



Bird Street Center

5-15 N. Bird Street, Sun Prairie, WI 53590

Property Description

Small, well positioned, neighborhood shopping center located on one of the main arteries connecting Sun Prairie and Madison. Sun Prairie is a fast growing suburb of Madison that has an active base of national retailers. Main Street has seen ample new development, with a brand new apartment building set to open across Bird Street and new retail opening up along Main Street as well. Traffic counts are strong, with 12,000 VPD traversing right by the center every day.

Property Highlights

- Currently, only one small, 285 SF vacancy at the center
- Additional 2,000 SF space (9 N Bird Street) will be available starting 4/1/23
- Great visibility and traffic counts



Building Summary

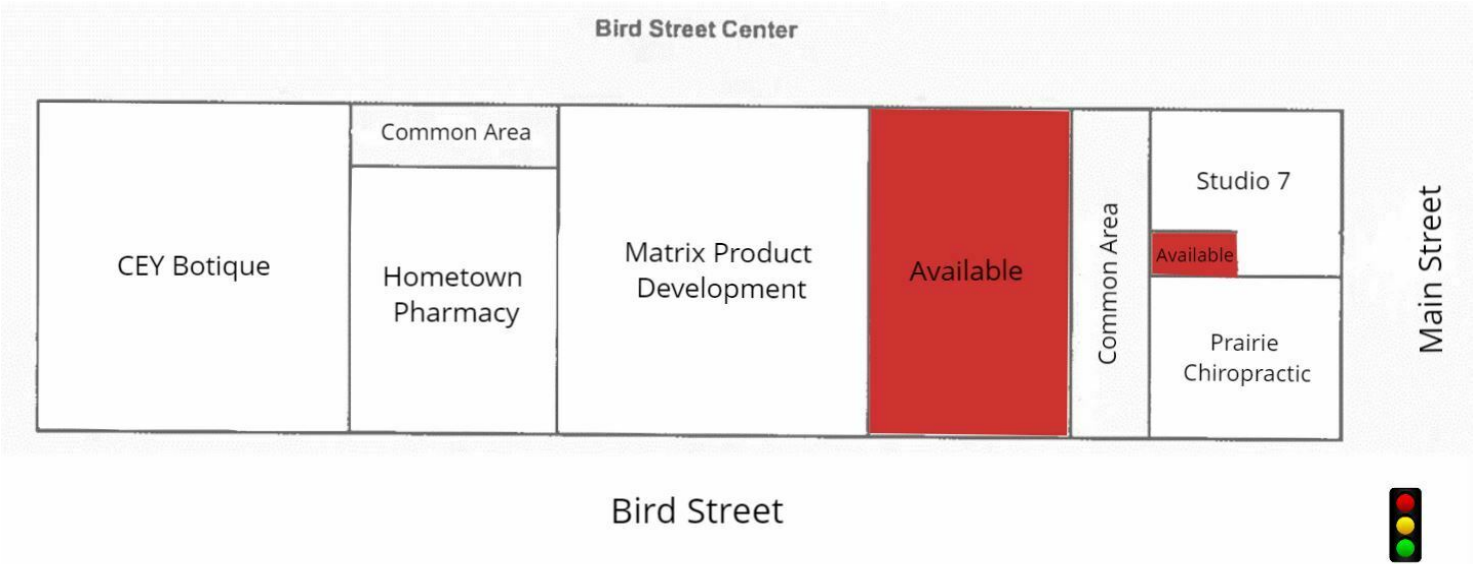
| | |
|---------------------|------------------------|
| Building Size: | 12,765 SF |
| Available SF: | 285 - 2,000 SF |
| Lease Rate: | \$14.00 - 17.00/SF NNN |
| Operating Expenses: | \$5.00/SF |



Available Spaces

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| SUITE | TENANT NAME | SPACE SIZE |
|--------------------|----------------------------|------------|
| 5 N. Bird Street | Prairie Chiropractic | 875 SF |
| 7.5 N. Bird Street | Available | 285 SF |
| 7 N. Bird Street | Studio 7 | 1,160 SF |
| 9 N. Bird Street | Available | 2,000 SF |
| 11 N. Bird Street | Matrix Product Development | 3,200 SF |
| 13 N. Bird Street | Hometown Pharmacy | 1,945 SF |
| 15 N. Bird Street | CEY Botique | 3,300 SF |

