

**For Sale
Development Site**

.7 Acres

1772 Sunfield Street

SUN PRAIRIE, WI 53590

Price: \$325,000

**Zoned - Urban
Commercial**



PROPERTY SUMMARY

Sunfield St - Development Site
1772 Sunfield Street | Sun Prairie, WI 53590



Property Summary

APN:	282/0811-072-8850-2
Cross Streets:	Clarmar Dr. & O'Keeffe Ave.
Drainage:	Detention pond on site
Lot Size:	0.71 Acres
Parking:	
Price:	\$325,000
Signal Intersection:	Main St. & O'Keeffe Ave.
Utilities:	Present at lot line
Zoning:	UC - Urban Commercial

Property Overview

.71 Acres of prime land located within the heart of Sun Prairie just 1 block off of Main St. Zoning Detail, CSM, Joint Driveway Agreement, Cross Access Agreement, and Protective Covenants are available upon request.

Location Overview

Located directly adjacent to Zimbrick Chevrolet and just minutes to downtown Main Street, Sun Prairie, and Prairie Lakes retail area.

PROPERTY PHOTOS

Sunfield St - Development Site
1772 Sunfield Street | Sun Prairie, WI 53590



PROPERTY PHOTOS

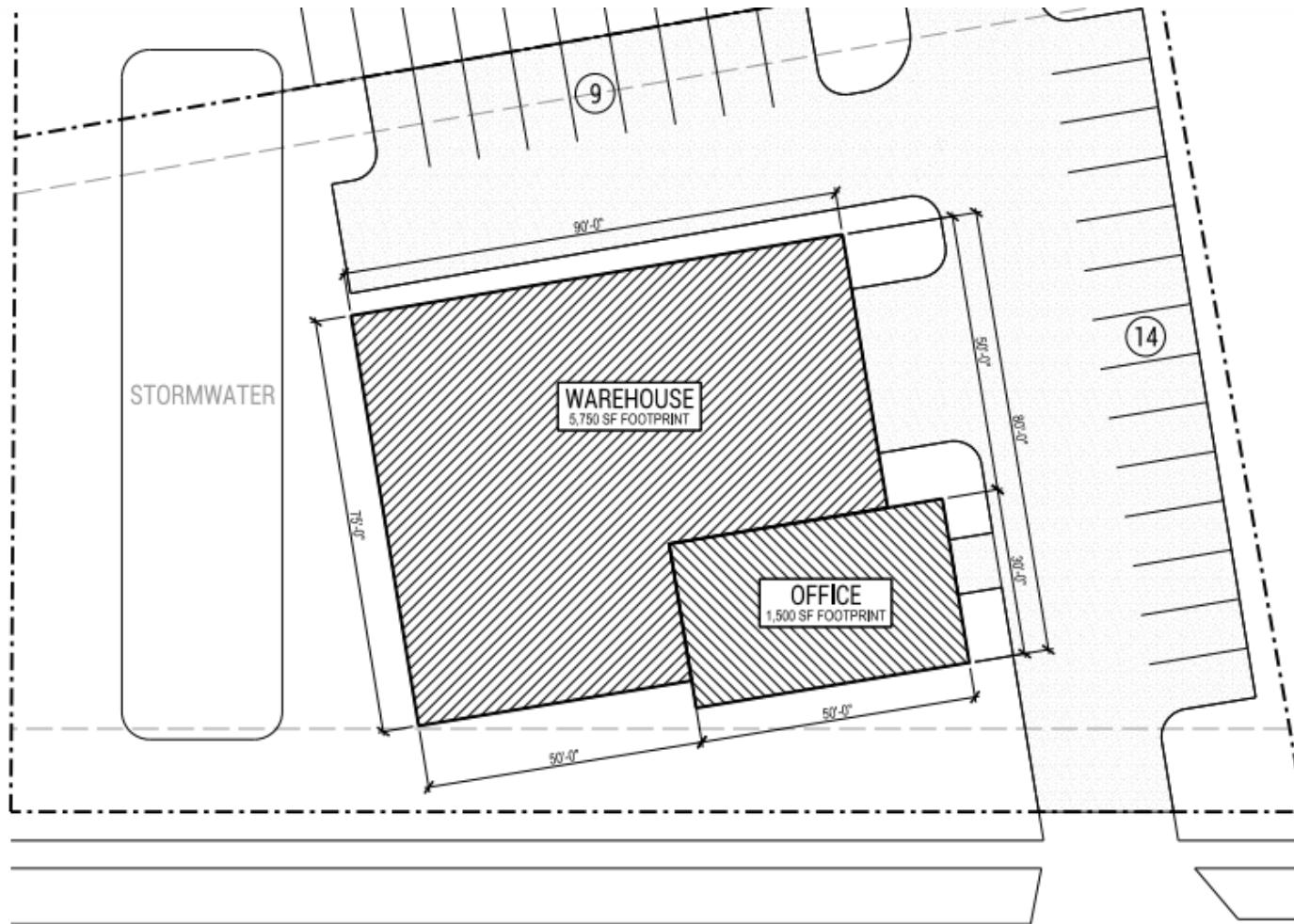
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INDUSTRIAL FLEX CONCEPT PLAN - 7,250SF

