

RETAIL SPACE - FOR LEASE Located in Liberty Park

Turn Key Salon Suite
1105 Laser Street
VERONA, WI 53593

Price: \$18.00 P/SF NNN
Move-In Ready Condition
Available Now



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PROPERTY SUMMARY

1105 LASER STREET



Property Summary

Address 1:	1105 Laser Street
Address 2:	Verona, WI 53593
Lease Rate:	\$18.00 P/SF
Lease Term:	3 years
Available SF:	1,000 -1500
Year Built:	2015
Parking:	57 stalls
Zoning:	Suburban Commercial

Property Overview

Open concept turnkey salon space with two treatment rooms with sinks. Exterior building signage available. Single stall ADA restroom. Tenant responsible for separately metered utilities, phone/data, and in-suite janitorial.

Location Overview

Frontage Liberty Drive and Laser Street in Verona, WI

Liberty Business Park is a commercial development located in Verona, Wisconsin, USA. The development covers an area of approximately 187 acres and includes a mix of office, retail, and industrial spaces.

The park provides a thriving commercial hub that has attracted a diverse range of businesses and offers a range of amenities to support their growth and success.

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PROPERTY PHOTOS

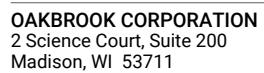
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BUSINESS MAP

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Nearby businesses include the Hyatt Place Hotel, Sugar River Pizza Company, Wisconsin Brewing Company, Kwik Trip, CrossFit Adept, North and South Seafood Smokehouse, El Charro Mexican Restaurant, and the beautiful new Palestrina Event Center. Rapidly Growing Area –Costco coming soon, plus new multifamily/residential/senior housing developments planned in the surrounding areas. Hyatt Hotel offers luxury meeting spaces for park tenants. Arrowhead Pharmaceuticals new Verona Campus now under construction.

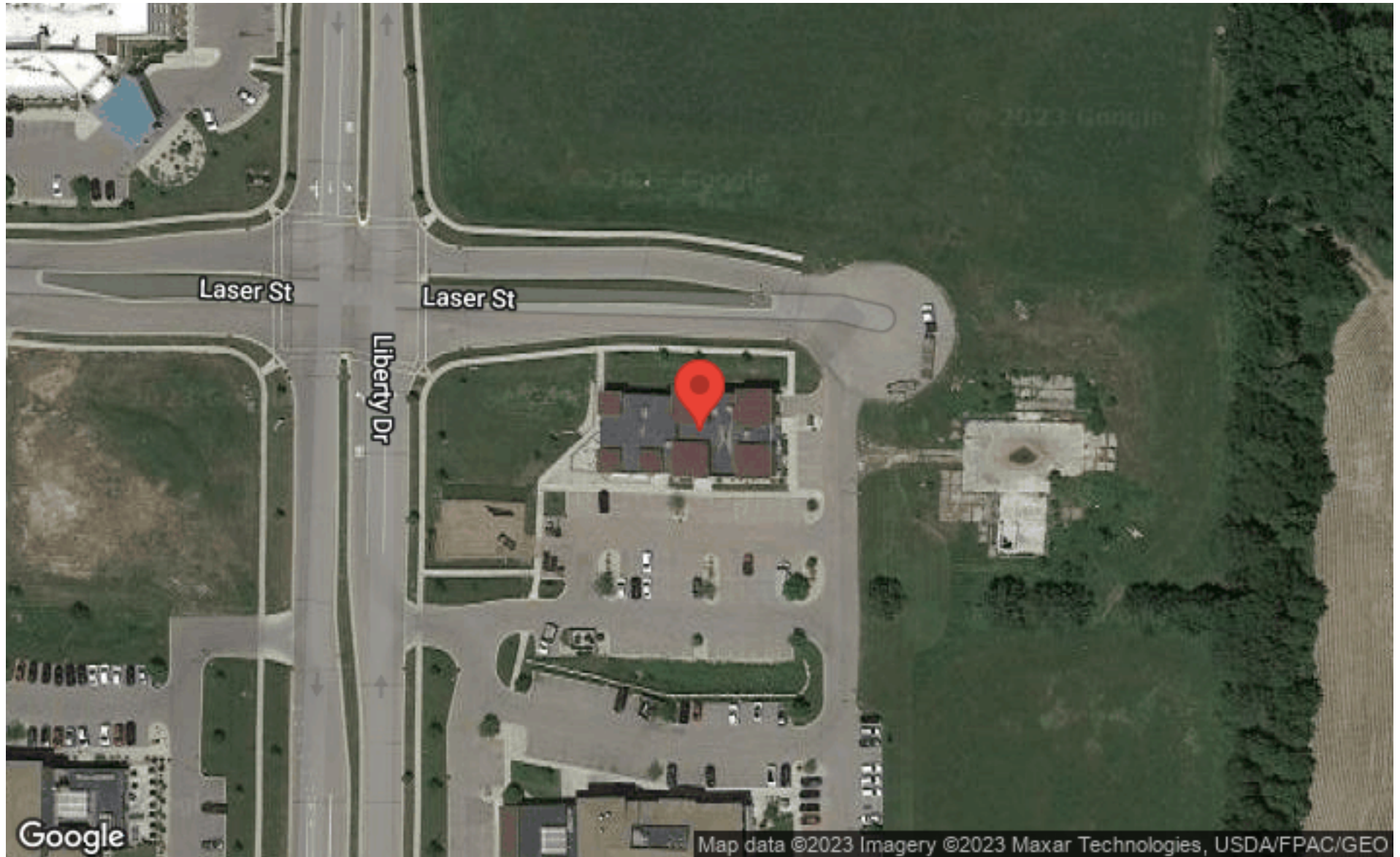
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AERIAL MAP

