

THE WHITNEY RESERVE



- Welcome to The Whitney Reserve, 5201 Old Middleton Rd, Madison, WI.
- Ready for lease May 2022.
- 1,361 square feet of commercial space within this mixed-use development ideally located at the stoplight corner of Whitney Way and Old Middleton Road.
- The Whitney Reserve offers great visibility and signage in the heart of Madison's near west side.
- Just blocks away from Madison's premier open-air lifestyle district, *Hilldale Mall* and upcoming *Madison Yards* development, The Whitney Reserve offers a great opportunity for a retailer to target excellent neighborhood demographics as well as a built-in customer base of apartments above.
- Gross lease with Base Rent = \$23 - \$25 (depending on tenant improvement needs)



**Flad Development
& Investment Corp.**

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