## GALWAY

### **Retail Space For Lease**

7401 Mineral Point Road, Madison, WI







For more information on this property, please contact:

#### **Steve Doran**

Direct: (608) 327-4006 Cell: (608) 347-6208 sdoran@galwaycompanies.com

800 W. Broadway, Suite 400, Monona, WI 53716

608-327-4021 • www.galwaycompanies.com

## GALWAY

#### **Retail Space For Lease**

7401 Mineral Point Road, Madison, WI

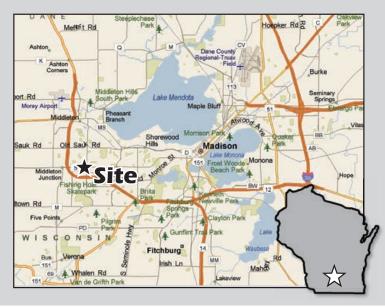
#### **Former Shopko at West Towne Mall**

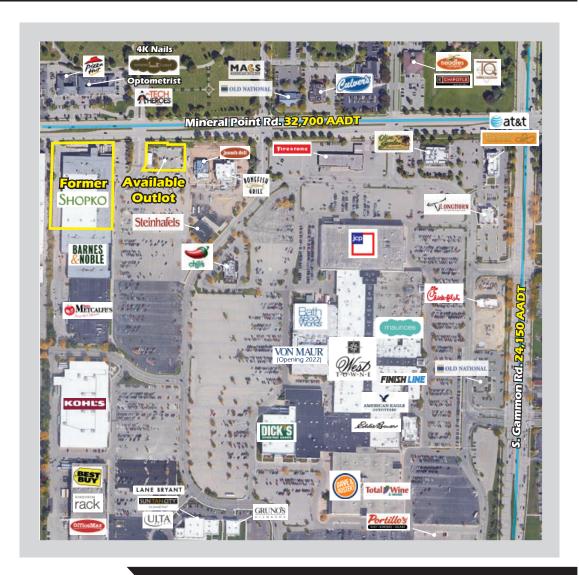
- 99,000 sq. ft. building available for lease
- Divisible to 50,000 sq. ft.
- Outlot available for Ground Lease

Lease Rate: \$10.00/sq. ft. AS IS

\*TI available to be negotiated into lease rate

Demographics	1 Mile	3 Miles	5 Miles
Population	12,006	83,597	161,000
Average H.H. Income	\$92,185	\$112,204	\$115,436







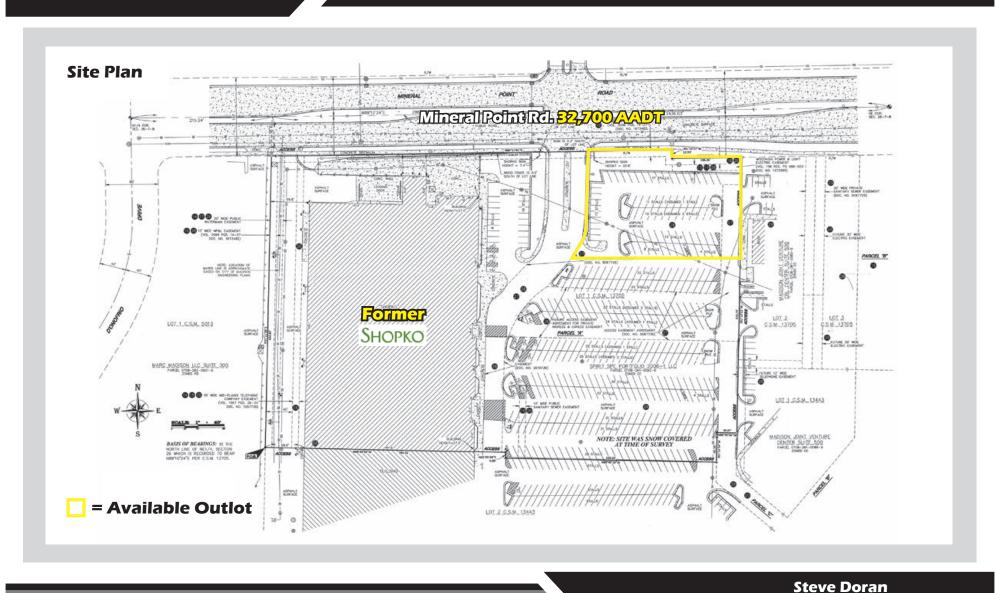
For more information on this property, please contact:

Steve Doran
Direct: (608) 327-4006
Cell: (608) 347-6208
sdoran@galwaycompanies.com

## GALWAY COMPANIES

#### **Retail Space For Lease**

7401 Mineral Point Road, Madison, WI





For more information on this property, please contact:

Direct: (608) 327-4006 Cell: (608) 347-6208 sdoran@galwaycompanies.com

## GALWAY COMPANIES

#### **Retail Space For Lease**

7401 Mineral Point Road, Madison, WI

#### **Aerial Facing Southeast**





For more information on this property, please contact:

#### Steve Doran Direct: (608) 327

Direct: (608) 327-4006 Cell: (608) 347-6208 sdoran@galwaycompanies.com

## GALWAY

### **Retail Space For Lease**

7401 Mineral Point Road, Madison, WI

#### **Aerial Facing Southwest**





For more information on this property, please contact:

#### **Steve Doran**

Direct: (608) 327-4006 Cell: (608) 347-6208 sdoran@galwaycompanies.com

# 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 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 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A 1 Pric 2 follo 3 DIS 4 of 8 5 brol 6 prov 7 cus 8 (a) 9 (b) 10 (c)
  - customer, the following duties:
- (a) The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- 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 lines 42-51). 12 (d) 13 (d) 14 (e) 15 (f) 17 (g) 18 (f) 19 P
- 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 (see lines 23-41).

  The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- 20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, 22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.
- 24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person 25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to 26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the 27 Firm is no longer providing brokerage services to you.

  The following information is required to be disclosed by law:

  The following information is required to be disclosed by law:

  1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

  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.

  30 2. Any facts known by the Firm or its Agents are aware of what specific information you consider confidential, you may also provide the Firm or its Agents with other Information you consider to be confidential. 23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the

## CONFIDENTIAL INFORMATION: 35 36

37

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): 39 40

## (Insert information you authorize to be disclosed, such as financial qualification information.) 42 DEFINITION OF MATERIAL ADVERSE FACTS

4

- 44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable 45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction 46 or affects or would affect the party's decision about the terms of such a contract or agreement.

  47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee 48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural 49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such 43
  - 50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under contract or agreement made concerning the transaction.
- NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons at the Corrections o Wisconsin Department the http://www.doc.wi.gov or by telephone at 608-240-5830. the registry by contacting 53 registered with 54 http://www.doc.wi. 52
  - No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction. Copyright © 2016 by Wisconsin REALTORS® Association