

**For Sale or Lease
Owner Occupant
Retail Building**

**1883 Springdale
Street**

MOUNT HOREB, WI 53572

Sales Price: \$725,000

**Lease Rate:
\$15 - \$18/SF NNN**

1,018 - 3,518 SF Available



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

TONY KEUNTJES
CRE Associate
(608) 443-1039
akeuntjes@oakbrookcorp.com

PROPERTY SUMMARY

1883 SPRINGDALE STREET



Property Summary

Price:	\$725,000
Building SF:	3,518 RSF
Available SF:	1,018 - 3,518 RSF
Price / SF:	\$206/SF
Lease Rate:	\$15 - \$18/SF NNN
OpEx:	\$4.83/SF
Lot Size:	.65 AC
Parking:	200+ Stalls
Year Built:	2020
Signage:	Building Signage
Zoning:	PD-1 (Planned Development)

Property Overview

This well-maintained retail property boasts a prominent storefront that captures the attention of passersby, ensuring maximum visibility for your business. Utilize 2,500 SF of built out tasting room space formerly known as Barleyvine, and/or create your own footprint in the remaining 1,018 SF.

The property offers ample square footage, allowing for various retail configurations and the opportunity to accommodate different business needs. Whether you're envisioning a boutique, a specialty store, or a service-based establishment, this property provides the canvas to bring your retail vision to life.

Location Overview

Mount Horeb is renowned for its unique shops, local businesses, and a strong sense of community, making it an attractive destination for residents and visitors alike. The surrounding area features a mix of retail, dining, and entertainment options, contributing to the vibrant and thriving retail scene.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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PROPERTY PHOTOS

1883 SPRINGDALE STREET



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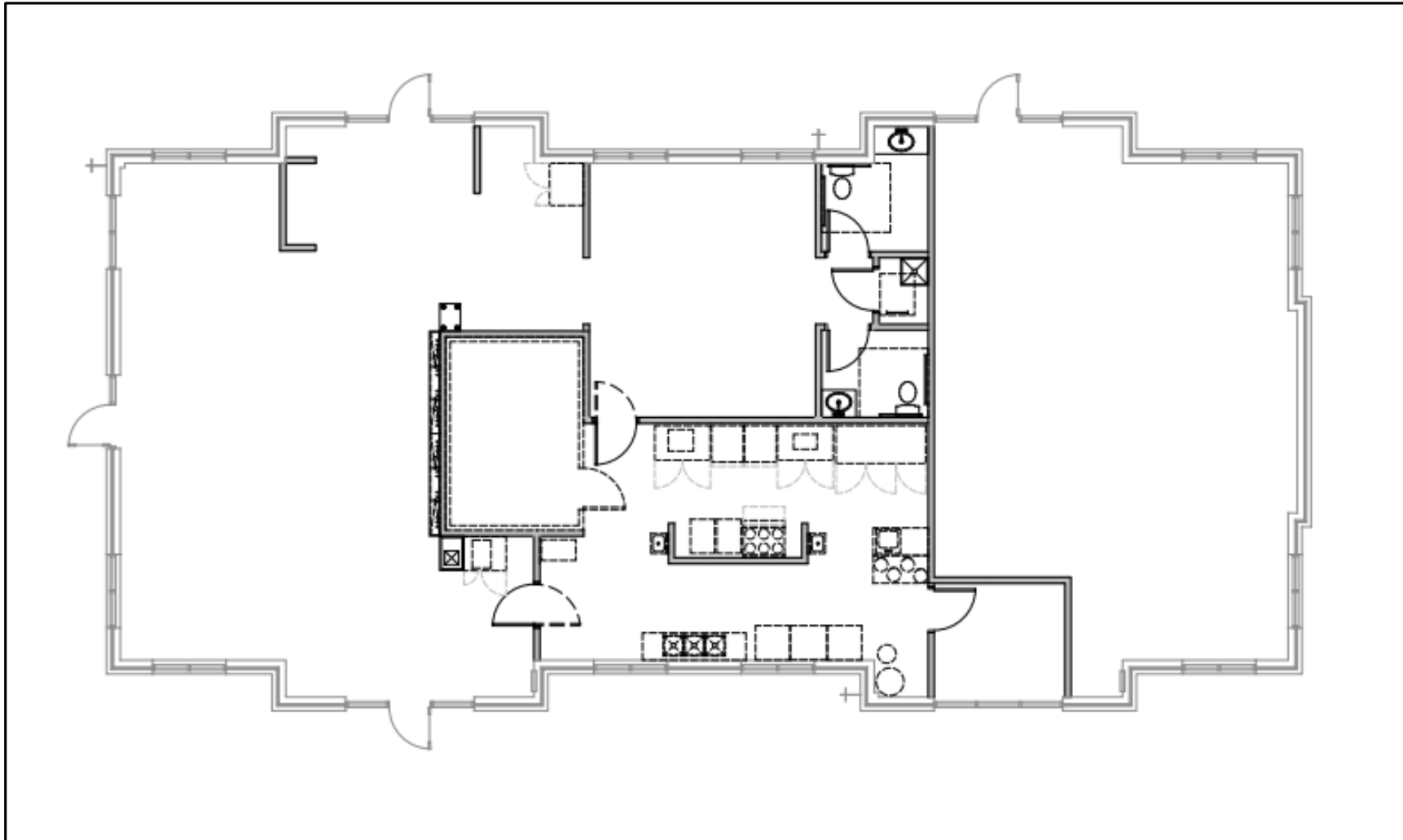
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FULL BUILDING (3,518 RSF)