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SUNFIELD STREET

SITE PLAN - SCHEME A



PRAIRIE SUN PROPERTIES
SEPTEMBER 9, 2022

BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com



BUILDING CONCEPT RENDERING

Sunfield St - Development Site
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Prairie Sun Properties - Sun Prairie

DECEMBER 12TH, 2022

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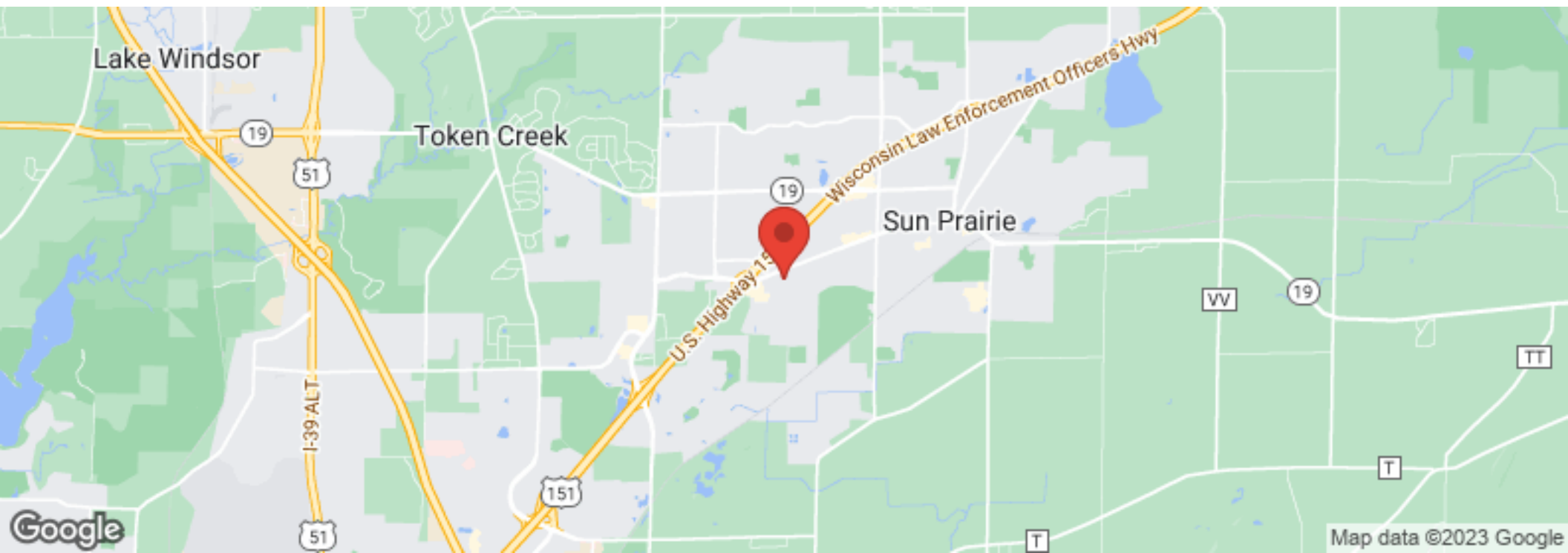
Prairie Sun Properties - Sun Prairie
DECEMBER 12TH, 2022

