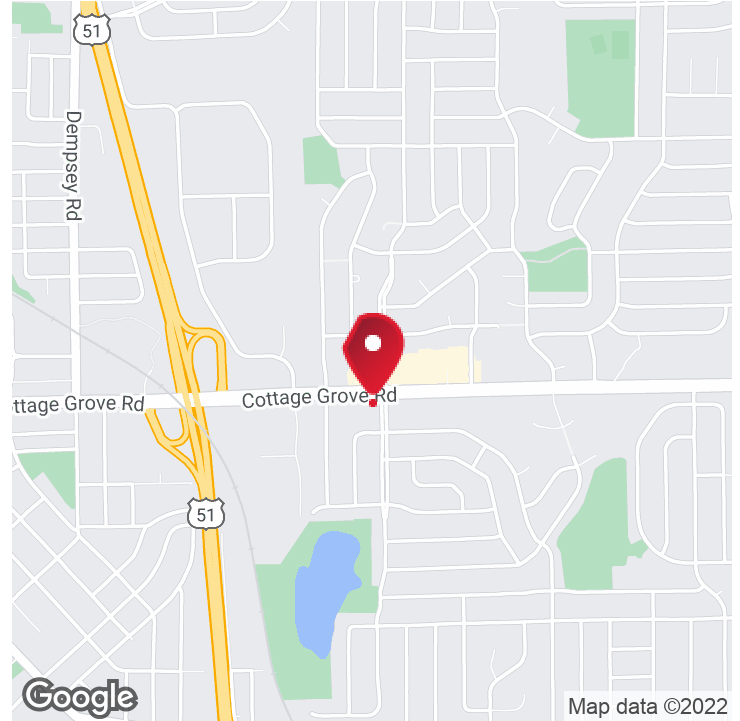


# 4523 COTTAGE GROVE RD

MADISON, WI 53716



## OFFERING SUMMARY

Lease Rate:	\$13,620.00 SF/yr (NNN)
Building Size:	5,430 SF
Available SF:	1,200 SF
Year Built:	1966
Zoning:	CC-T
Market:	Madison

## PROPERTY OVERVIEW

1,200 sf in a 4 unit strip center at controlled intersection of Cottage Grove Rd and Acewood Blvd. Previous use was a computer store. Join tenants; Cost Cutters, a liquor store and a Mexican restaurant. Excellent location with lots of foot traffic at this location.

## PROPERTY HIGHLIGHTS



RE/MAX PREFERRED COMMERCIAL GROUP

Each office independently owned and operated

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FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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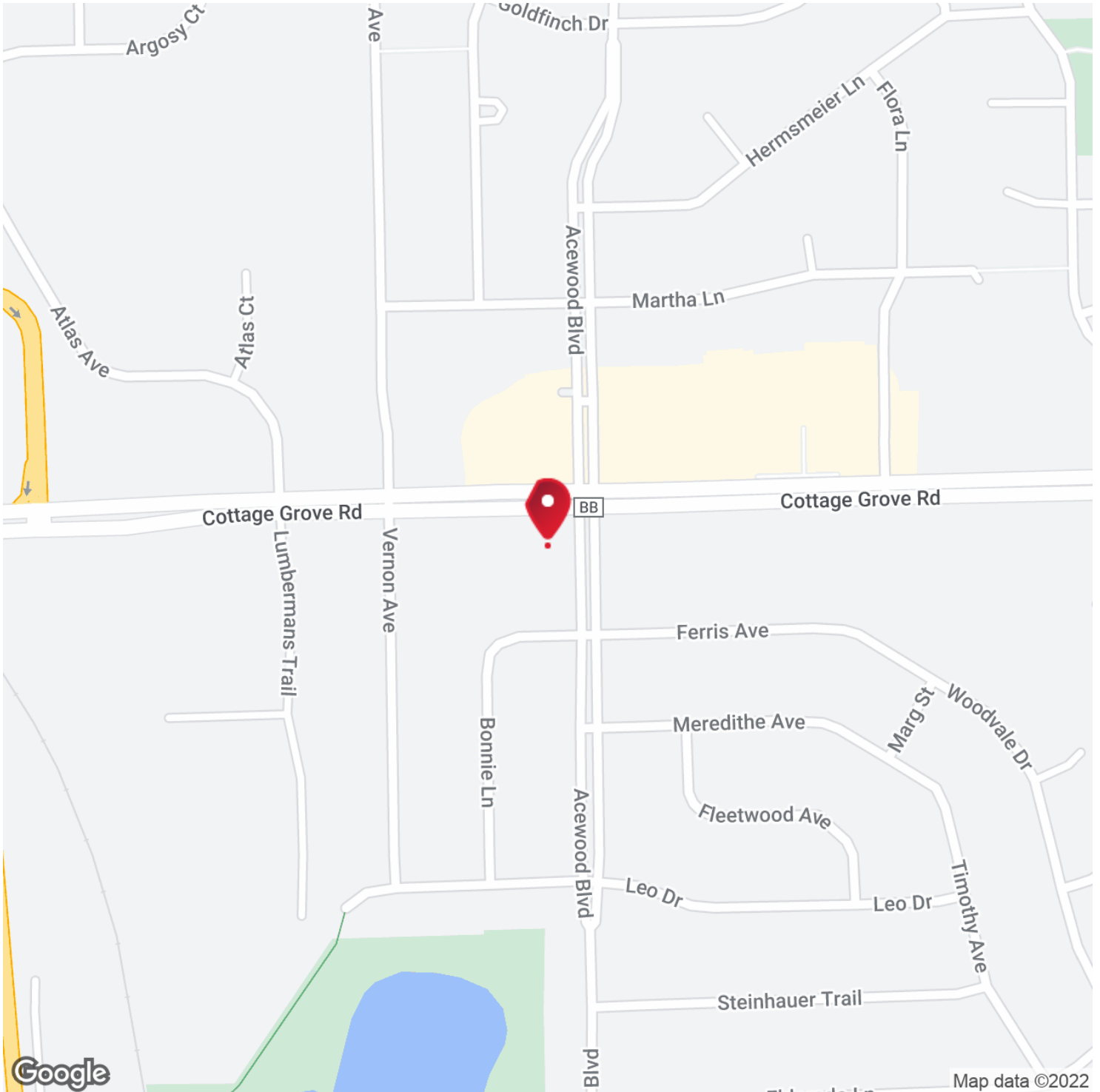
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LOCATION MAP