1883 SPRINGDALE STREET



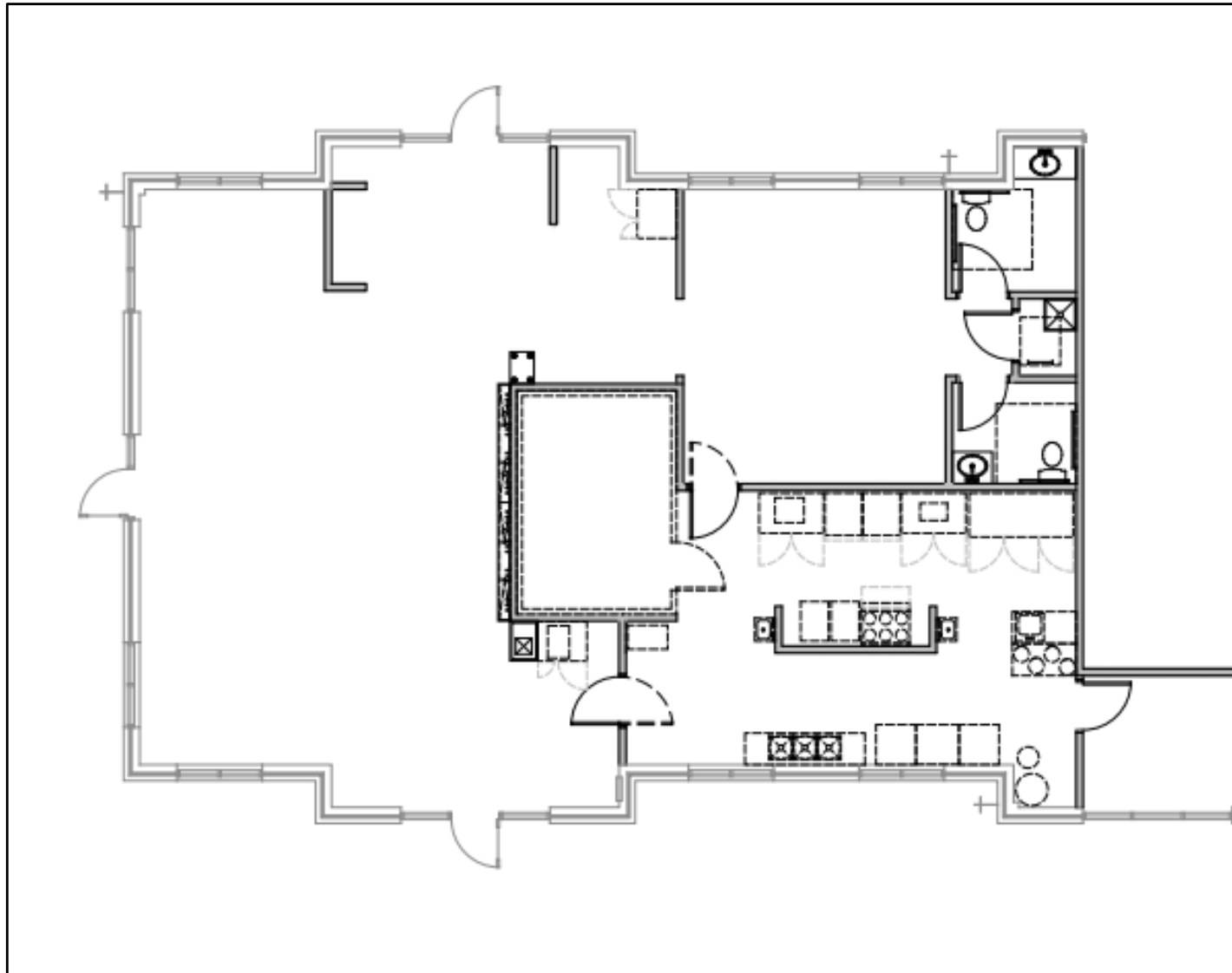
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FLOOR PLAN - #1883 (2,500 RSF)