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LOCATION MAPS

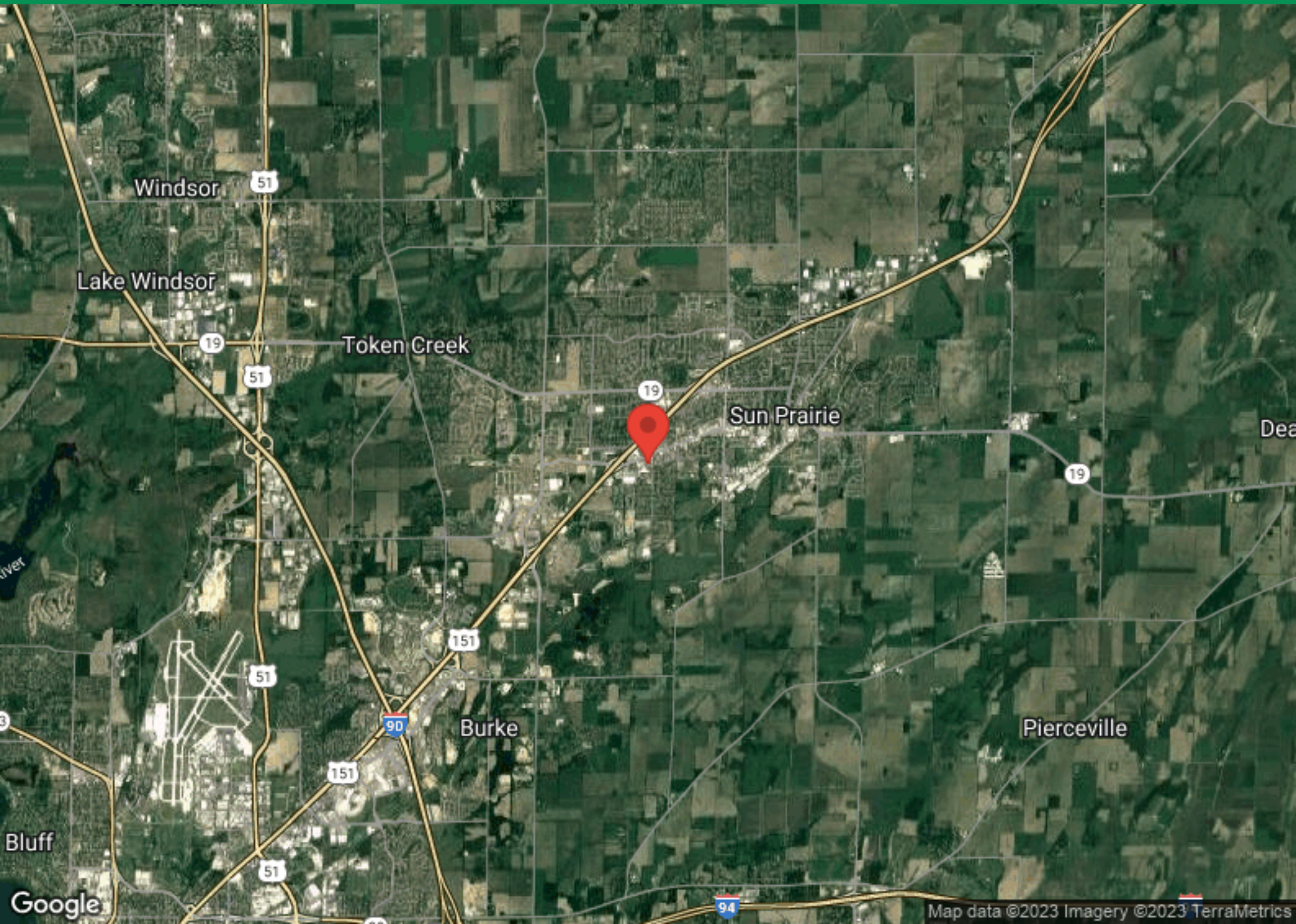
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REGIONAL MAP

