

MAIN ST. FRONTAGE FOR LEASE

101 E MAIN STREET SUITE 3, WAUNAKEE, WI 53597



OFFERING SUMMARY

Lease Rate:	\$15.42 SF/yr (MG)
Building Size:	1,400 SF
Available SF:	1,400 SF
Number of Units:	1
Zoning:	Comm
Market:	Madison
Submarket:	Waunakee
Traffic Count:	22,000

PROPERTY OVERVIEW

Great visibility on Main St. in Waunakee. 1400 sq ft of office space. Two good sized offices, copy room, conference room and private bath. 22,000 ADT. Plenty of parking. TI Negotiable. Tenant pays utilities.

PROPERTY HIGHLIGHTS



RE/MAX PREFERRED COMMERCIAL

Each office independently owned and operated

PATRICIA SCHWARTZ
Commercial Broker
608.444.4415
patriciaschwartz@remax.net

JOE VOELL
Commercial Director
608.234.7208
joevoell@remax.net

5320 Monona Dr
Monona, WI 53716-3127

800.236.4411

REMAXCOMMERCIAL.COM

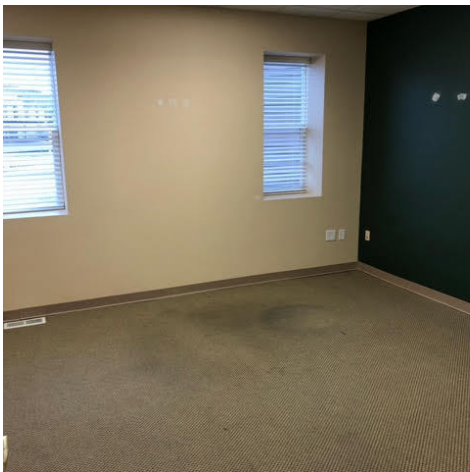
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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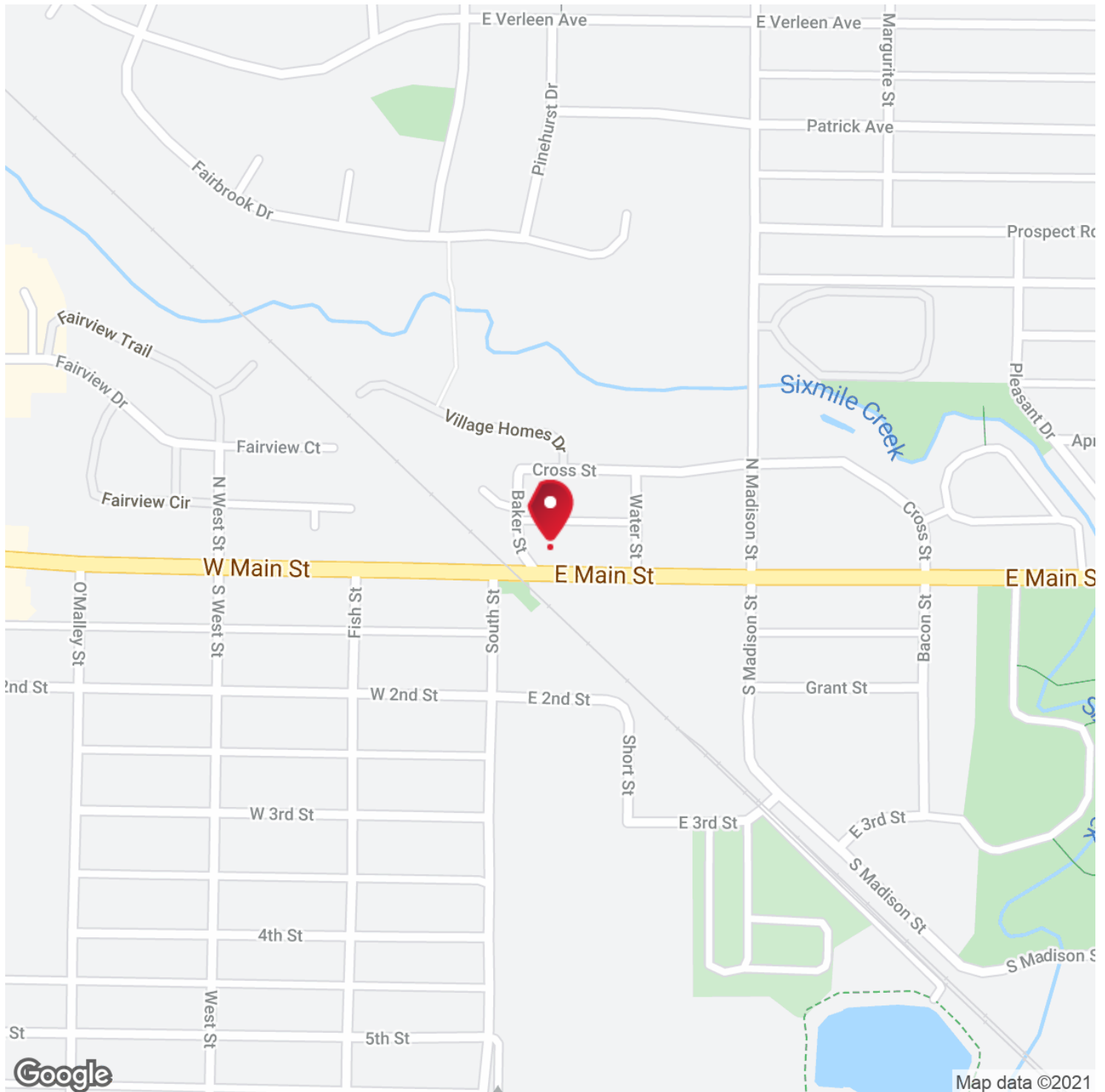
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LOCATION MAP