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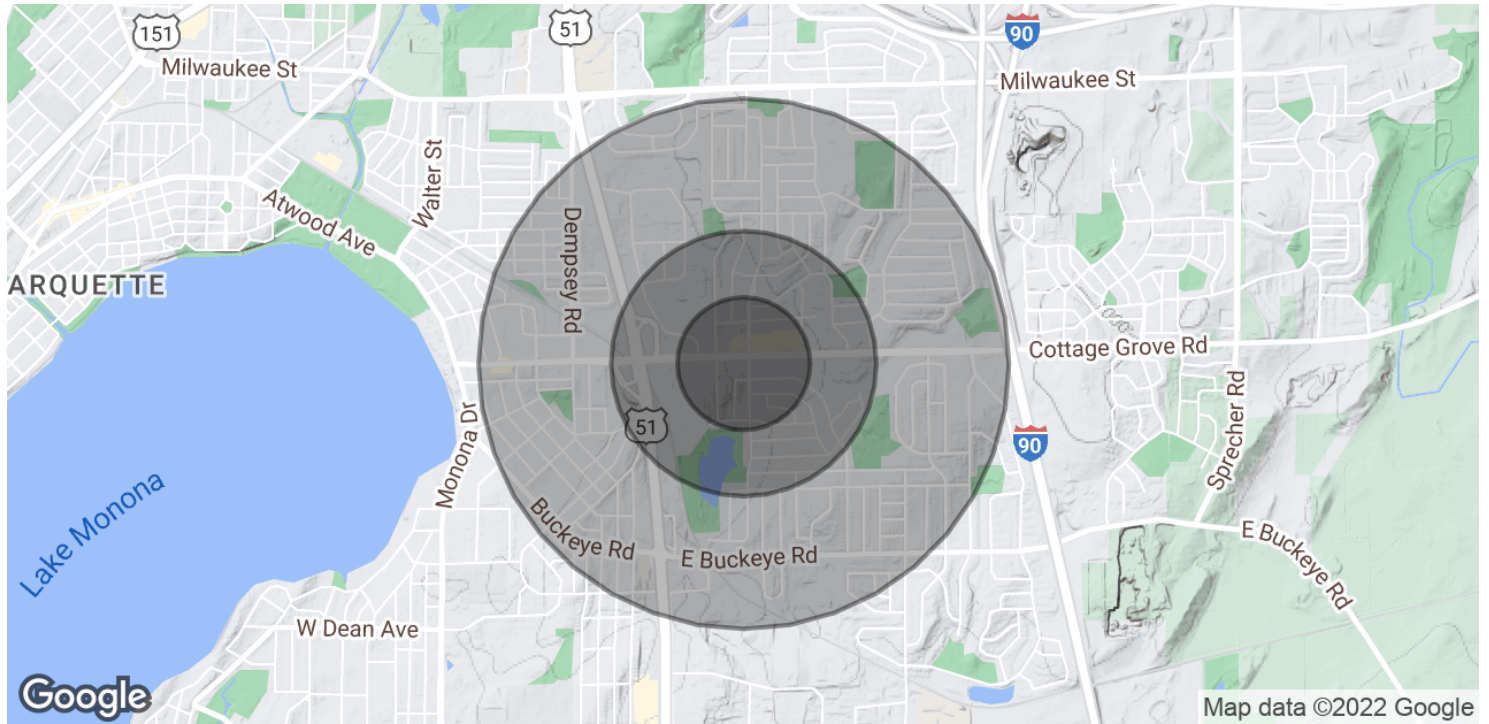
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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	567	2,379	9,326
Average Age	44.6	44.6	44.5
Average Age (Male)	44.7	44.2	43.1
Average Age (Female)	43.3	44.0	46.2

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	255	1,074	4,158
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$88,252	\$89,460	\$86,412
Average House Value	\$654,956	\$393,044	\$323,251

\* Demographic data derived from 2020 ACS - US Census



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