Sunfield St - Development Site

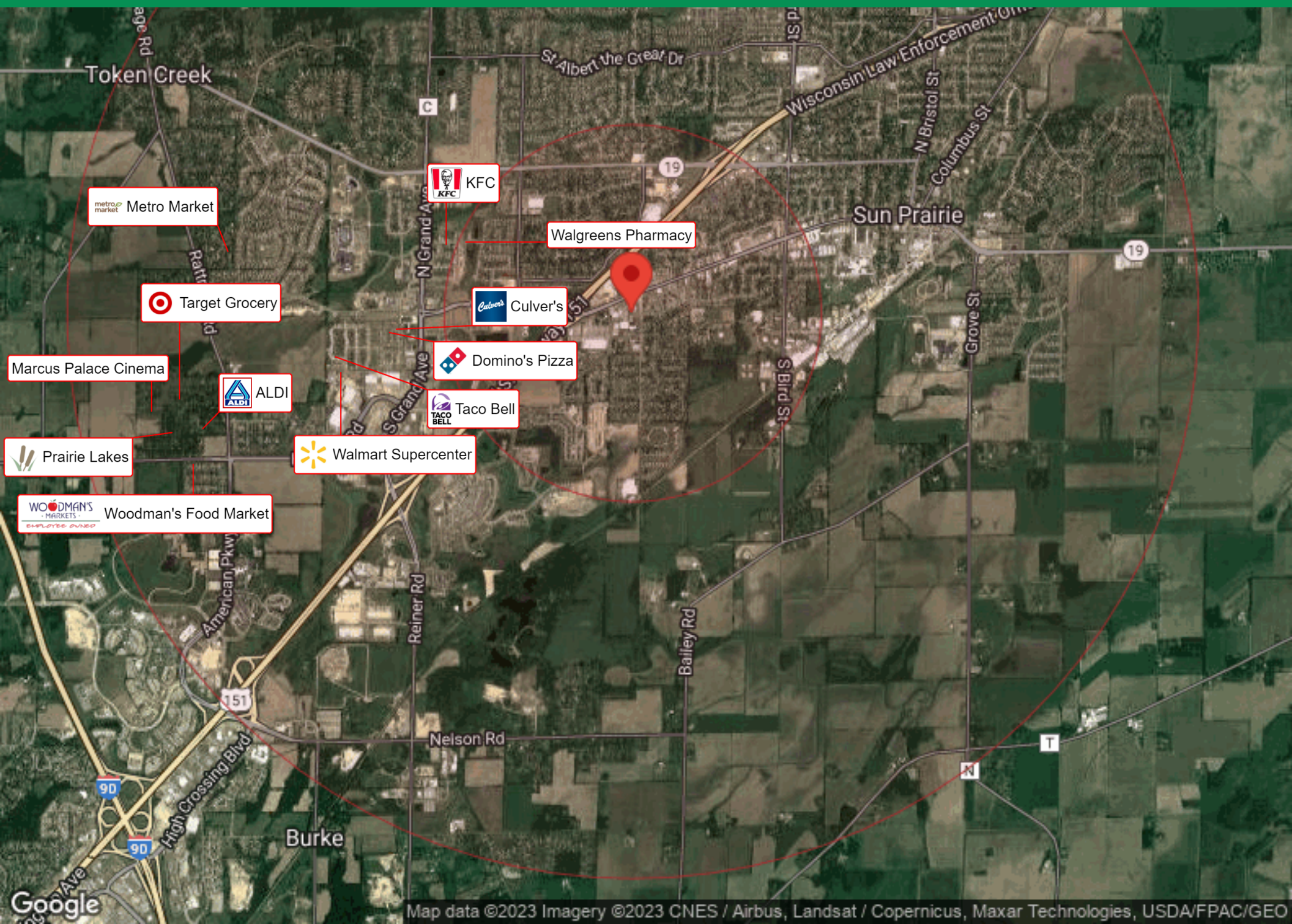
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BUSINESS MAP

