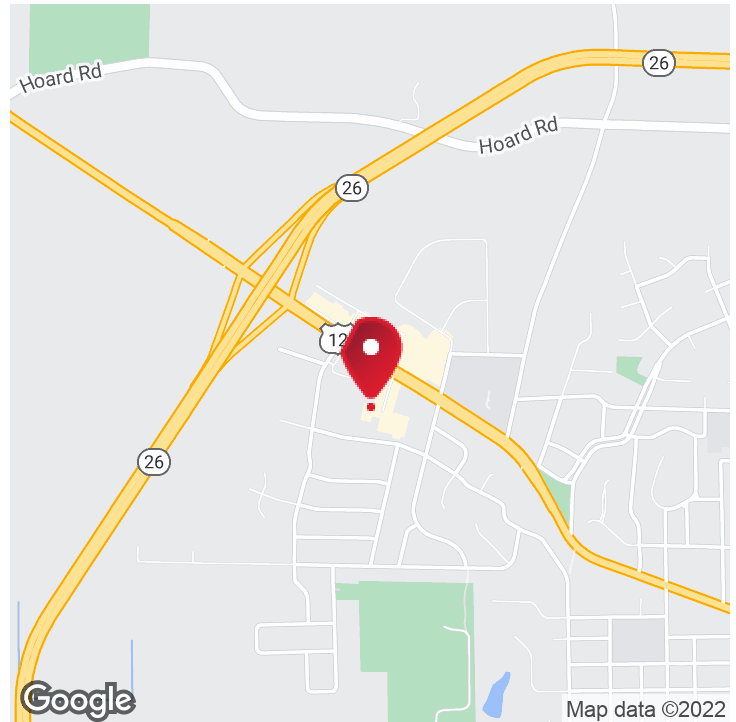


# 1507 MADISON AVE

FORT ATKINSON, WI 53538



## OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| Lease Rate:      | \$18,000.00 per Year (NNN) |
|                  | \$1,500 per Month (NNN)    |
| Building Size:   | 1,500 SF                   |
| Available SF:    | 1,500 SF                   |
| Number of Units: | 1                          |
| Zoning:          | Comm                       |
| Market:          | Madison                    |
| Submarket:       | Fort Atkinson              |

## PROPERTY OVERVIEW

End cap space for lease with great visibility in Fort Atkinson. Next to Pick N Save, Culvers, Family Dollar and more. Easy space to build out as needed or move right in. Plenty of parking and easily accessible to Madison and more.

## PROPERTY HIGHLIGHTS



RE/MAX PREFERRED COMMERCIAL

Each office independently owned and operated

### PATRICIA SCHWARTZ

Commercial Broker

608.444.4415

patriciaschwartz@remax.net

### JOE VOELL

Commercial Director

608.234.7208

joevoell@remax.net

5320 Monona Dr  
Monona, WI 53716-3127

800.236.4411

REMAXCOMMERCIAL.COM

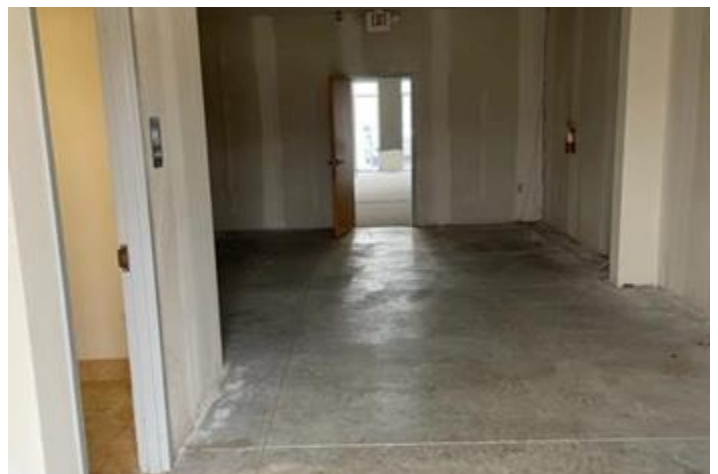
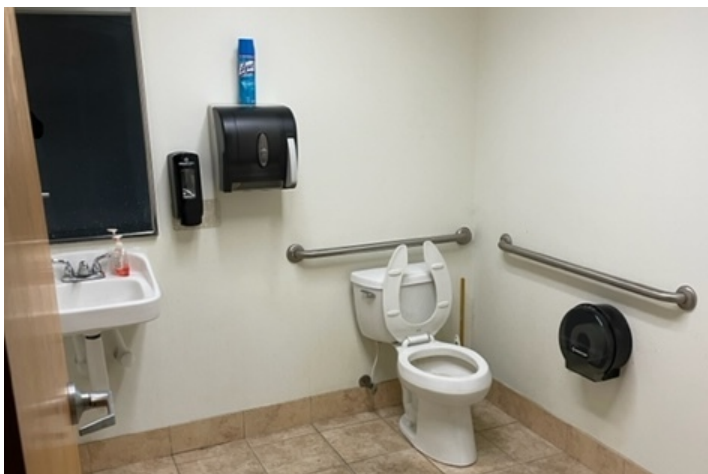
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ADDITIONAL PHOTOS

