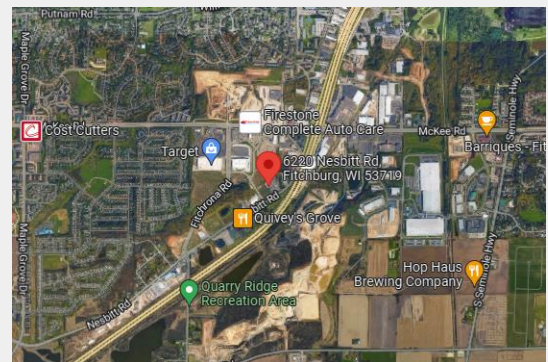




## Property Features

- ✓ Available Space: 2,800 SF
- ✓ Lease Rate: \$15.00/PSF/NNN
- ✓ Beautifully designed w/ small patio
- ✓ Delightfully large windows
- ✓ Outdoor Patio
- ✓ Signage and location opportunities capture the attention of over 40,000 motorists on Nesbitt and Hwy 151 each day
- ✓ Plenty of ample Parking
- ✓ Professionally managed
- ✓ Strong demographics
- ✓ High Retail Area
- ✓ Neighboring tenants: Infinity Martial Arts, Pancake Café and Swim West Swim
- ✓ Near major retailers such as: Target, Princeton Club, Hyvee, AMC Fitchburg and Pick 'n Save.



For more information:

**Dan Holvick- Partner/Managing Broker**  
608-828-8803 • dan.holvick@ngwi.com

6300 University Ave Suite B100  
Madison, WI  
608-828-8800  
[Naimadison.com](http://Naimadison.com)

# Pictures



# Demographics

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6220 Nesbitt Rd, Fitchburg, WI 53719



CITY, STATE  
**Fitchburg, WI**

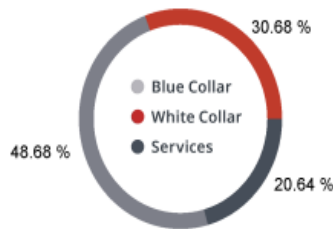
POPULATION  
**44,136**

AVG. HHSIZE  
**2.46**

MEDIAN HH INCOME  
**\$77,505**

HOME OWNERSHIP  
Renters: **6,713**  
Owners: **11,037**

### EMPLOYMENT

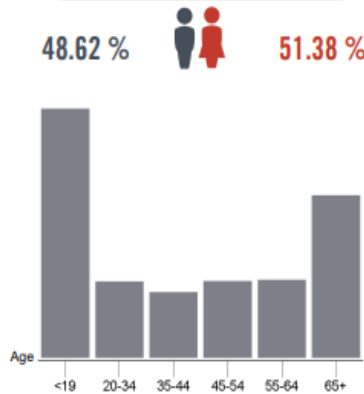


**56.46 %** Employed  
**1.26 %** Unemployed

### EDUCATION

High School Grad: **16.67 %**  
Some College: **20.01 %**  
Associates: **8.08 %**  
Bachelors: **51.09 %**

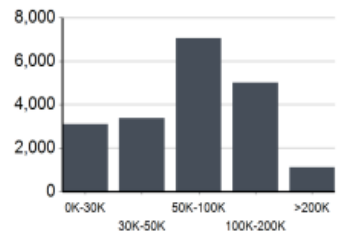
### GENDER & AGE



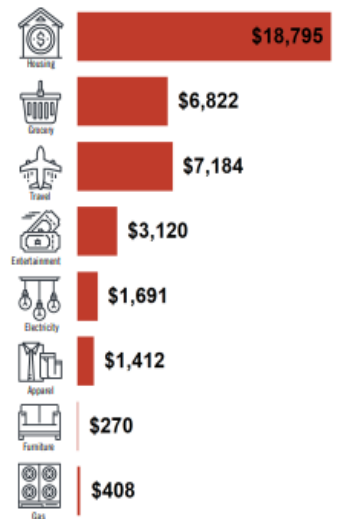
### RACE & ETHNICITY

White: **69.40 %**  
Asian: **4.87 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **4.33 %**  
Hispanic: **13.42 %**  
Two or More Races: **7.98 %**

