

# PRIME SUN PRAIRIE RETAIL LAND

Sun Prairie, WI

MADISON MARKET / OUTLOTS FOR SALE OR LEASE



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 CUSHMAN & WAKEFIELD | BOERKE

 **Colburn  
Hundley**  
INC.



# PRIME SUN PRAIRIE RETAIL LAND

Sun Prairie, WI

DEVELOPMENT SITE PLAN / OUTLOTS FOR SALE OR LEASE



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# PRIME SUN PRAIRIE RETAIL LAND

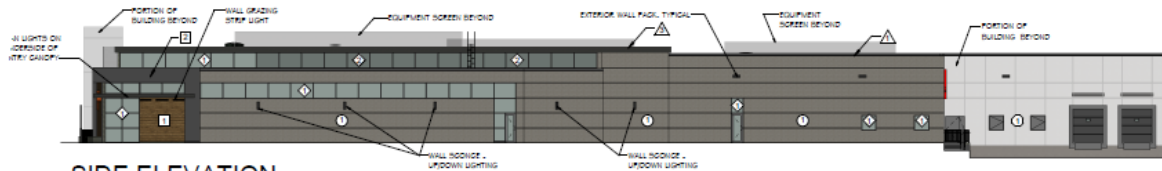
## Sun Prairie, WI

PROPOSED HY-VEE ANCHOR STORE DESIGN / OUTLOTS FOR SALE OR LEASE



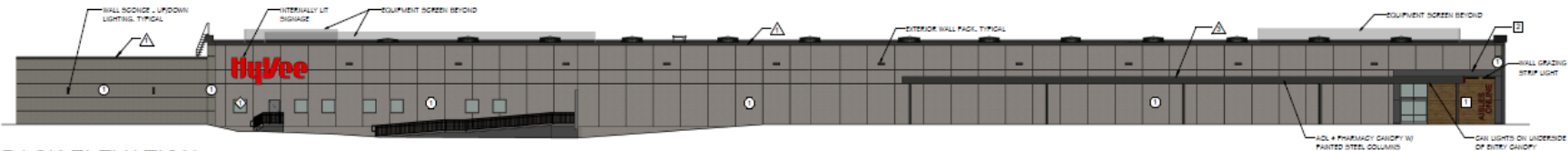
1 FRONT ELEVATION

SCALE: 1/16" = 1'-0"



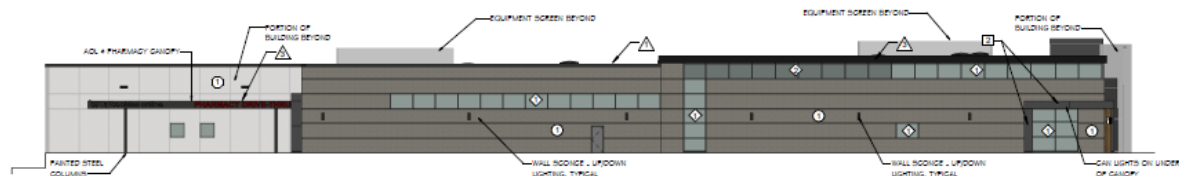
2 SIDE ELEVATION

SCALE: 1/16" = 1'-0"



3 BACK ELEVATION

SCALE: 1/16" = 1'-0"



4 SIDE ELEVATION

SCALE: 1/16" = 1'-0"

