



## Bird Street Center

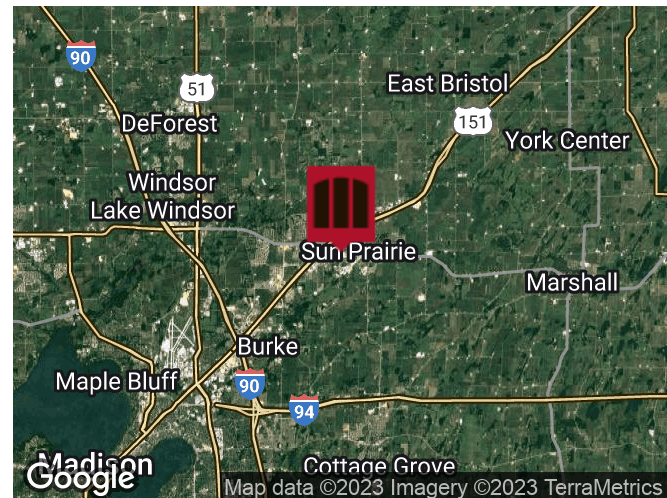
5-15 N. Bird Street, Sun Prairie, WI 53590

### 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, two vacancies at the center 2,000 SF and 285 SF
- Additional 3,300 SF space (15 N Bird Street) will be available shortly
- Great visibility and traffic counts



### Building Summary

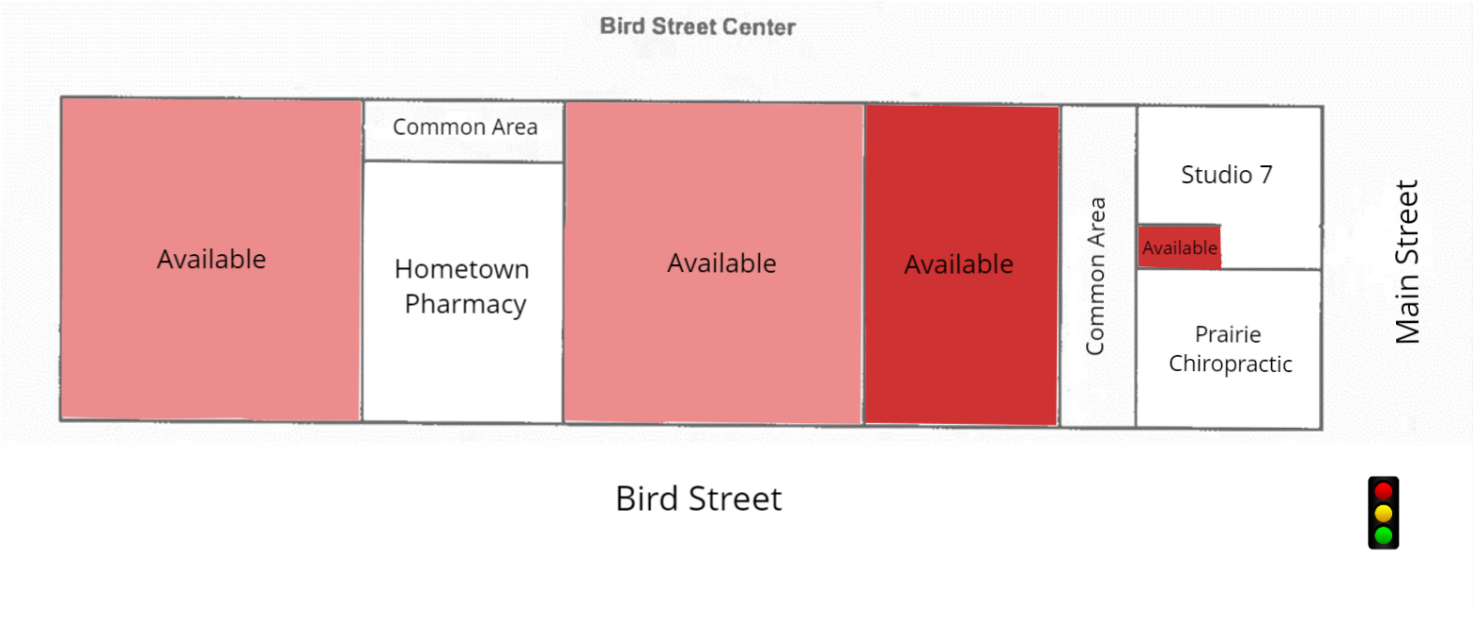
Building Size:	12,765 SF
Available SF:	285 - 3,300 SF
Lease Rate:	\$13.00 - 17.00/SF NNN
Operating Expenses:	\$5.00/SF