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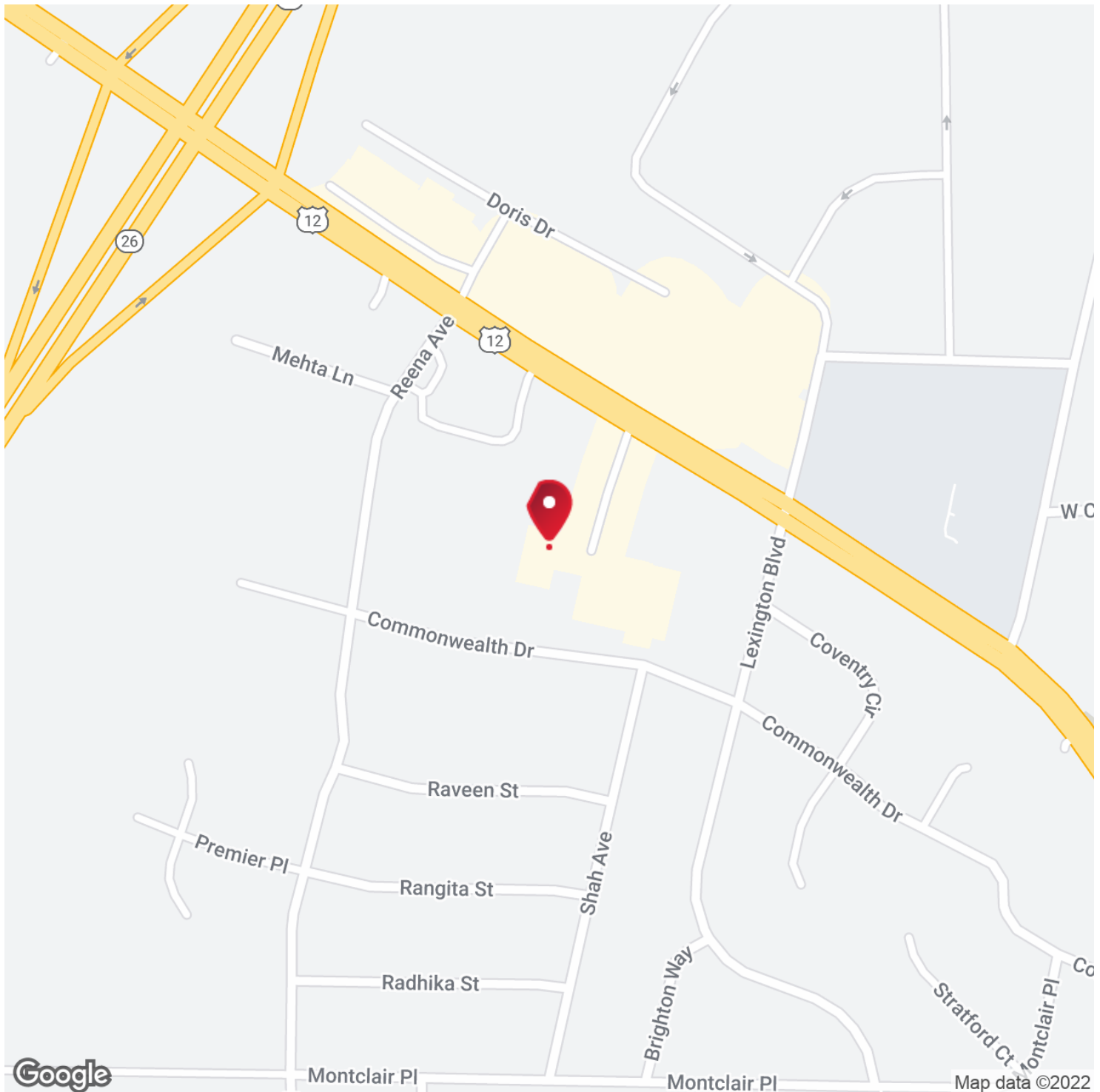
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LOCATION MAP

