

# High Visibility Retail Space - For Lease

**902 Williamson Street**

MADISON, WI 53703

**Price: \$28 p/sf Modified Gross**

**Tenant responsible for  
separately metered utilities,  
in-suite janitorial, and  
phone/data.**



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# PROPERTY SUMMARY

Willy St Central  
902 Williamson Street | Madison, WI 53703



## Property Summary

Lease Rate:	\$28.00 P/SF MG
Lease Term:	3 Years Minimum
Frontage:	Williamson St & S Paterson
Year Built:	2016
Rentable SF:	900
Signage:	Building & Window Signage Available
Sub-market:	Madison - Near East
Traffic Count:	15,800 VPD (DOT 2018)
Type:	Retail
Zoning:	HIS-TL, TSS

## Property Overview

902 Williamson St is a newly constructed mixed-use building home to Feast Dumpling house and 25 apartments.

Suite includes opportunity for outdoor seated patio!

## Location Overview

The Willy Street neighborhood is a vibrant and eclectic community located on the near east side of Madison, Wisconsin. Also known as the Williamson-Marquette neighborhood, it is bordered by Lake Monona to the south, the Yahara River to the east, and East Washington Avenue to the north. The neighborhood is named after its main thoroughfare, Williamson Street, which is lined with unique shops, restaurants, cafes, and bars.

# PROPERTY PHOTOS

Willy St Central  
902 Williamson Street | Madison, WI 53703



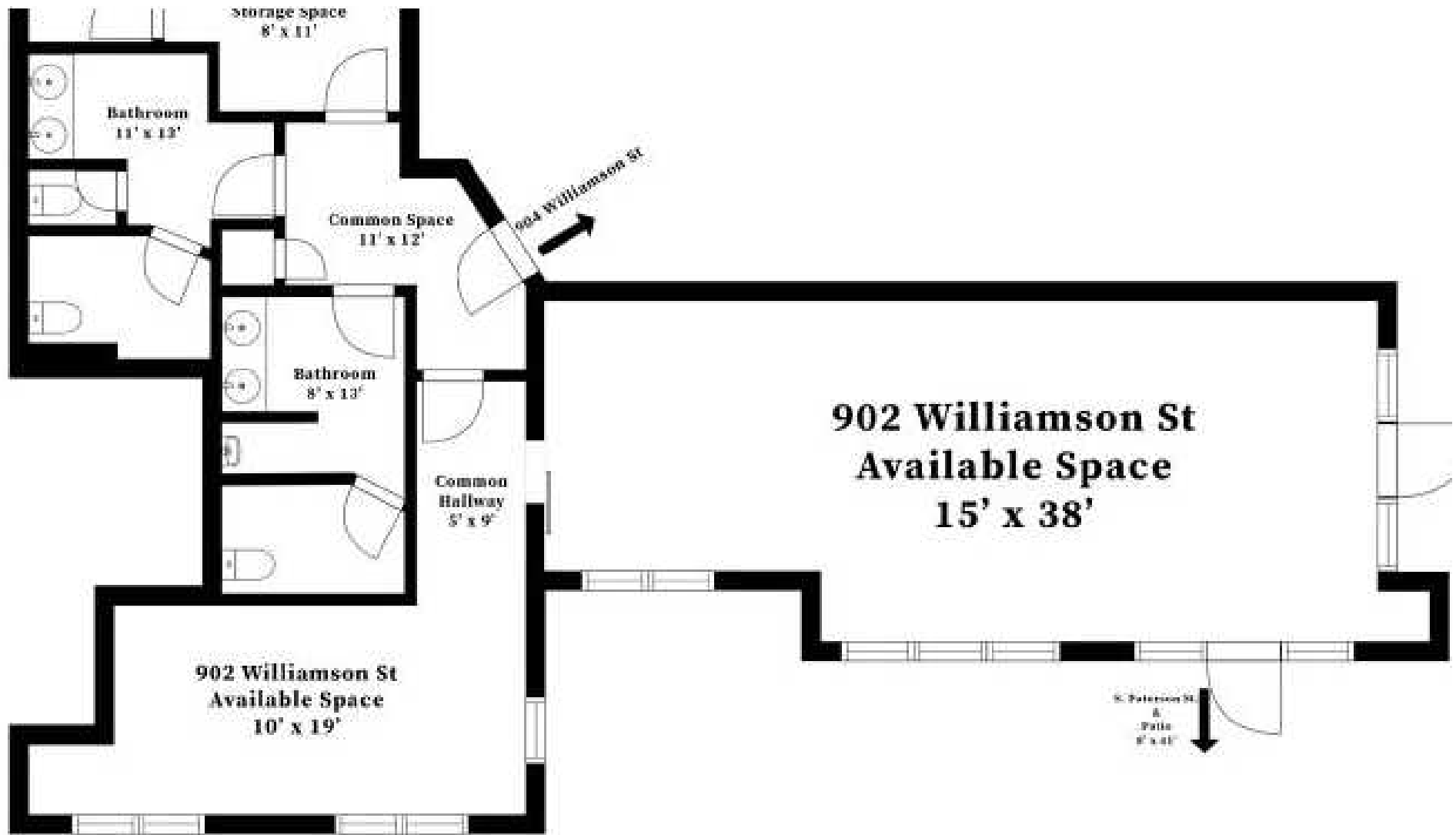
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 **Oakbrook**  
Integrated Real Estate Services