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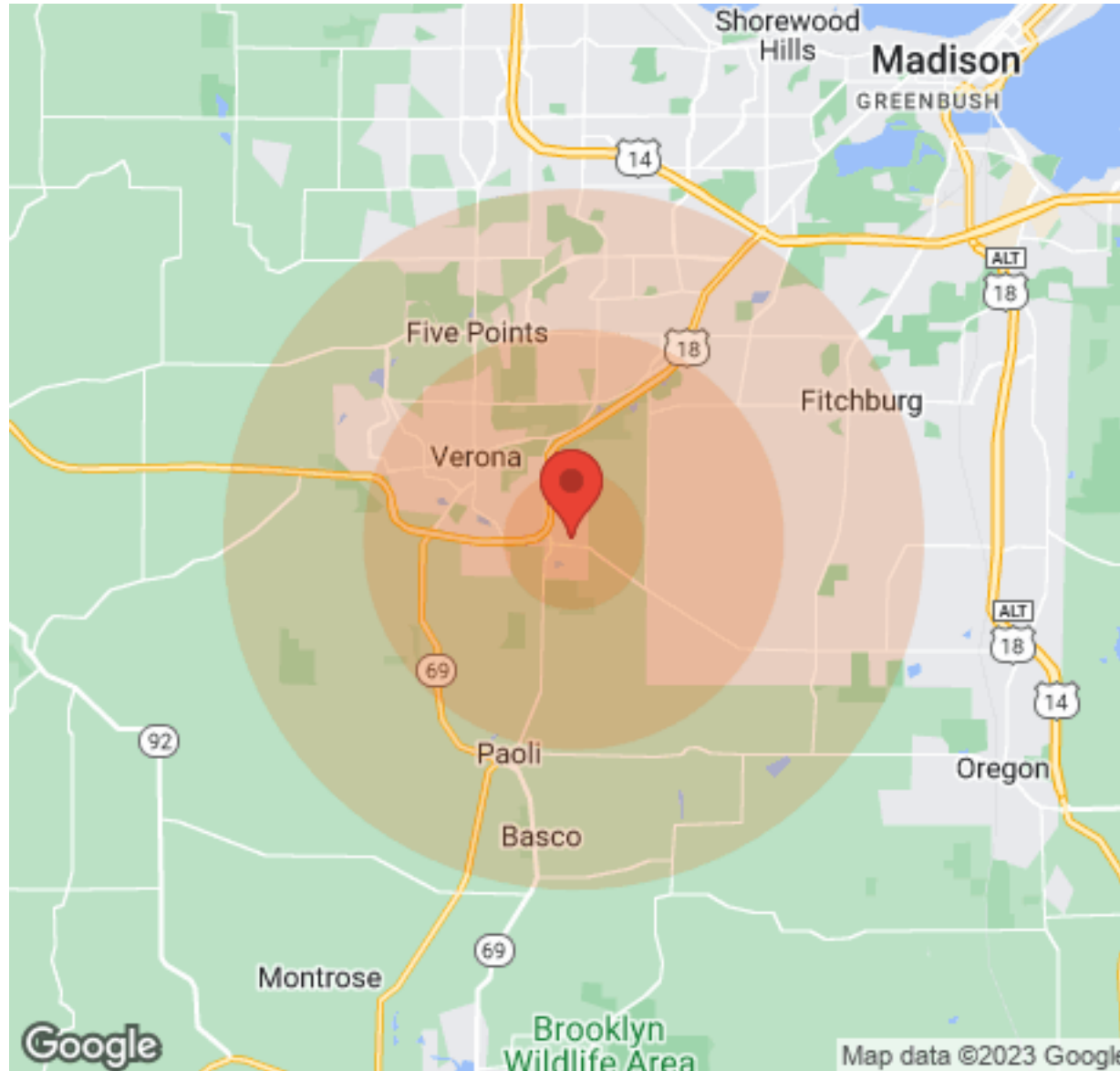
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DEMOGRAPHICS

1105 LASER STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,506	10,558	36,586
Female	1,733	10,956	38,026
Total Population	3,239	21,514	74,612

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	749	4,228	14,661
Ages 15-24	389	3,046	10,437
Ages 55-64	318	2,749	9,698
Ages 65+	474	3,598	11,047

Income	1 Mile	3 Miles	5 Miles
Median	\$94,585	\$82,483	\$74,641
< \$15,000	10	341	1,525
\$15,000-\$24,999	32	487	1,937
\$25,000-\$34,999	58	500	2,390
\$35,000-\$49,999	79	817	3,614
\$50,000-\$74,999	263	1,653	6,438
\$75,000-\$99,999	274	1,575	4,731
\$10,000-\$149,999	393	2,225	5,804
\$150,000-\$199,999	88	632	1,975
> \$200,000	43	398	1,795

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,380	8,941	32,024
Occupied	1,320	8,497	30,307
Owner Occupied	1,200	6,396	19,505
Renter Occupied	120	2,101	10,802
Vacant	60	444	1,717

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DISCLAIMER

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PRESENTED BY:

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