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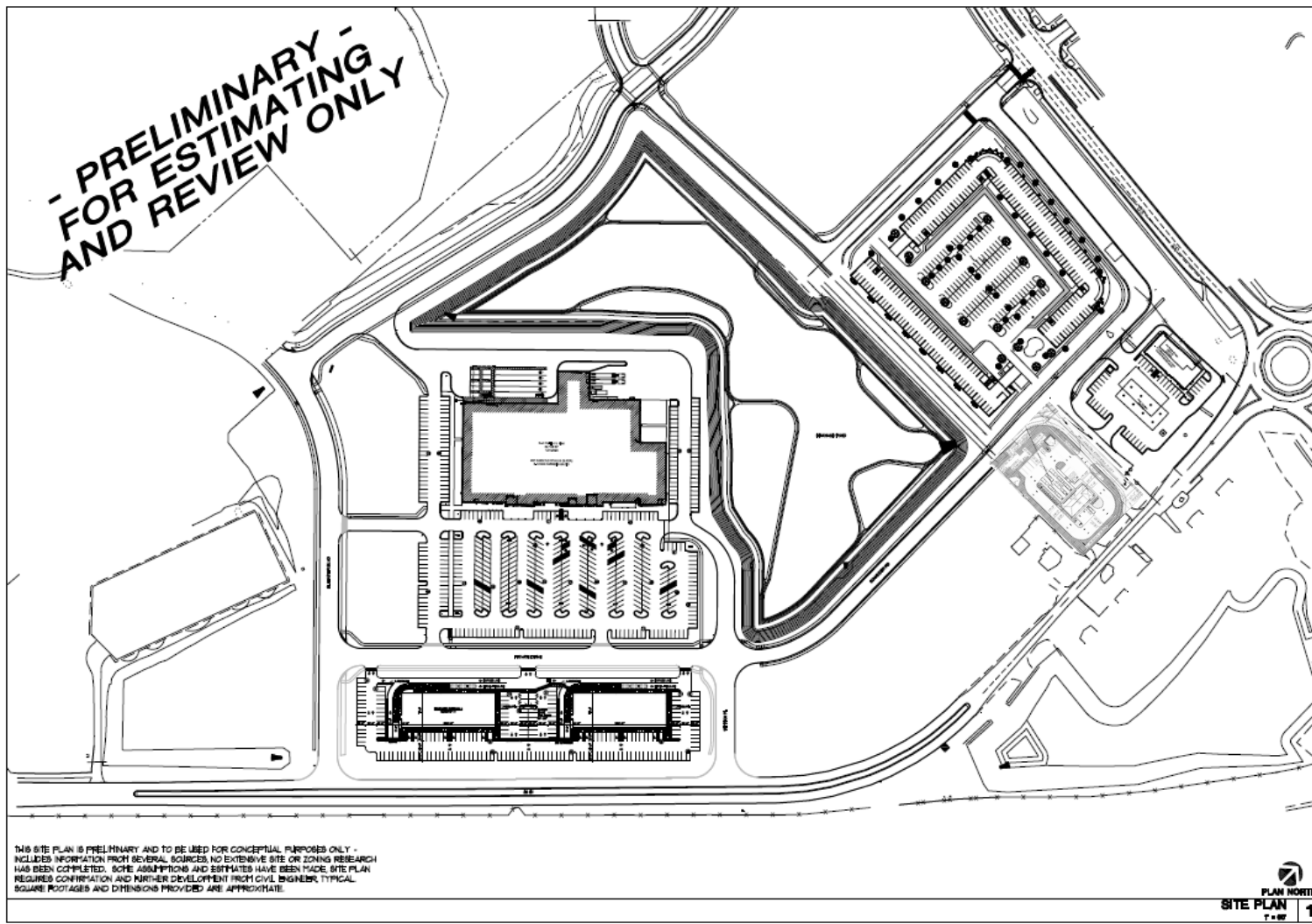




# PRIME SUN PRAIRIE RETAIL LAND

Sun Prairie, WI

FULL SITE - CONCEPT PLAN / OUTLOTS FOR SALE OR LEASE



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MULTI-TENANT - CONCEPT PLAN / OUTLOTS FOR SALE OR LEASE



# PRIME SUN PRAIRIE RETAIL LAND

Sun Prairie, WI

MULTI-TENANT - CONCEPT PLAN / OUTLOTS FOR SALE OR LEASE



FOR LEASE/BUILD TO SUIT  
END CAPS AND DRIVE THRU AVAILABLE  
**2,000–15,000 SF**

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# PRIME SUN PRAIRIE RETAIL LAND

## Sun Prairie, WI

PROPERTY OVERVIEW / OUTLOTS FOR SALE OR LEASE

### SITE OVERVIEW

**Total Acreage:** 20.73 AC  
Divisible

**Delivery Condition:** Pad ready with utilities to property line, including storm water  
NOTE: No onsite retention required. Pads are net useable (other than setbacks/right-of-ways).