# FLOORPLAN

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SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

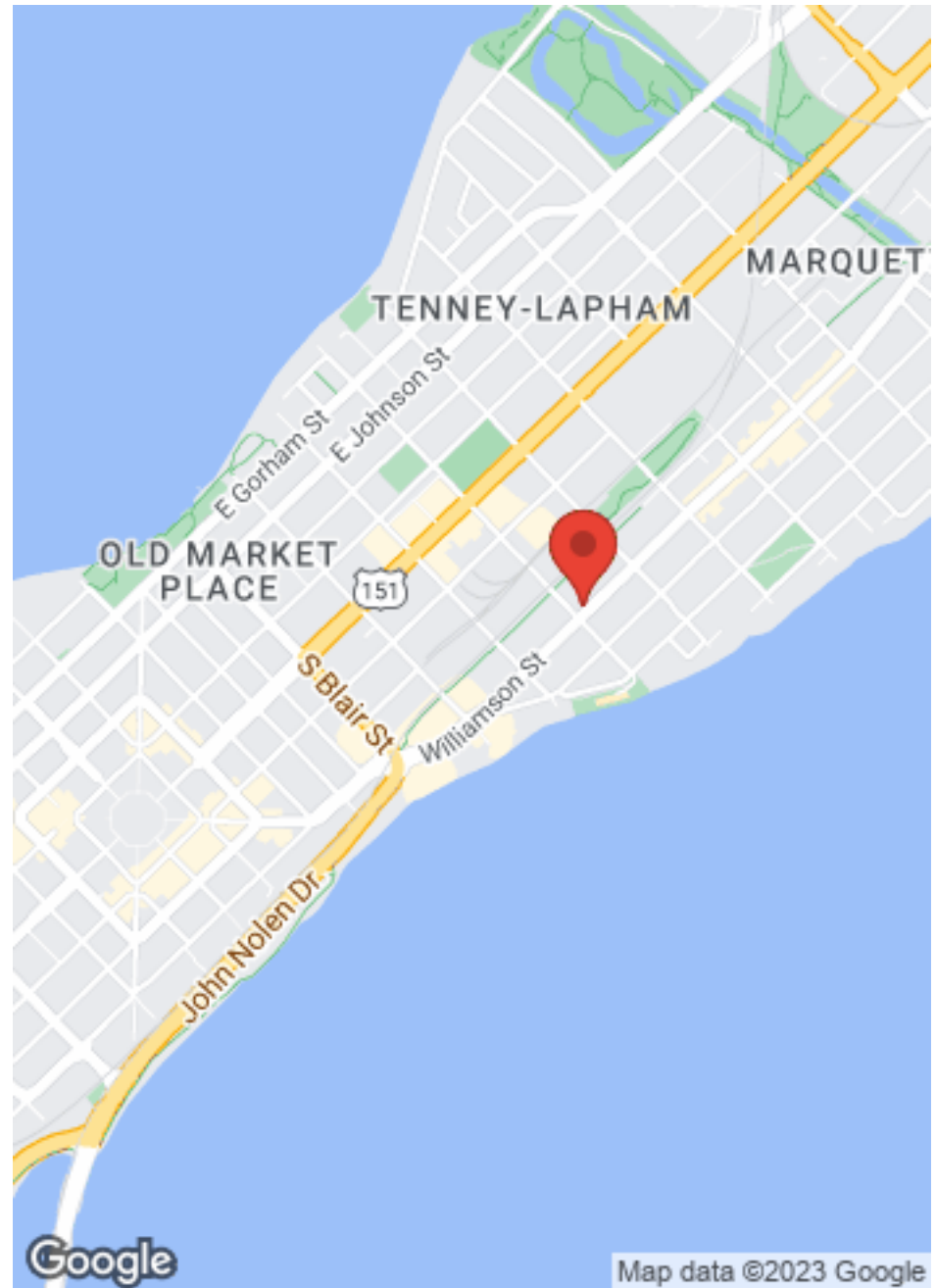
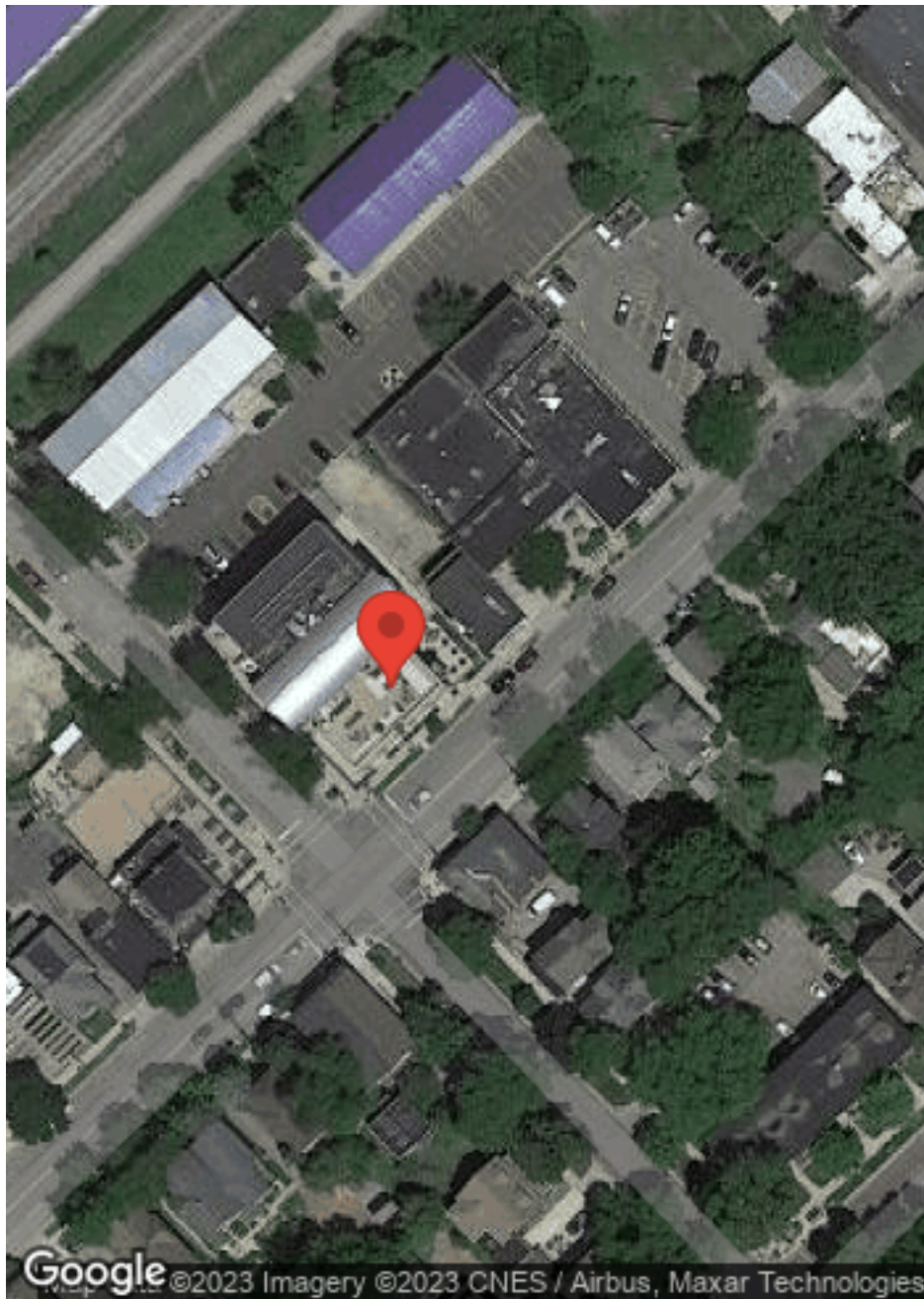
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# LOCATION MAPS

