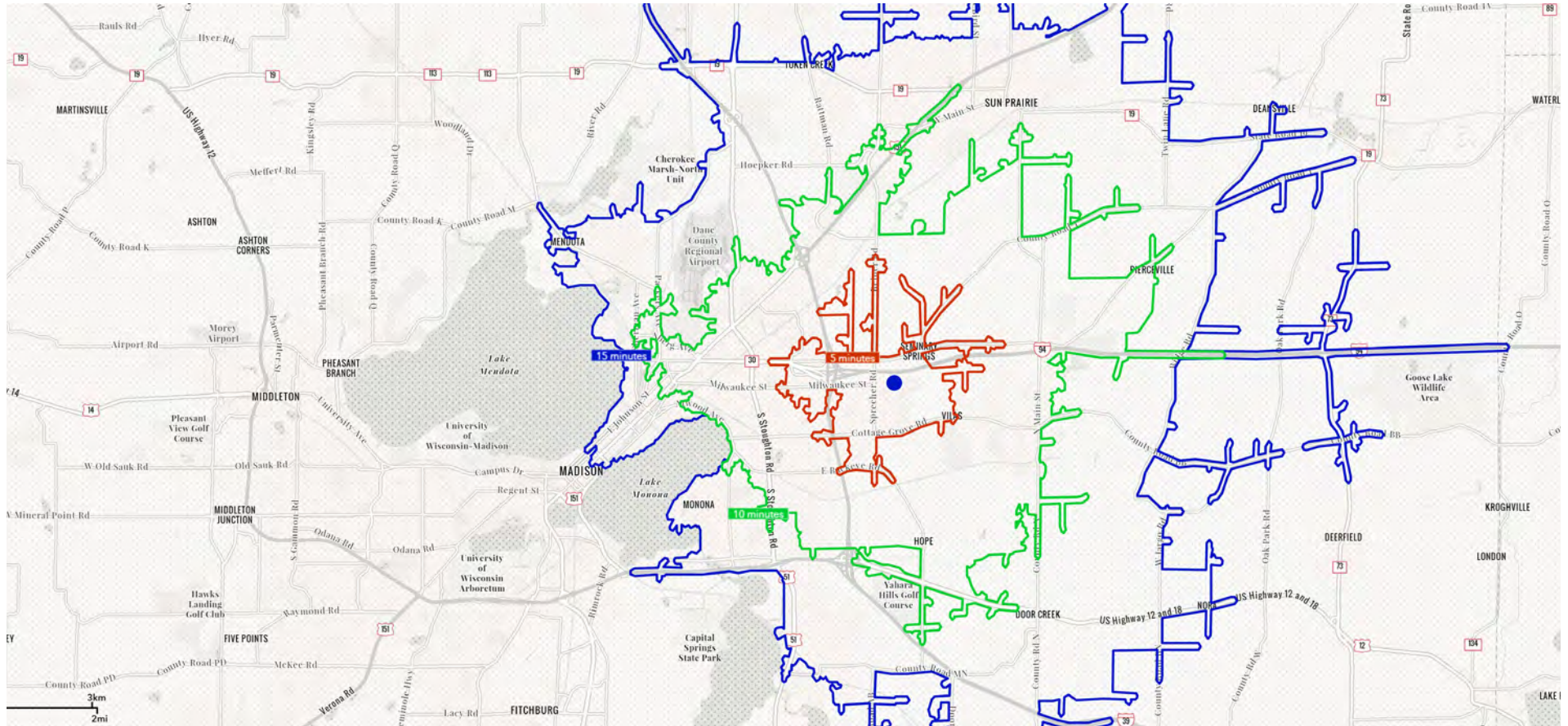
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Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,984	38,866	91,681
Pro Annual Pop Growth	2.46%	1.21%	1.37%
Total Households	1,613	15,639	40,246
Average HH Income	\$99,861	\$91,429	\$85,069
Total Businesses	36	1,070	3,992
Total Employees	340	13,894	67,575



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## GATEWAY BUSINESS PARK



The property offers tremendous Interstate visibility and is one of the few remaining office sites with Interstate visibility anywhere in Dane County.

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# Gateway Business Park Commercial Land 17.1 Acres

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*Prepared by:*

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