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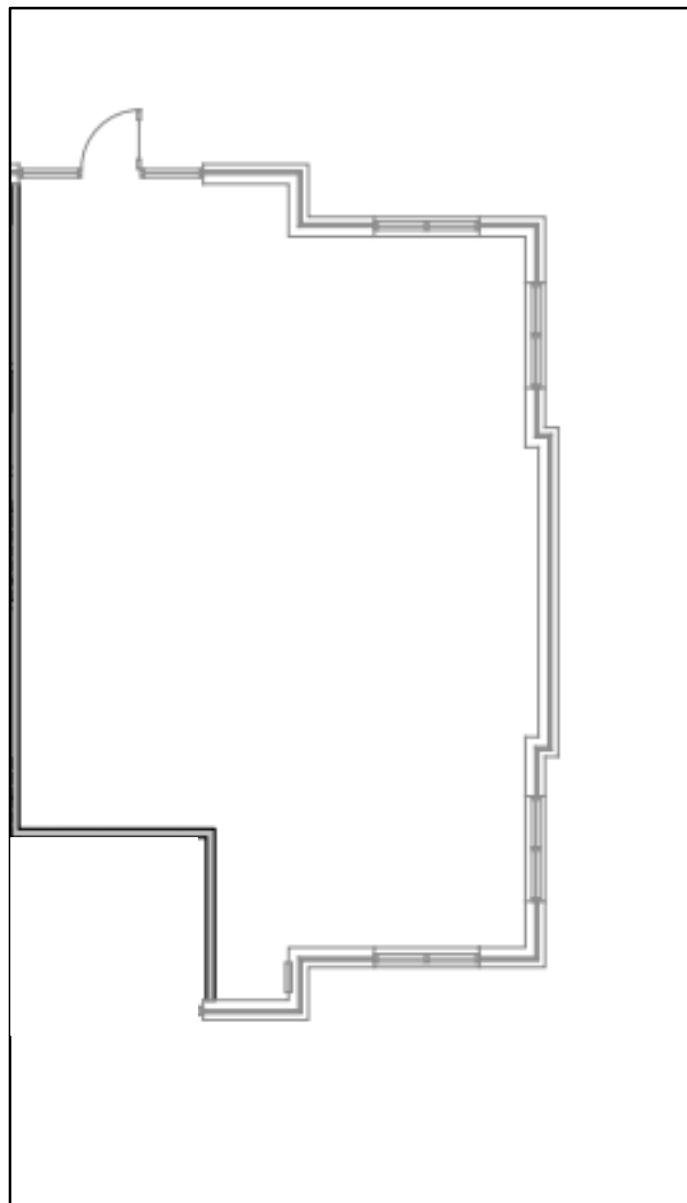
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FLOOR PLAN - #1885 (1,018 RSF)