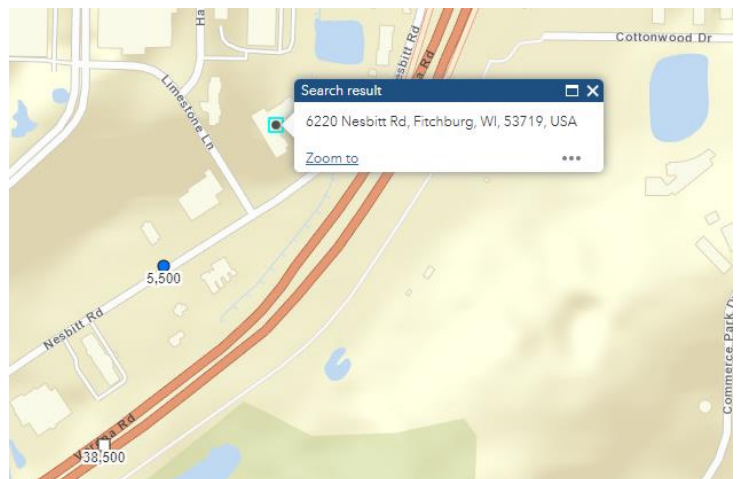
### INCOME BY HOUSEHOLD



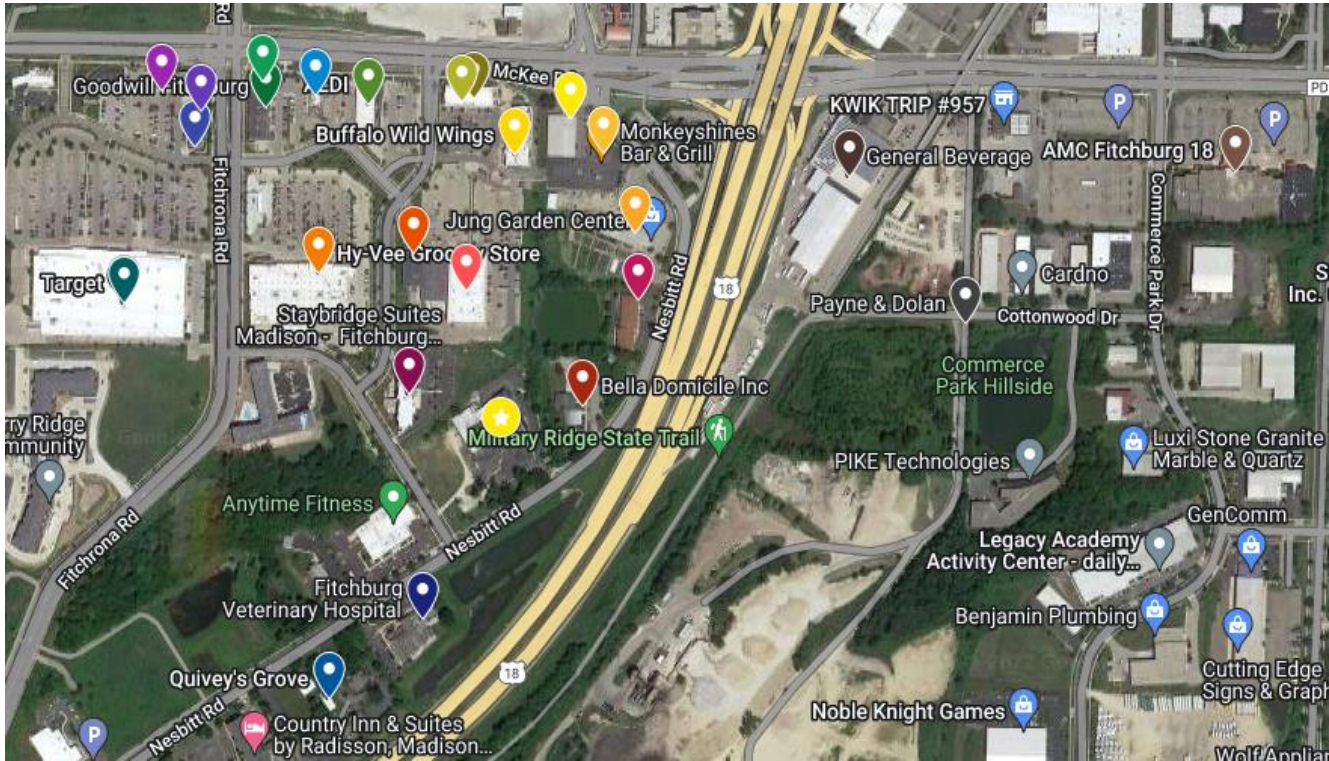
### HH SPENDING



## Traffic Counts



# Map



- ★ 6220 Nesbitt Rd
- Staybridge Suites Madison - ...
- Bella Domicile Inc.
- Rise High Learning Academy
- Princeton Club Fitchburg
- Pet Supplies Plus Fitchburg
- Hy-Vee Grocery Store
- Jung Garden Center
- Monkeyshines Bar & Grill
- Buffalo Wild Wings
- Advance Auto Parts
- Tropical Smoothie Cafe
- Glamour Nails Fitchburg
- ALDI
- Goodwill Fitchburg
- Toppers Pizza
- ALDI
- Goodwill Fitchburg
- Toppers Pizza
- ALDI
- Goodwill Fitchburg
- Toppers Pizza
- Target
- Quivey's Grove
- Fitchburg Veterinary Hospital
- MOOYAH Burgers, Fries & Sh...
- Pancheros Mexican Grill
- Taco Bell
- Orchard Pointe
- General Beverage
- AMC Fitchburg 18
- Payne & Dolan

# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.  
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of

21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
55 agreement made concerning the transaction.