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Additional Photos

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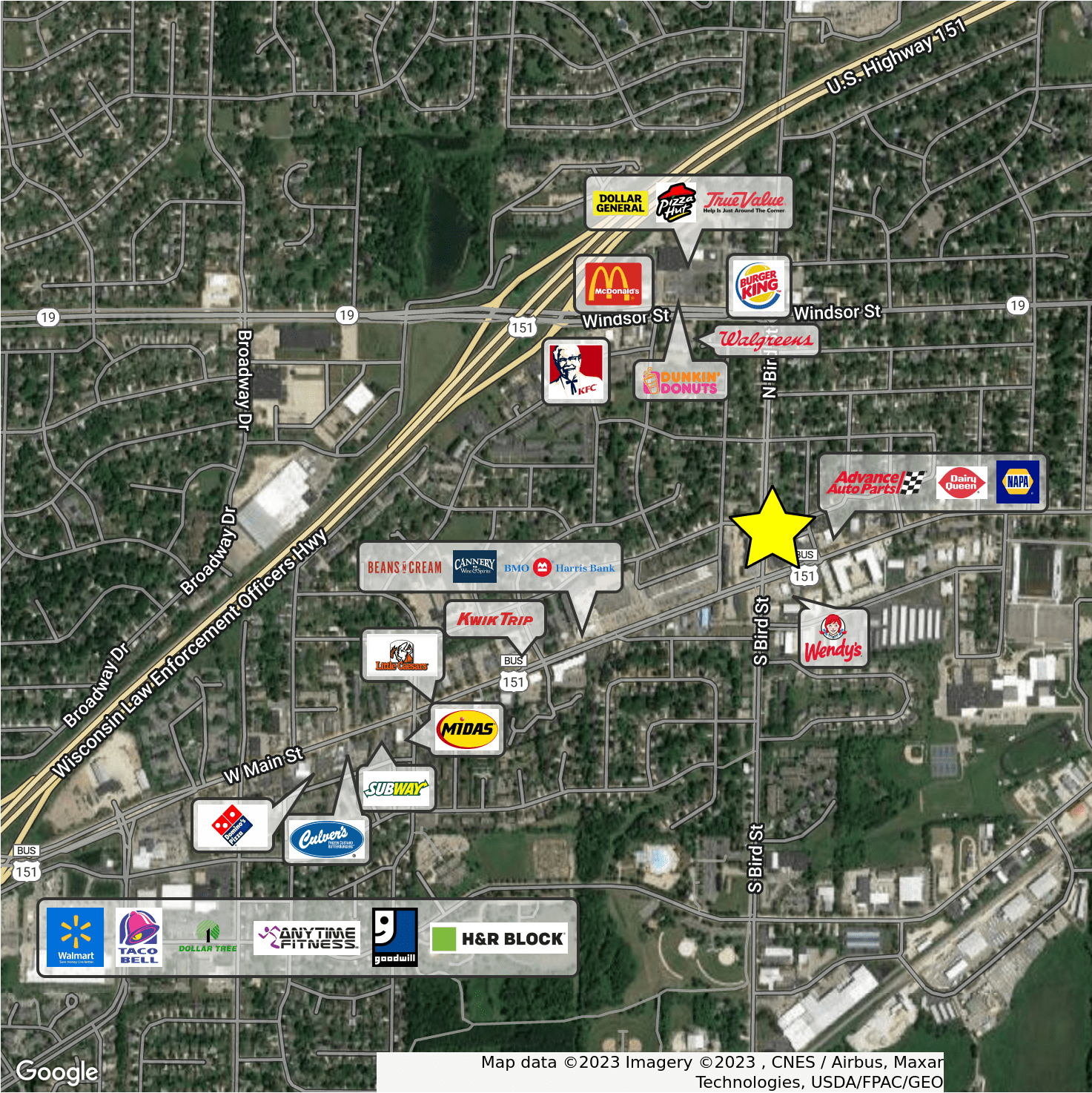
 **BlackGate**