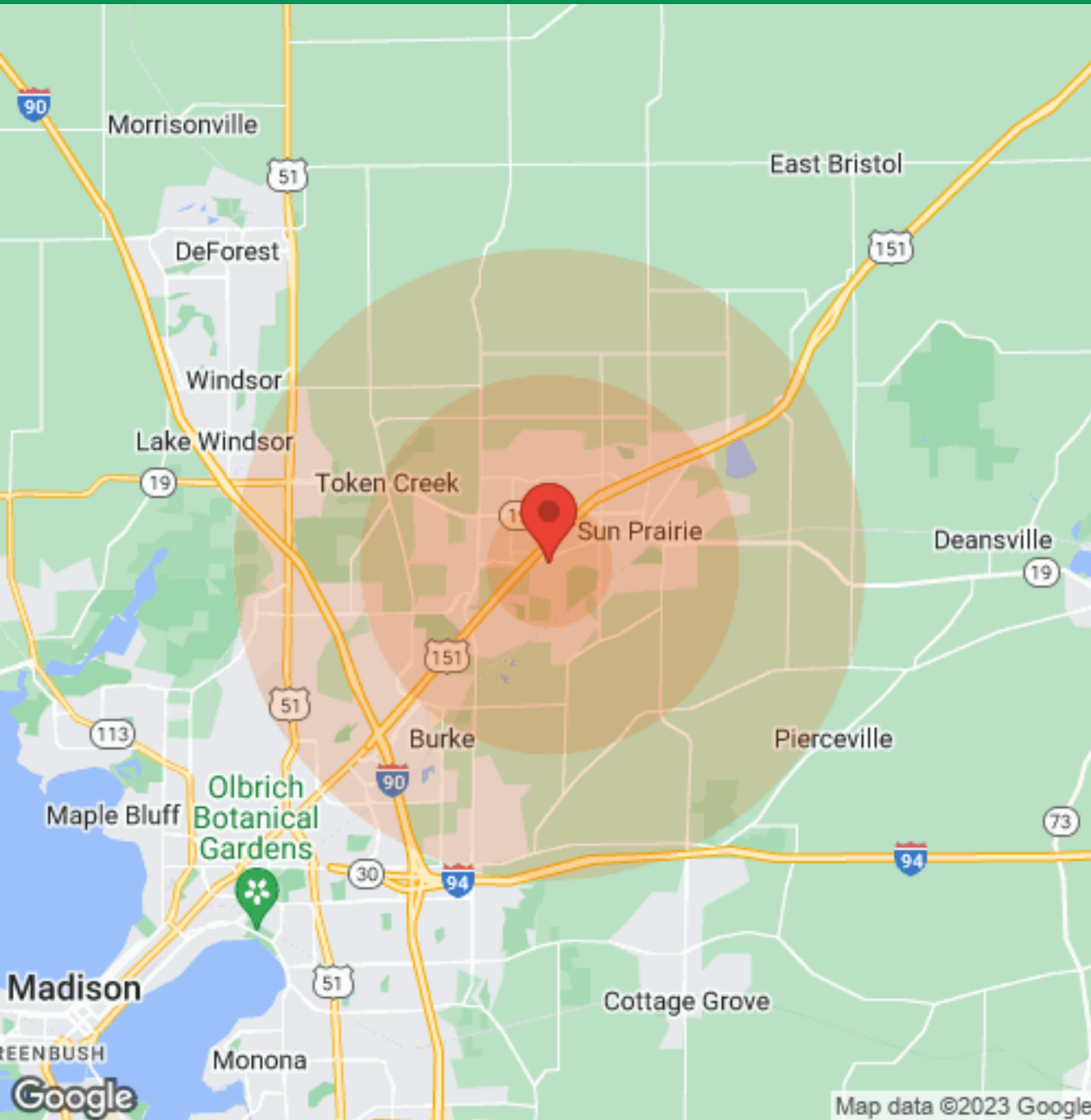
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DEMOGRAPHICS

Sunfield St - Development Site
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Population	1 Mile	3 Miles	5 Miles
Male	4,036	17,033	24,640
Female	3,879	16,786	23,892
Total Population	7,915	33,819	48,532

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,444	6,747	9,462
Ages 15-24	1,056	4,997	6,861
Ages 55-64	814	4,012	5,811
Ages 65+	990	4,753	6,901

Race	1 Mile	3 Miles	5 Miles
White	6,809	30,134	42,706
Black	616	1,655	2,438
Am In/AK Nat	9	14	24
Hawaiian	N/A	N/A	N/A
Hispanic	521	1,128	2,334
Multi-Racial	634	2,152	3,960

Income	1 Mile	3 Miles	5 Miles
Median	\$50,500	\$63,830	\$62,757
< \$15,000	271	773	1,146
\$15,000-\$24,999	369	876	1,297
\$25,000-\$34,999	520	1,118	1,814
\$35,000-\$49,999	620	1,629	2,325
\$50,000-\$74,999	690	2,855	4,220
\$75,000-\$99,999	502	2,407	3,500
\$10,000-\$149,999	316	2,672	3,594
\$150,000-\$199,999	109	711	1,070
> \$200,000	52	344	506

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,718	13,921	20,437
Occupied	3,473	13,099	19,168
Owner Occupied	1,492	8,159	12,019
Renter Occupied	1,981	4,940	7,149
Vacant	245	822	1,269

DISCLAIMER

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