Willy St Central  
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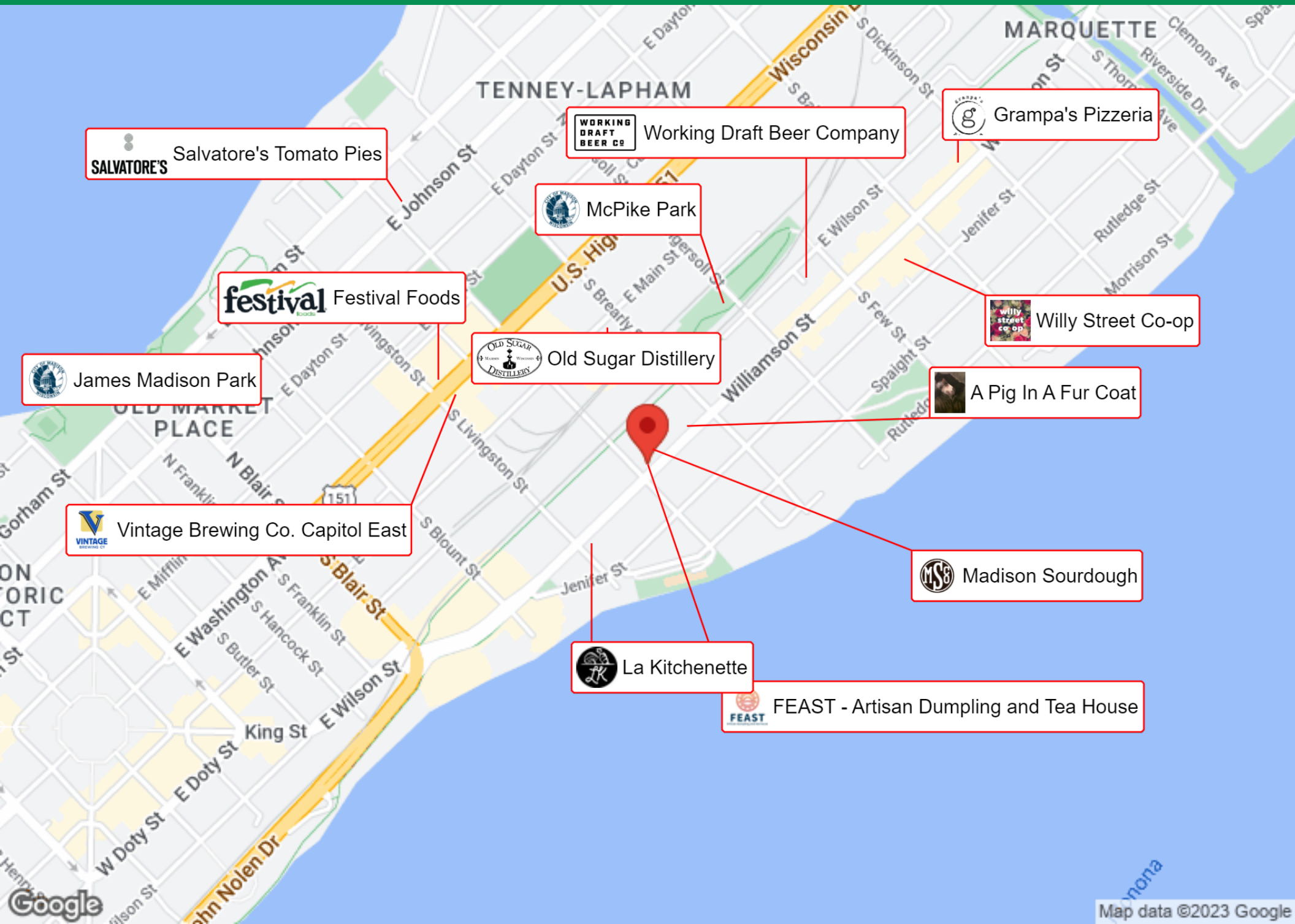
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# BUSINESS MAP