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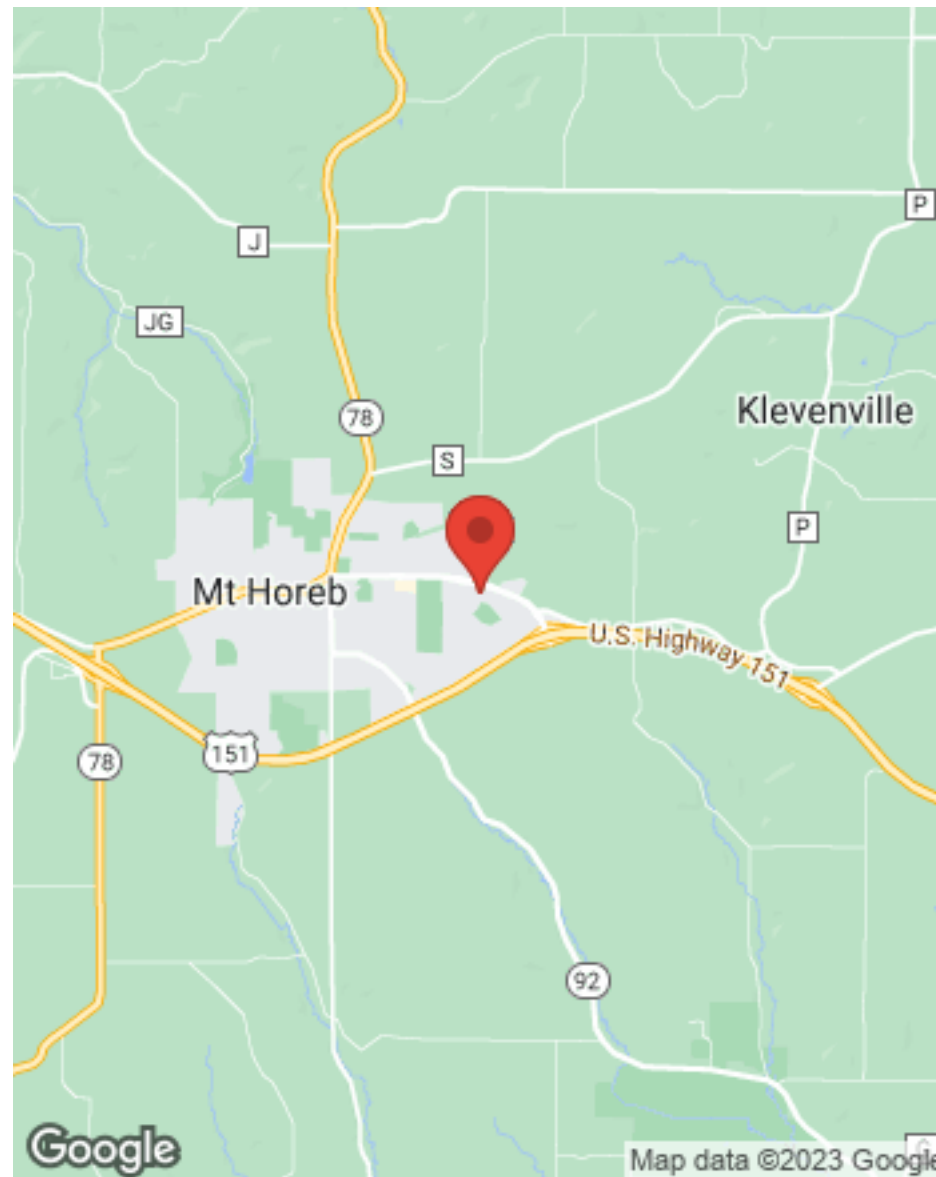
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LOCATION MAPS

