



SLABY & ASSOCIATES

6291 McKee Road: Suite E

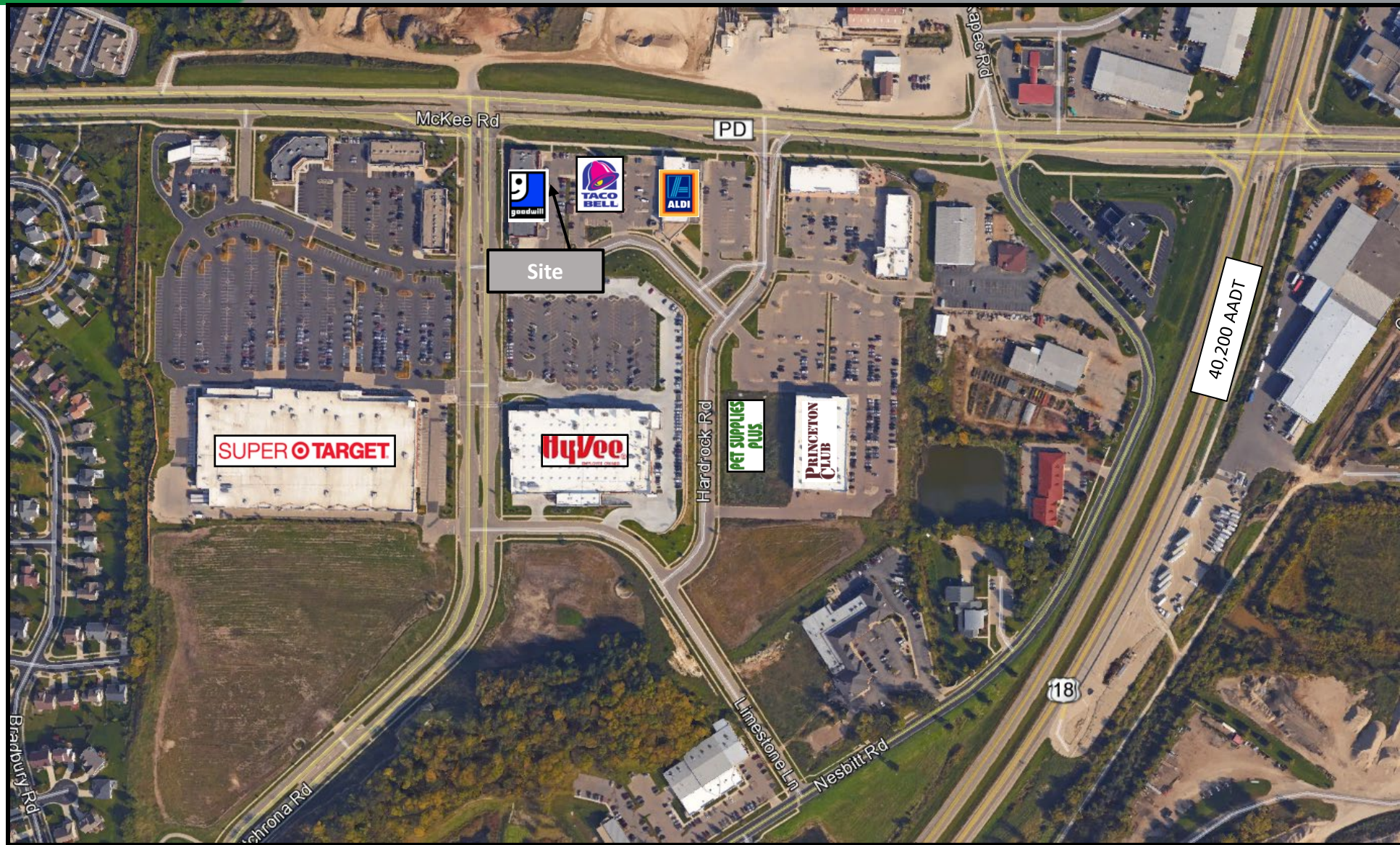
Fitchburg, WI

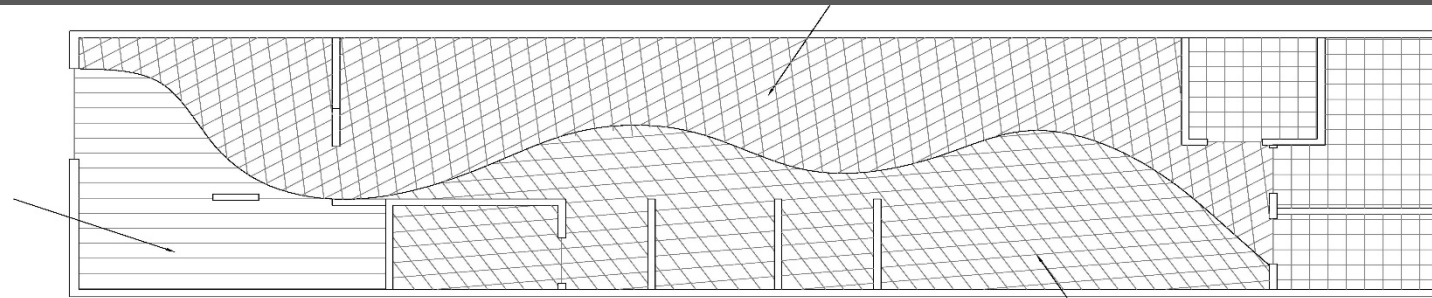
Located on Madison's southwest side, Fitchburg is a suburb of Madison. As of January 1st, 2019, the population is 40,702 and still growing.