# Available Spaces

## Bird Street Center

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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	Available	3,200 SF
13 N. Bird Street	Hometown Pharmacy	1,945 SF
15 N. Bird Street	Available	3,300 SF

Tim Maly  
614.358.2089  
tmaly@goblackgate.com



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## Additional Photos

### Bird Street Center

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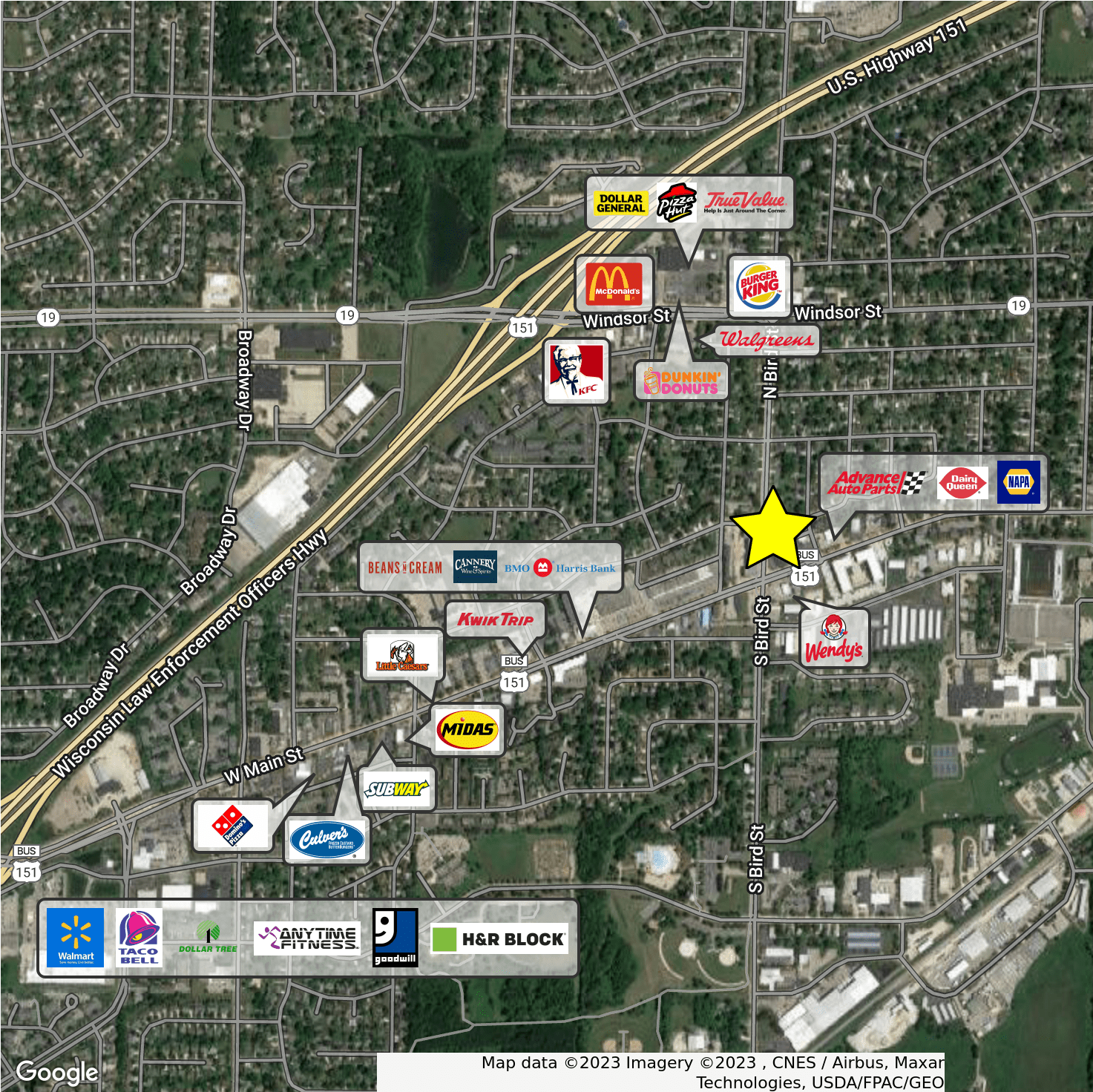
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Retailer Map

