



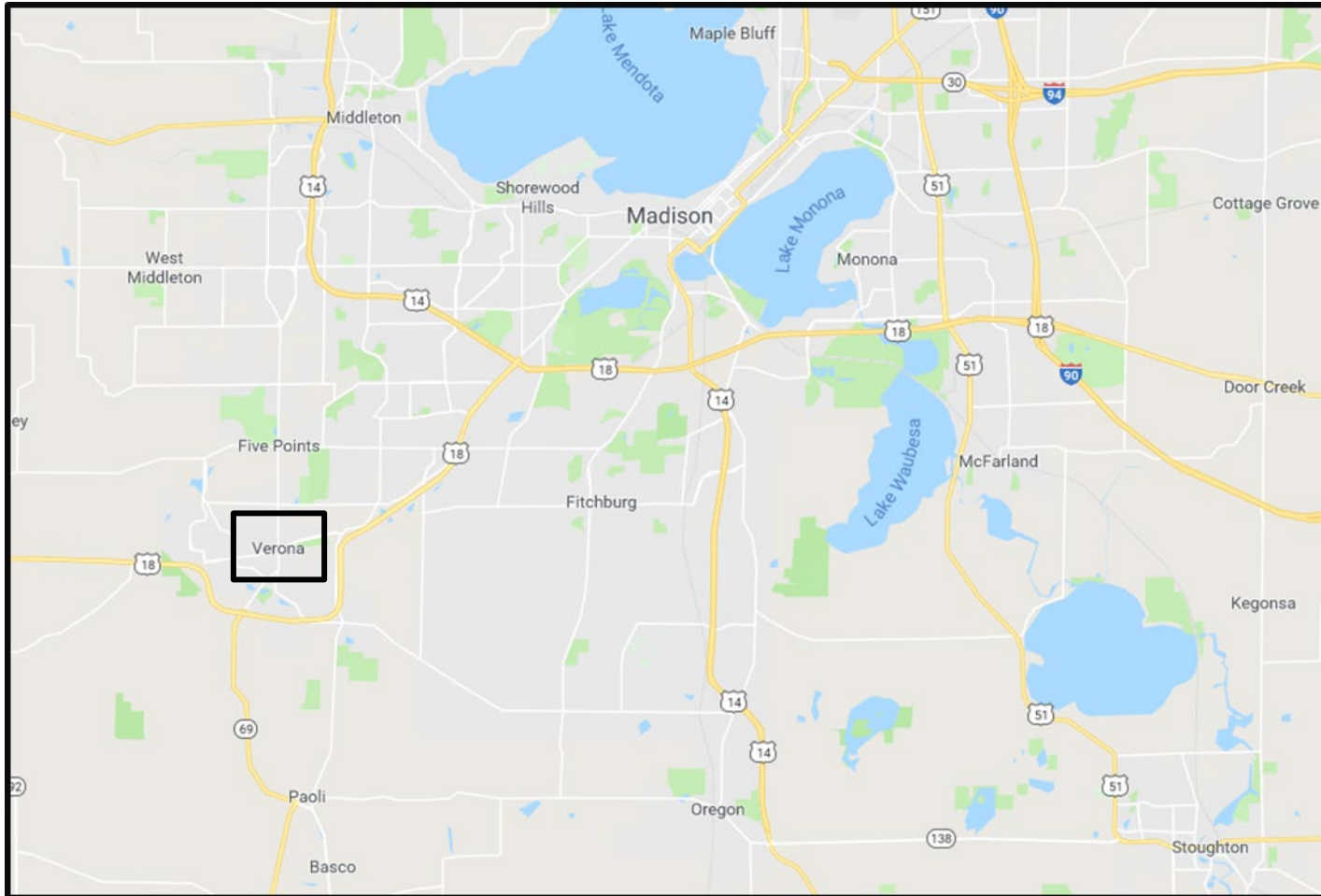
**SLABY & ASSOCIATES**

**Verona Tenant Building- John P Livesey**

Verona, WI

**For Lease**

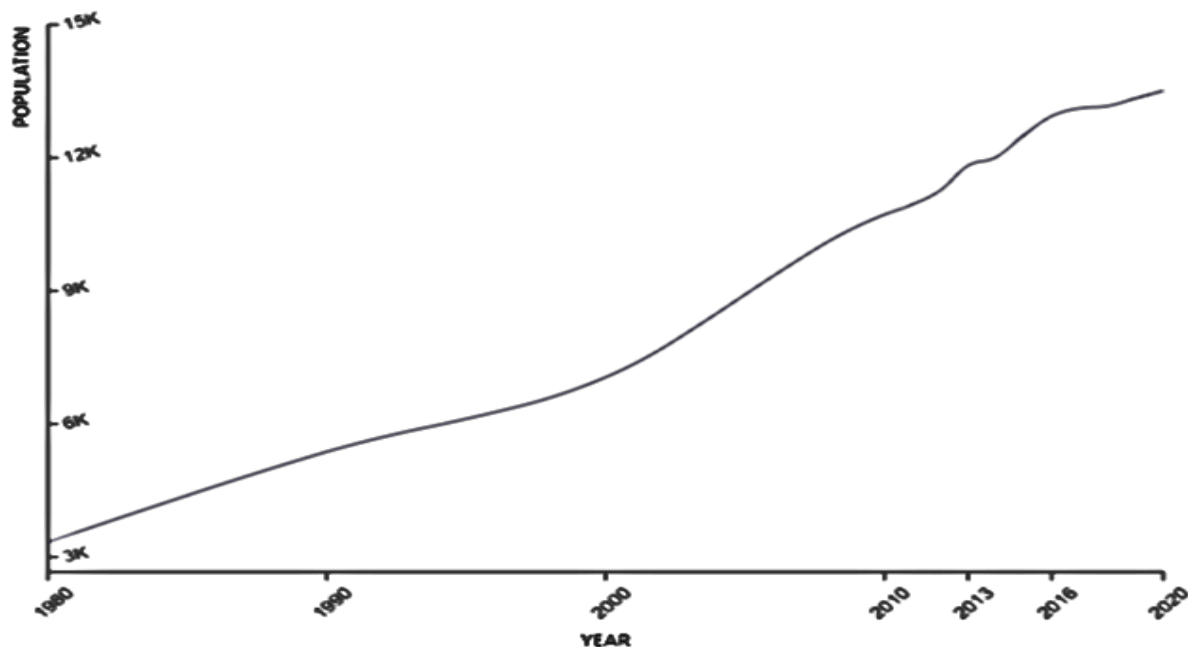




Verona is located in Dane County, 10 miles southwest of Madison.

## Verona, Wisconsin Population 2020

13,512



### Income

**\$41,736**

Per capita income

about 10 percent higher than the amount in the Madison, WI Metro Area: \$37,679

about 1.3 times the amount in Wisconsin: \$32,018

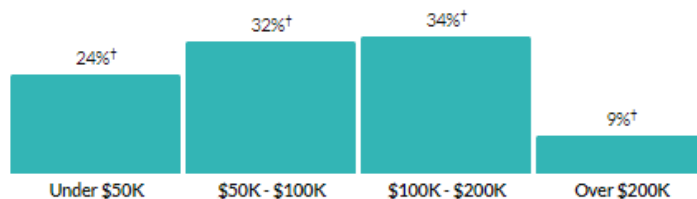
**\$92,670**

Median household income

about 1.3 times the amount in the Madison, WI Metro Area: \$69,372

about 1.5 times the amount in Wisconsin: \$59,209

### Household income



[Hide data / Embed](#)

State [Wisconsin](#)

Land Area 7.4 sq mi

Density 1,818.6/sq mi

2020 Growth Rate **1.30%**

Growth Since 2010 **27.24%**

Rank in State **67th**


Rank in Country **2476th**

## Verona Household Types



Type	Owner ▼	Renter
Married	90.3%	9.7%
All	67.7%	32.3%
Female	53.3%	46.7%
Non Family	40%	60%
Male	37.3%	62.7%



**Epic**  
Over 10,000 employees

  
Verona Area High School-  
1,500+ kids in grades 9-12

  
  
  
**festival**  


**SUPER TARGET**  
  
  


**HYATT**  
  
**NORTH AND SOUTH**  
SEAFOOD & SMOKEHOUSE  
  
**EL CHARRO**  
mexican food & cantina

  