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
 Salvatore's Tomato Pies


 Working Draft Beer Company


 Grampa's Pizzeria


 McPike Park


 Festival Foods


 Willy Street Co-op

 James Madison Park

 Old Sugar Distillery

 A Pig In A Fur Coat

 Vintage Brewing Co. Capitol East

 Madison Sourdough

 La Kitchenette

 FEAST - Artisan Dumpling and Tea House

# REGIONAL MAP

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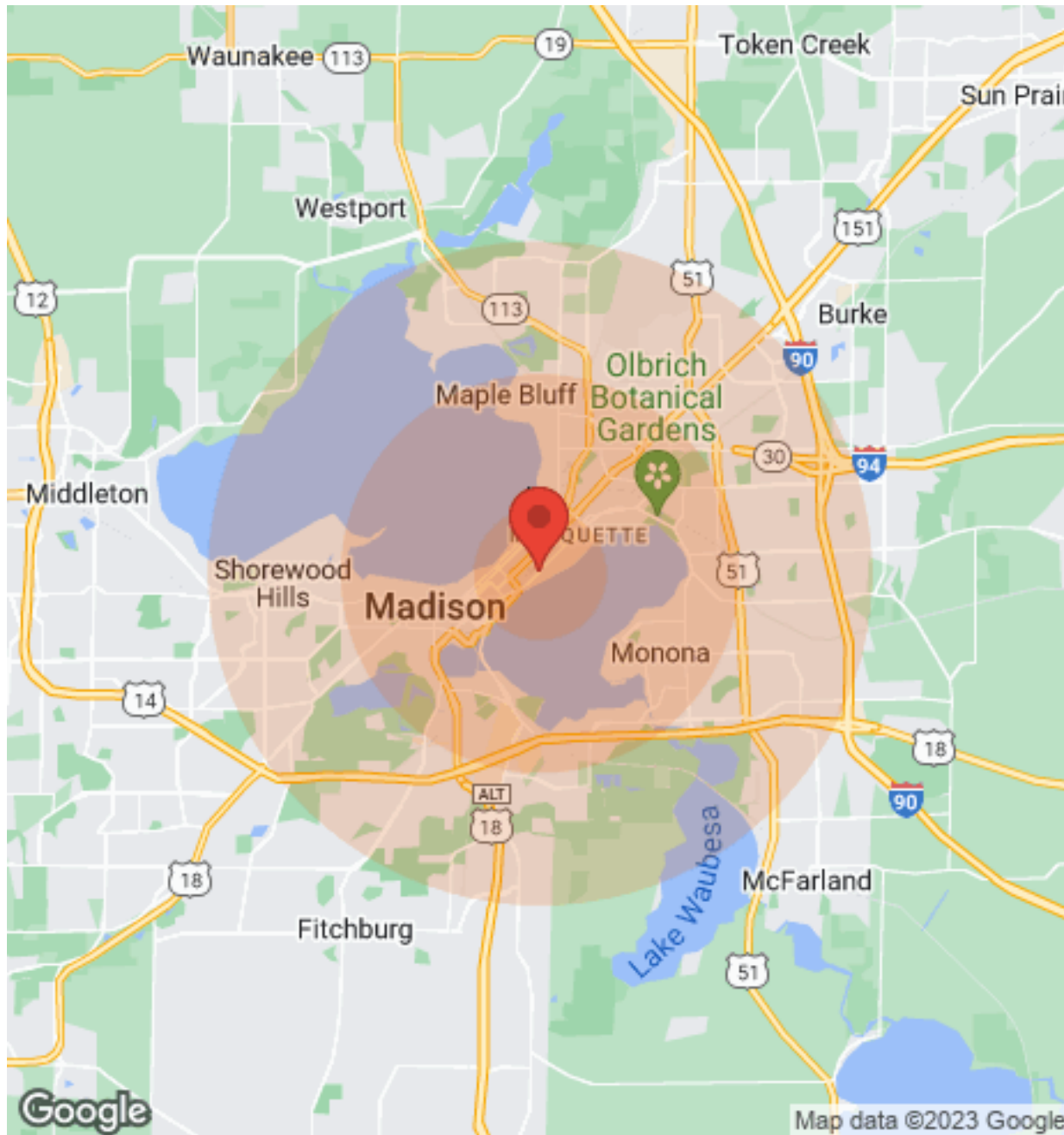
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# DEMOGRAPHICS

Willy St Central  
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Population	1 Mile	3 Miles	5 Miles
Male	8,979	50,651	94,002
Female	7,678	49,629	94,704
Total Population	16,657	100,280	188,706

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,633	12,532	28,910
Ages 15-24	790	8,014	18,683
Ages 55-64	1,716	10,606	21,324
Ages 65+	1,469	11,582	25,863

Race	1 Mile	3 Miles	5 Miles
White	14,942	85,516	151,491
Black	942	5,063	13,386
Am In/AK Nat	11	57	125
Hawaiian	N/A	2	6
Hispanic	484	5,945	16,263
Multi-Racial	852	8,680	24,662

Income	1 Mile	3 Miles	5 Miles
Median	\$33,874	\$37,711	\$48,541
< \$15,000	2,302	11,161	15,072
\$15,000-\$24,999	1,233	6,196	9,738
\$25,000-\$34,999	1,021	5,241	9,049
\$35,000-\$49,999	1,105	5,504	10,745
\$50,000-\$74,999	1,156	7,005	14,840
\$75,000-\$99,999	680	4,176	9,838
\$10,000-\$149,999	749	3,266	7,991
\$150,000-\$199,999	327	1,128	2,702
> \$200,000	273	1,008	2,321

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,682	47,767	87,097
Occupied	8,906	44,960	82,057
Owner Occupied	2,036	16,191	37,076
Renter Occupied	6,870	28,769	44,981
Vacant	776	2,807	5,040

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## DISCLAIMER

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