

422 COMMERCE DRIVE

Madison, WI 53719



PLH & ASSOCIATES, LLC

REAL ESTATE INVESTMENTS
CONSTRUCTION SERVICES
PROPERTY MANAGEMENT

NEW RETAIL DEVELOPMENT FOR LEASE WITH DRIVE THRU

Major Are Retailers:

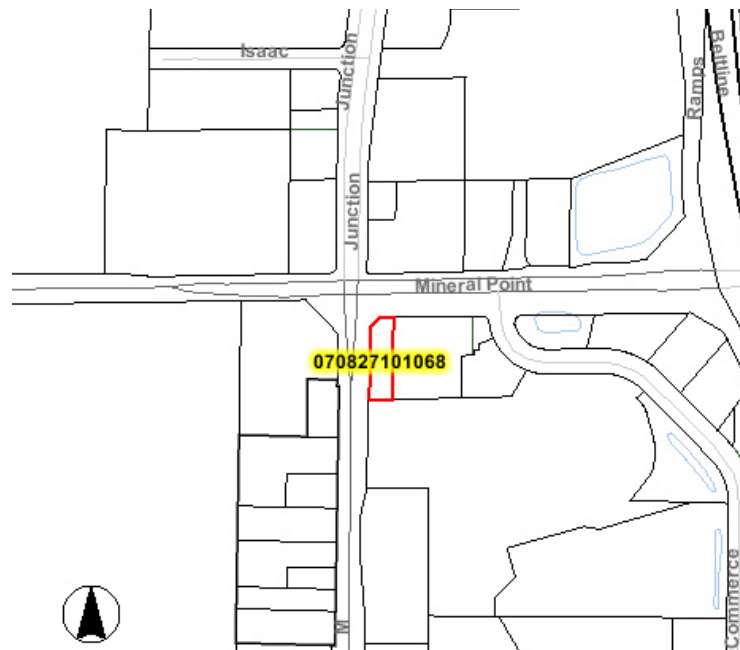
- Menards
- Batteries Plus
- Trek
- Taco Bell
- O'Reilly Auto Parts
- Target

For more information, contact:

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PLH & Associates, LLC
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Madison, WI 53703

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2022 DEMOGRAPHICS:

Total Population:

1 Mile	10,320
3 Miles	68,957
5 Miles	148,887

Median HH Inc:

1 Mile	\$77,354
3 Miles	\$88,469
5 Miles	\$88,576

FEATURES:

- Possible Drive Thru option
- Available: 3,000 SF (Second Floor could be added for more SF)
- Single Tenant Retail Space
- Rate: \$24.00 SF NNN
- Lease terms negotiable
- Lot Size: 0.477
- Traffic Count: 21,650 Junction / 26,050 Mineral Point Road
- Monument sign. Build to Suit.

Information secured from sources deemed reliable, PLH & Associates, LLC make no representations or warranties, expressed or implied, as to the accuracy of information. References to square footage, real estate taxes, CAMs, and/or age are approximate. Tenants must verify the information and bear all risk.

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Conceptual Site Plan with Drive Thru:

