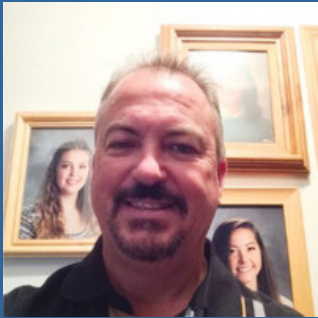


OUR VISION

We are able to successfully secure a variety of properties for our clients through our professional affiliations who provide us with various resources such as access to the latest buildings, homes, commercial lots, engineering agencies, architectural companies, and so forth. This is done so that all of our buyers will truly get their money's worth and enjoy their long term property investment with comforting assurance.



ABOUT JEFF DAUGHERTY

Motivated, effective, and personable business professional with a successful track record of managing profitable business communities. Diplomatic and tactful with affiliations at all levels. Demonstrated history of responsible business management and creative problem solving resulting in exceeding profitability margins. Flexible, versatile, and accountable and able to maintain a positive attitude under pressure. Poised, independent, and competent with a demonstrated ability to analyze, plan and execute solutions to any challenge. Thrive in deadline-driven environments. Excellent motivational and team-building skills.

CONTACT US

At Shamrock Real Estate Services, I facilitate the diversified relationships between people and property. Get in touch today.



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PRESENTS

PRIME MIDDLETON SPACE FOR LEASE



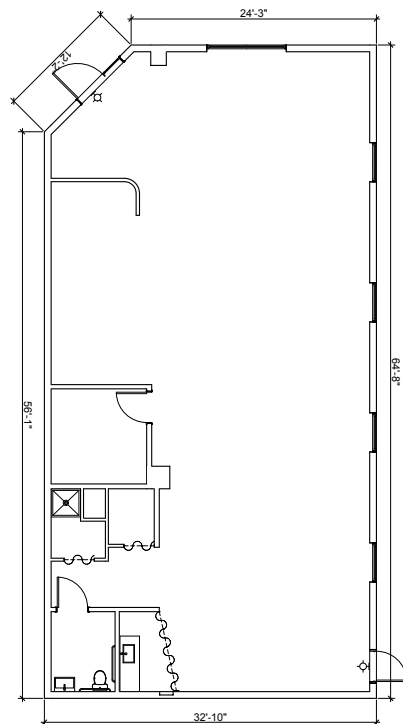
3225 Parmenter St, Middleton, WI 53562

COMMERCIAL PROPERTY FOR LEASE

High visibility frontage on the Middleton Parmenter Street corridor. Busy street, easy access on/off the Beltline. Just blocks from the soon-to-open Middleton Market, as well as banks, restaurants, schools, police station. Close to downtown Middleton.

Was previously a personal trainer/gym space, and prior to that, a salon.

- ✓ Flexible & creative lease terms available
- ✓ Retail, office & specialty uses
- ✓ Long-term, high-traffic co-tenants
- ✓ Ample front loaded parking
- ✓ Backlit building façade signage
- ✓ Highly competitive market lease rate with no NNN/CAM charges
- ✓ Local ownership and attentive landlord
- ✓ Located in developing, high growth Middleton area
- ✓ Easy access to downtown Middleton, Madison, and West Beltline Hwy.



Ready for tenant-specific build-out.

Includes washer/dryer hook-ups and floor drains.

End cap space with abundant windows and glass entry door.

Open space with high ceilings.

Unisex restroom and stand-up shower.

Approximate Size: 2200 sq. ft

Area Demographics:	1-mile	3-mile	5-mile
Population:	8,522	50,321	104,188
Avg. Income:	\$63,174	\$77,833	\$72,761