Join in with these big-name retailers & restaurants:







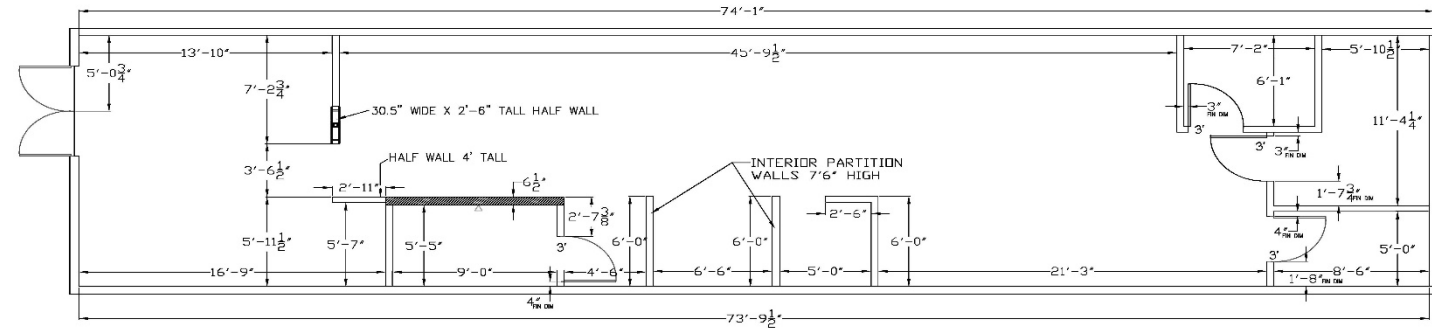


FLOOR TILE PLAN

SCALE: $\frac{1}{4}"=1'-0"$

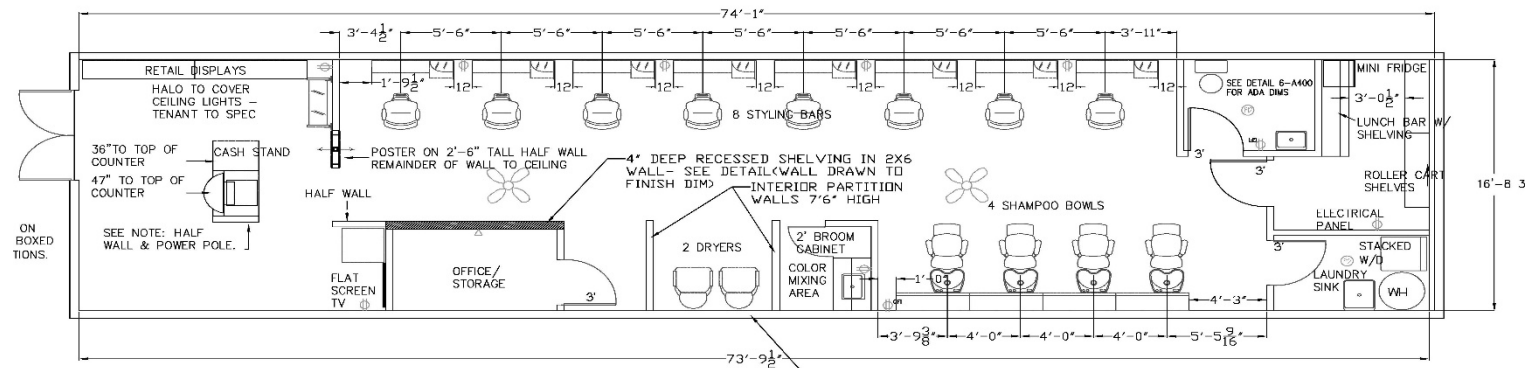
***NOTE: SEE FLOOR TILE DETAIL FOR FLOORING SPECIFICATIONS. ***