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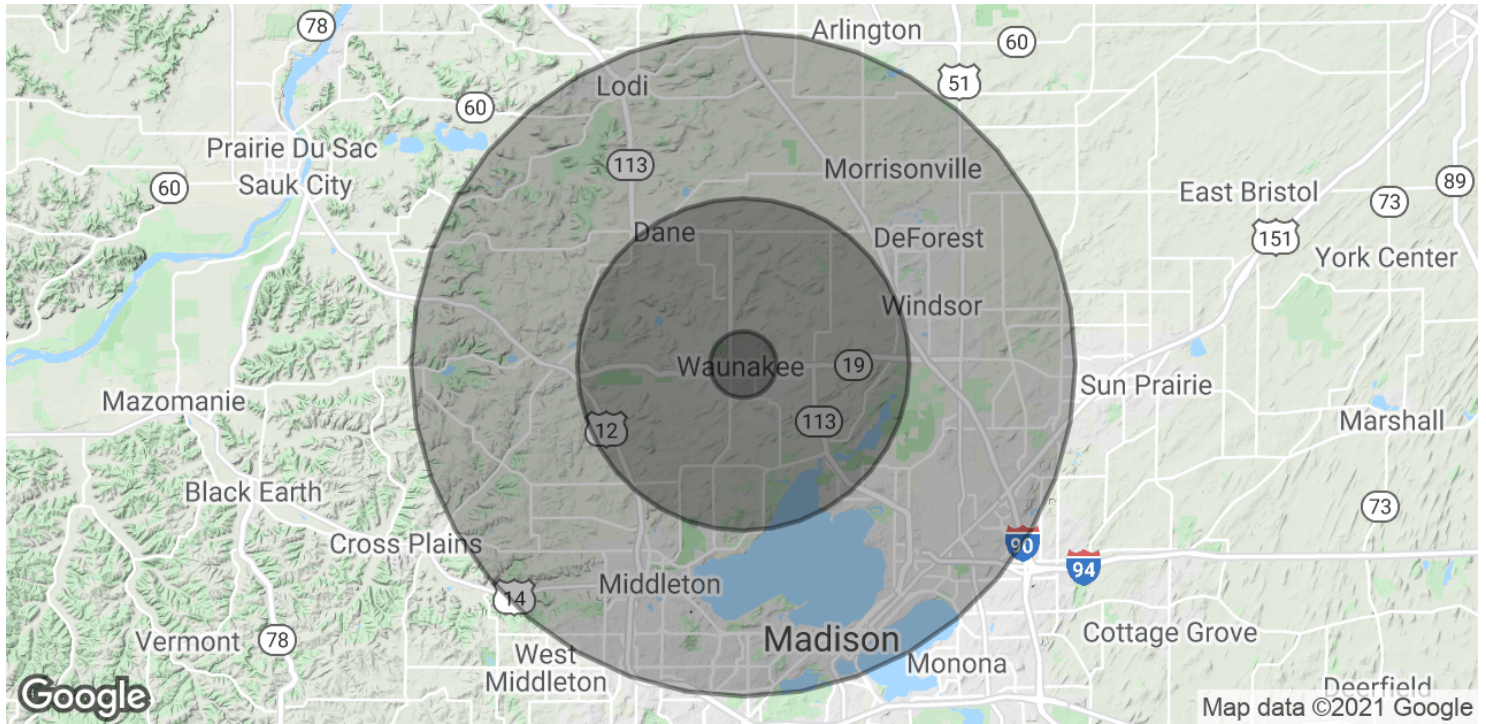
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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	2,865	26,572	230,618
Average age	37.7	40.2	35.1
Average age (Male)	39.1	41.2	34.3
Average age (Female)	36.6	39.6	35.9

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	1,150	10,502	97,079
# of persons per HH	2.5	2.5	2.4
Average HH income	\$82,965	\$95,296	\$76,013
Average house value	\$295,585	\$314,513	\$315,965

* Demographic data derived from 2010 US Census



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