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BUSINESS MAP

1883 SPRINGDALE STREET





 Snap Fitness Mount Horeb


 Subway


 OLD NATIONAL Old National Bank


 Summit Credit Union


 Academy of Little Vikings


 Sjölin's Chocolate Factory

 GrandStay Hotel & Suites Mount Horeb-Madison


 Miller & Sons Supermarket


 North Cape Apartments


 Norsk Golf Club

 Farmers Savings Bank


 Thrivent Financial


 Mt. Horeb Chiropractic


 Lake Ridge Bank

 Wausau Homes Mount Horeb

 Village Smile Care

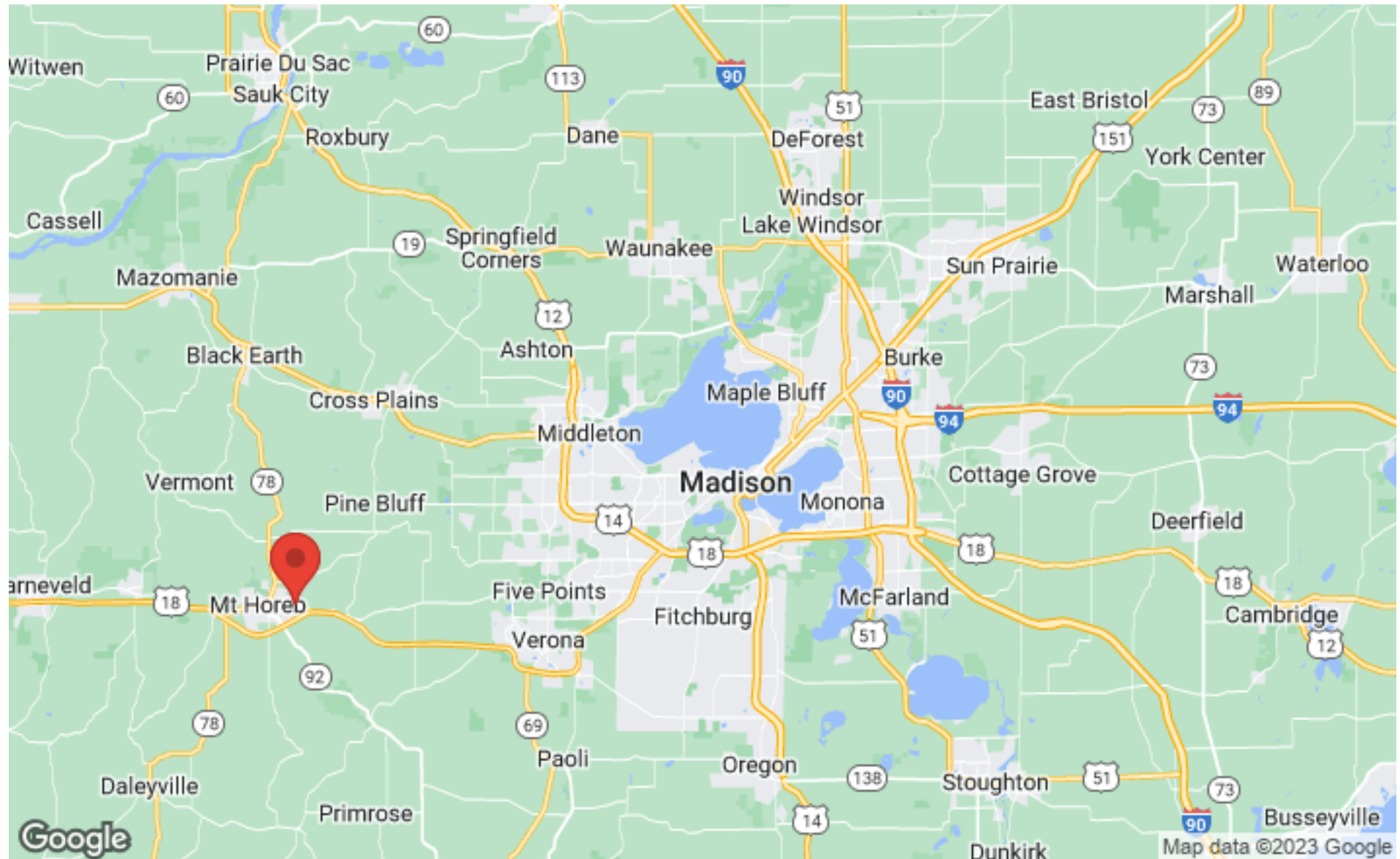
 Rooted Culture Salon

 Pizza Hut

 Aqua Shine Car Wash

REGIONAL MAP

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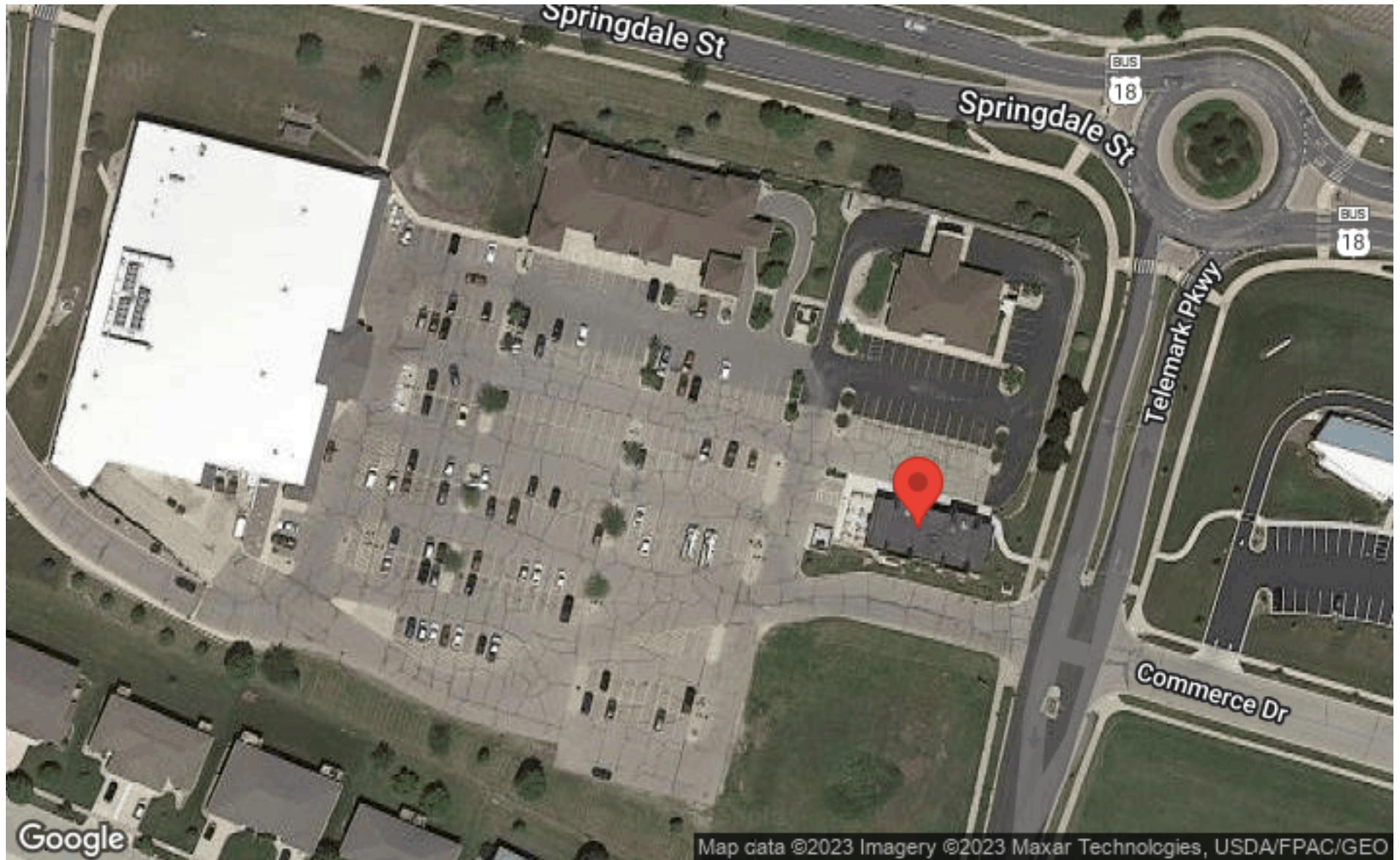
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AERIAL MAP