LIGHT TILE FLOORING
COLOR AND BRAND TBD PER PRODUCT
AVAILABILITY



FRAMING PLAN

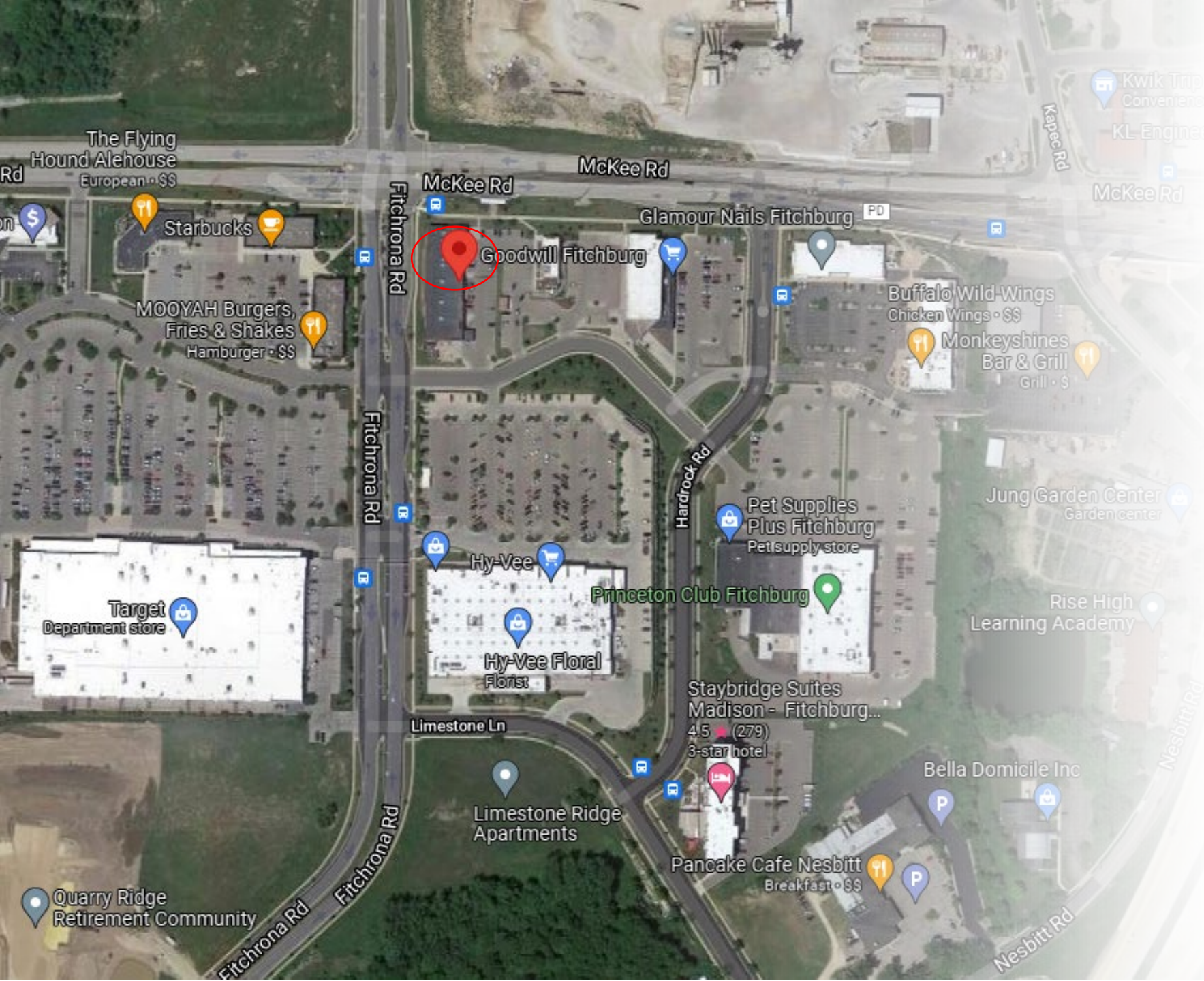
SCALE: $\frac{1}{4}"=1'-0"$



FIXTURE PLAN

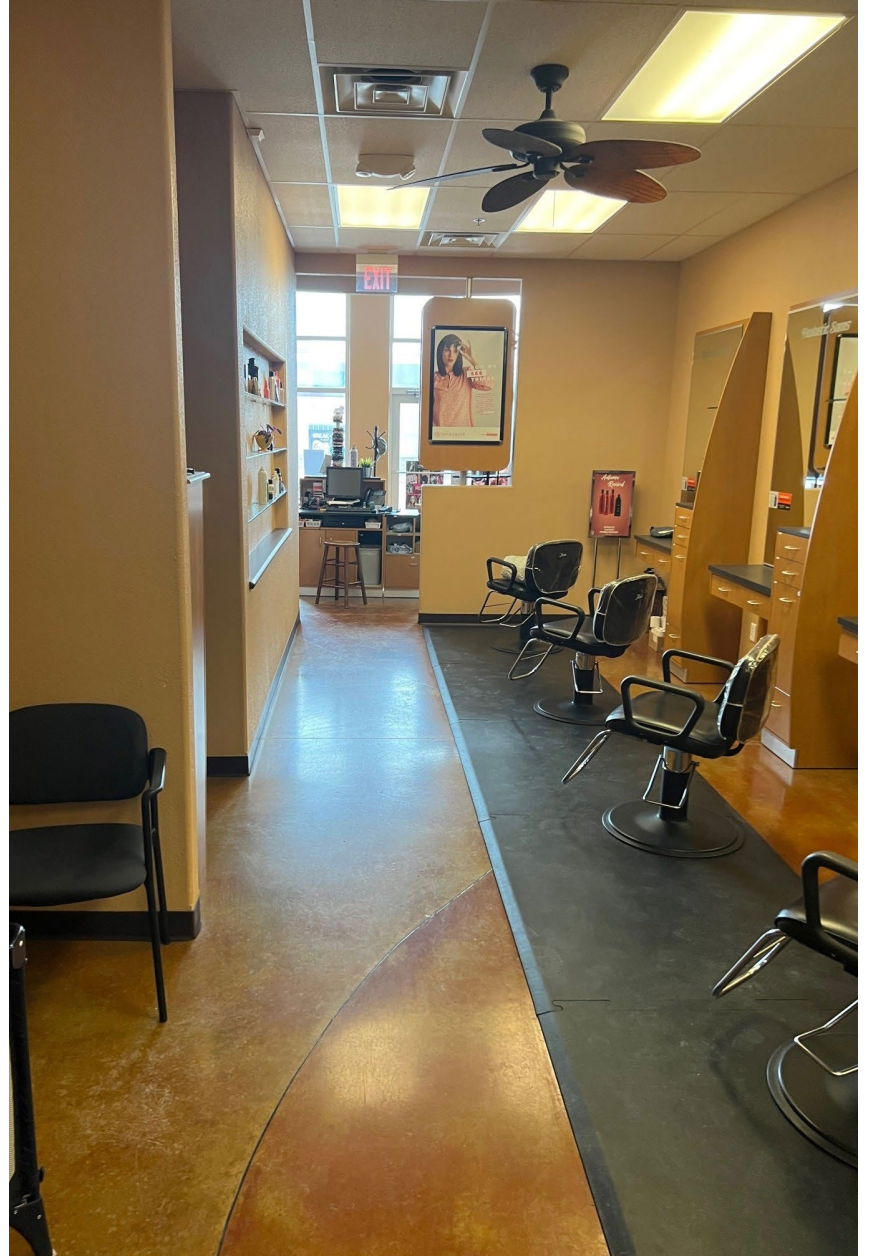
SCALE: $\frac{1}{4}"=1'-0"$

ALL PLUMBING TO THE INTERIOR OF
COMMON WALLS



Next to: Goodwill, Sprint, and Toppers Pizza

Nearby to: Taco Bell, Hy-Vee, Super Target, Buffalo Wild Wings, Princeton Club, and so much more!



- Signage on 2 sides of building
- Monument Sign
- High traffic area





**Location from McKee Road
High Visibility and High Traffic**

Bring Your Vision To Us And Make It Come To Life!



General Information

- 1,300 sqft
- Total Monthly: \$3,937.30
 - \$3,159.92/month plus CAM
 - CAM estimated at \$777.38/month
- Leasing options: 1, 3, 5 years
- Available this upcoming fall



SLABY & ASSOCIATES
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BROKERAGE

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