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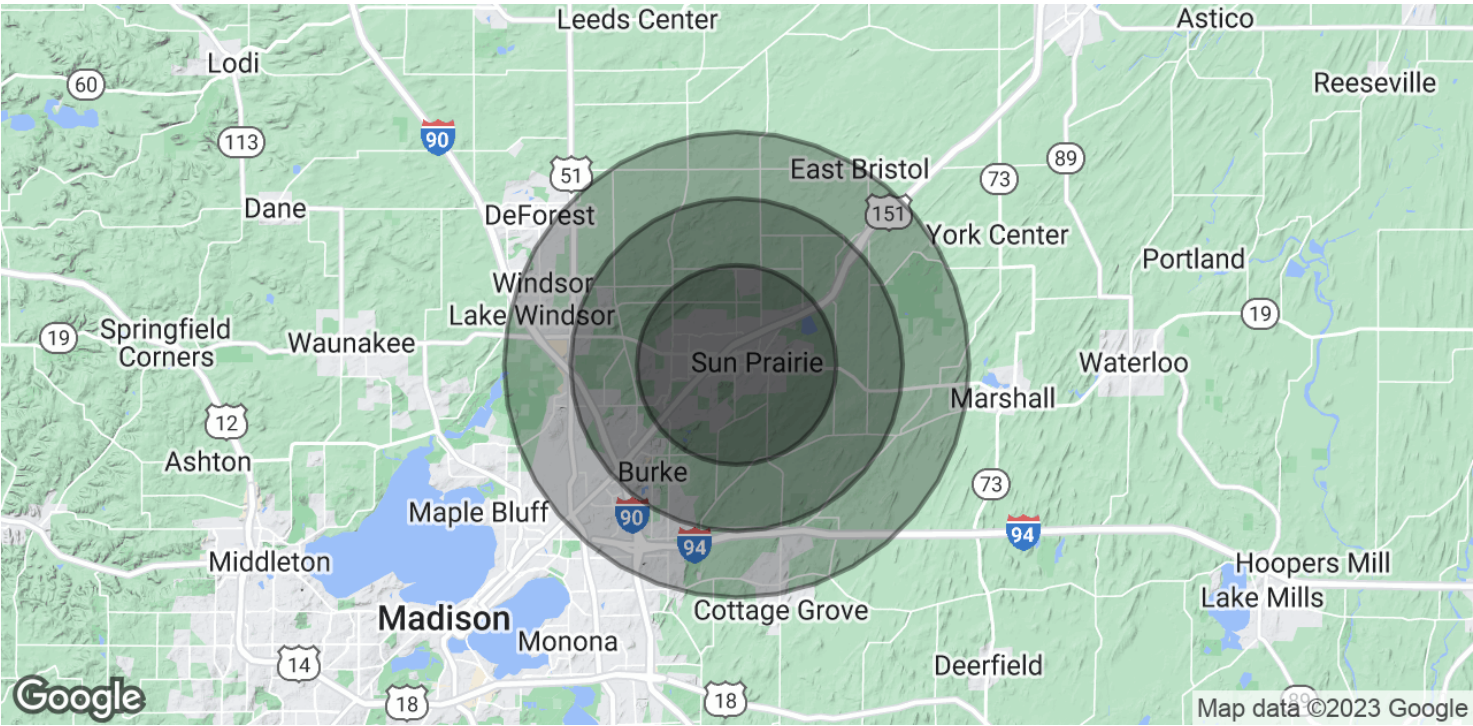
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# Demographics Map & Report

## Bird Street Center

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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