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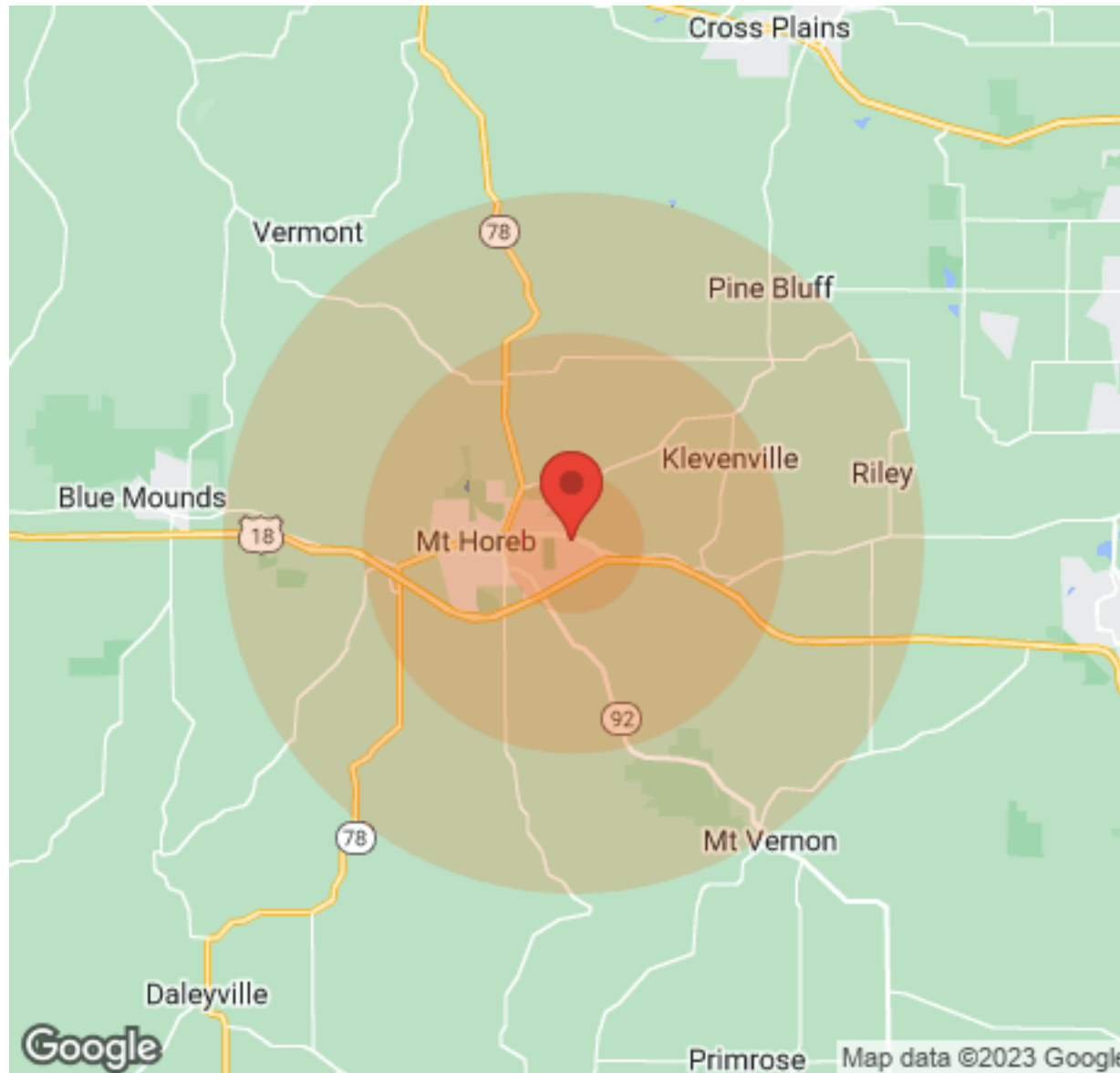
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,588	4,093	6,599
Female	1,710	4,177	6,705
Total Population	3,298	8,270	13,304

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	688	1,654	2,438
Ages 15-24	545	1,402	2,099
Ages 55-64	387	966	1,777
Ages 65+	521	1,123	2,024

Income	1 Mile	3 Miles	5 Miles
Median	\$77,551	\$65,927	\$77,551
< \$15,000	45	212	306
\$15,000-\$24,999	124	208	313
\$25,000-\$34,999	122	433	528
\$35,000-\$49,999	130	367	560
\$50,000-\$74,999	161	517	923
\$75,000-\$99,999	280	638	1,014
\$100,000-\$149,999	308	599	991
\$150,000-\$199,999	27	134	294
> \$200,000	7	36	179

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,324	3,310	5,462
Occupied	1,255	3,160	5,198
Owner Occupied	856	2,135	3,922
Renter Occupied	399	1,025	1,276
Vacant	69	150	264

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DISCLAIMER

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PRESENTED BY:

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