**WISCONSIN BREWING Co.**  
  
**TAIL WAGGERS**  
Doggy Daycare  
  
**STANDARD**  
SUPPLY CO.  
  
**SWAP**







3D View from NW



North Elevation









North and South  
Seafood & Smokehouse  
Takeout • Delivery

Takeout • Delivery

Rooted Culture Salon

Providence  
Home Lending

KWIK TRIP #456  
Convenience store

**COSTCO**  
WHOLESALE

John Livesey Blvd

Specialized Electric

Standard Electric  
Supply Co  
Delivery

Tail Waggers  
Doggy Daycare

Wisconsin  
Brewing Company  
Takeout

UW SWAP  
Surplus store

4,800 sq ft left  
Option to lease or lease to  
purchase

Stand alone building-  
Build to suit  
Option to purchase





4,800 sq ft left  
Option to lease or lease to  
purchase

Stand alone building-  
Build to suit  
Option to purchase





FIRST FLOOR PLAN

228'

5,700 sqft

2,400 sqft

2,400 sqft

3,000 sqft

5,000 sqft

OPEN SPACE

OPEN SPACE

83'

78'



Available Space:

Minimum: 1,000sqft

Maximum: 2,400sqft

Rent: \$11.00 to \$13.00 NNN

Proposed Site. Frontage on HWY M. Going across the street from the new Costco. Great location in Verona. Able to build-out to your standards! We will work with you in order to make your vision a reality.

Any Questions Feel Free to Email or Call!

Dean Slaby

President

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