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RETAILER MAP

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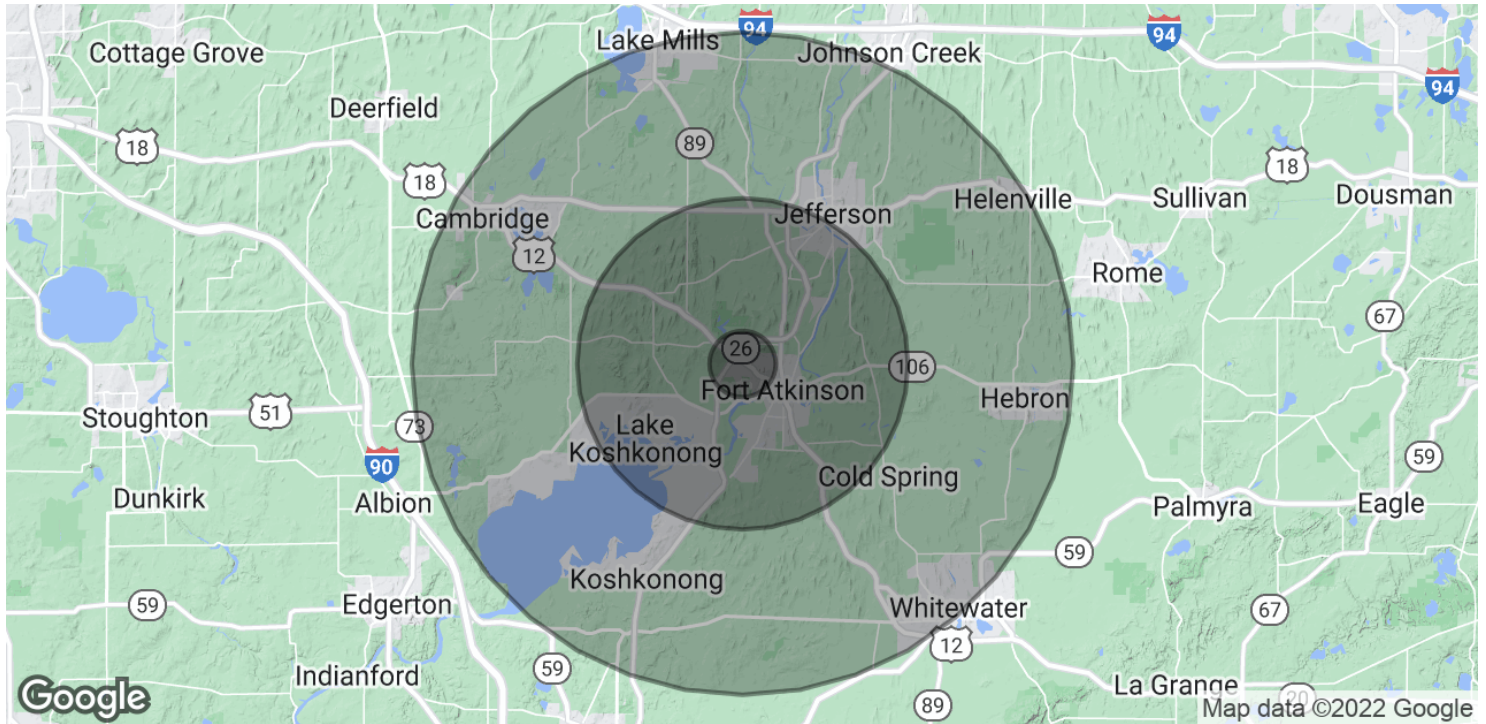
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## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 2,304  | 25,133  | 56,254   |
| Average Age          | 37.9   | 38.1    | 38.4     |
| Average Age (Male)   | 38.0   | 38.2    | 37.9     |
| Average Age (Female) | 37.9   | 38.0    | 38.9     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 914       | 9,971     | 22,242    |
| # of Persons per HH | 2.5       | 2.5       | 2.5       |
| Average HH Income   | \$67,154  | \$59,739  | \$61,386  |
| Average House Value | \$171,864 | \$188,598 | \$201,108 |

\* Demographic data derived from 2010 US Census



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