### ECONOMICS

**Tax Key:** 0810122289262  
**Ground Lease Rate:** \$80,000 / AC  
**Multi Tenant Lease Rate:** \$35 / SF (NNN)  
**Sales Price:** \$25 / SF

### FEATURES

- One of the last development opportunities in the highly desired east Madison Metro market
- 4 - 12 outlots anchored by Hy-Vee available for sale, ground lease, or build-to-suit including single tenant pad sites, inline and end caps ranging from 2,000 - 15,000 SF+
- Area co-tenants include: Cabela's, Costco, Target, Menards, Marcus Theatres, Walmart, Woodman's, TJ Maxx/Home Goods, Five Below, etc.
- Located at the on/off ramps of US Hwy 151 and W. Main Street (SW corner) - great highway visibility with +/-1,500 ft frontage on US Hwy 151
- 7 minute drive north from The American Center, a 447 AC business park that offers premier office space and amenities

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# PRIME SUN PRAIRIE RETAIL LAND

## Sun Prairie, WI

DEMOGRAPHICS / OUTLOTS FOR SALE OR LEASE



### TOTAL POPULATION (2020)

	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	38,283	63,393	235,515
MEDIAN AGE	34.8	35.0	35.2



### HOUSEHOLDS (2020)

	3 MILES	5 MILES	10 MILES
ESTIMATED HOUSEHOLDS	15,897	26,230	102,166
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$87,542	\$87,570	\$84,888
AVERAGE HOUSEHOLD SIZE	2.4	2.4	2.2



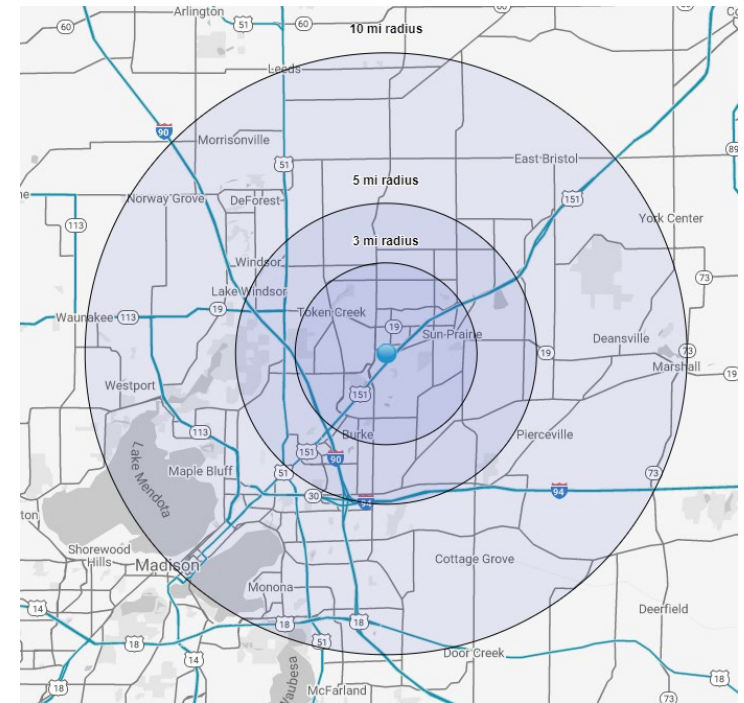
### TOTAL ANNUAL CONSUMER EXPENDITURE (2020)

	3 MILES	5 MILES	10 MILES
TOTAL RETAIL EXPENDITURE	\$483.97 M	\$796.96 M	\$3.01 B
APPAREL EXPENDITURE	\$36.11 M	\$59.48 M	\$225.32 M
ENTERTAINMENT EXPENDITURE	\$57.83 M	\$95.35 M	\$360.13 M
FOOD & BEVERAGE EXPENDITURE	\$151.04 M	\$248.62 M	\$942.88 M



### DAYTIME POPULATION (2020)

	3 MILES	5 MILES	10 MILES
TOTAL BUSINESSES	1,625	2,995	10,549
TOTAL EMPLOYEES (ADJUSTED AGE 16)	37,573	68,407	241,866



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# STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

## DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
  1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
  2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

## CONFIDENTIAL INFORMATION:

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## NON- CONFIDENTIAL INFORMATION *(the following information may be disclosed by the Firm and its Agents):*

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(Insert information you authorize to be disclosed, such as financial qualification information.)

## DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction.

## NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov>.