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Retailer Map

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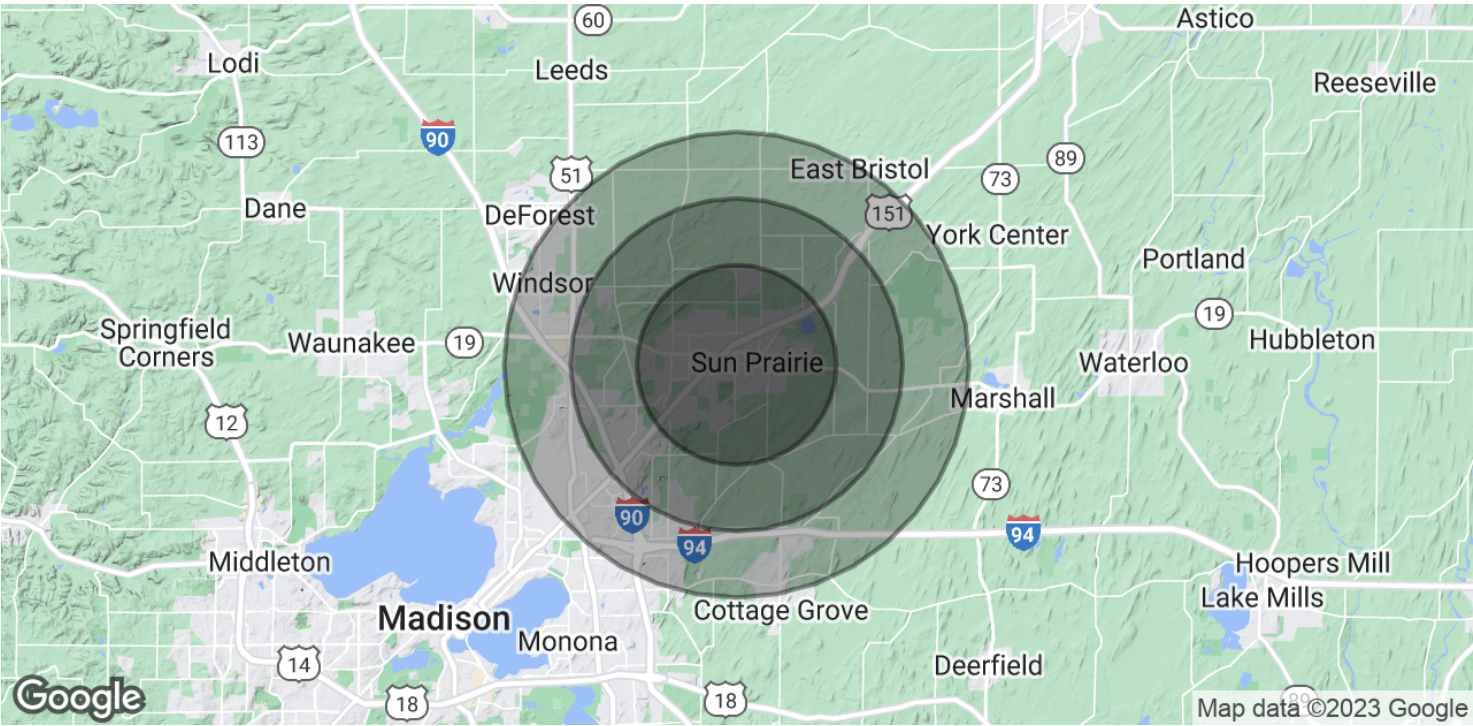


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Demographics Map & Report

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| POPULATION | 3 MILES | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Total Population | 36,431 | 47,272 | 90,837 |
| Average Age | 37.3 | 37.8 | 37.5 |
| Average Age (Male) | 36.9 | 37.4 | 37.1 |
| Average Age (Female) | 37.7 | 38.1 | 38.0 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 7 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 15,010 | 19,776 | 37,763 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$91,192 | \$92,725 | \$91,146 |
| Average House Value | \$255,493 | \$254,283 | \$252,912 |

* Demographic data derived from 2020 ACS - US Census