

# 5,230 SF OFFICE/RETAIL FOR LEASE

5902 Raymond Road, Madison, WI



**FOR LEASE**  
Retail/Office  
Contact: 626-283-8895



**BZL**  
Properties

# Property Snapshot

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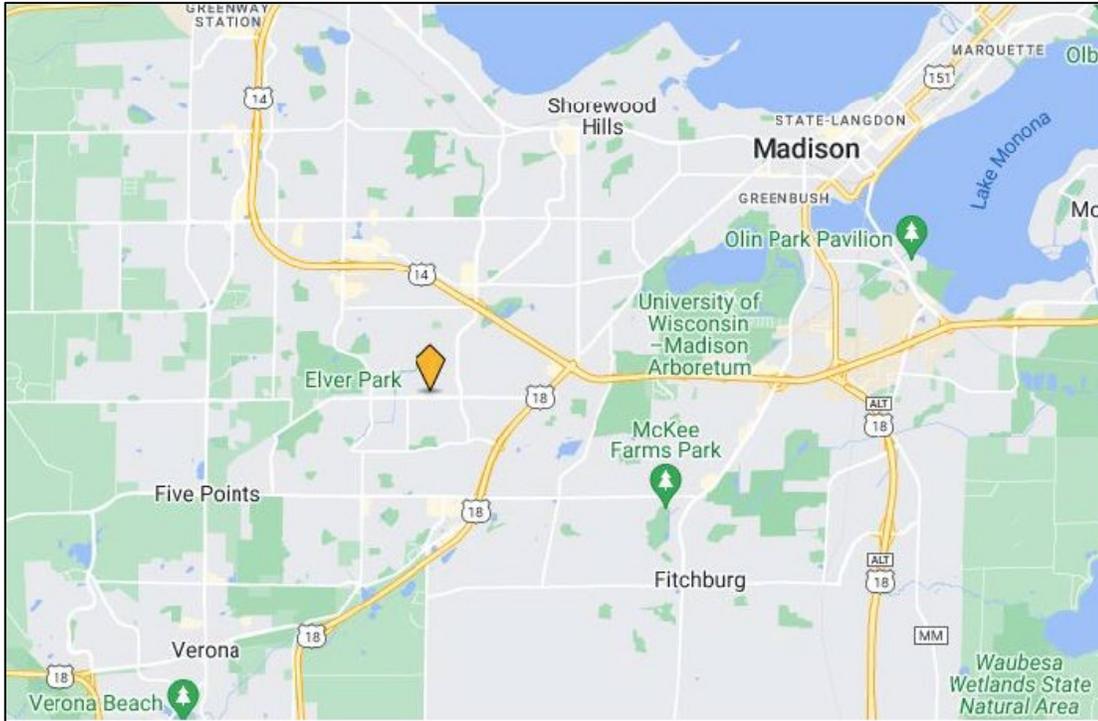
Size	5,230 SF
	<ul style="list-style-type: none"><li>• 2,736 SF 1<sup>st</sup> Floor</li><li>• 2,494 SF Basement</li></ul>
Parcel Size	0.51 Acres
Year Built	1959/2023
Parking	18 Stalls
Zoning	NMX
Rent - 1 <sup>st</sup> Floor	\$15.00/SF NNN
Rent - Basement	\$8.00/SF NNN
Rent - Total/SF	\$11.47/SF NNN
Rent Amount	\$5,000/Month
Term	3 Year

## Property Profile

- Stand-alone building with abundant parking spaces and large windows throughout the property
- Fully remodeled in 2023 with brand new asphalt parking, new flooring, painting, and deck
- 10+ office rooms on the first floor, and the basement has a men and women bathroom with shower capability and a separate entrance from the lower north door
- Excellent visibility in the hard corner with over 14,000 AADT on Raymond Road at Prairie Road
- Easy access to Beltline, West Town Mall, Downtown Madison
- Great use for owner-occupied users, dental offices (previous tenant), medical offices, urgent care, daycare, veterinary care, eye clinic, non-profit organizations, church, and more.
- The premise is intended for a single tenant on the entire building, so it's indivisible
- Sincere renters contact Bryan for more information– **626-283-8895, BZLMadison@gmail.com**

[Click here for property tour!](#)

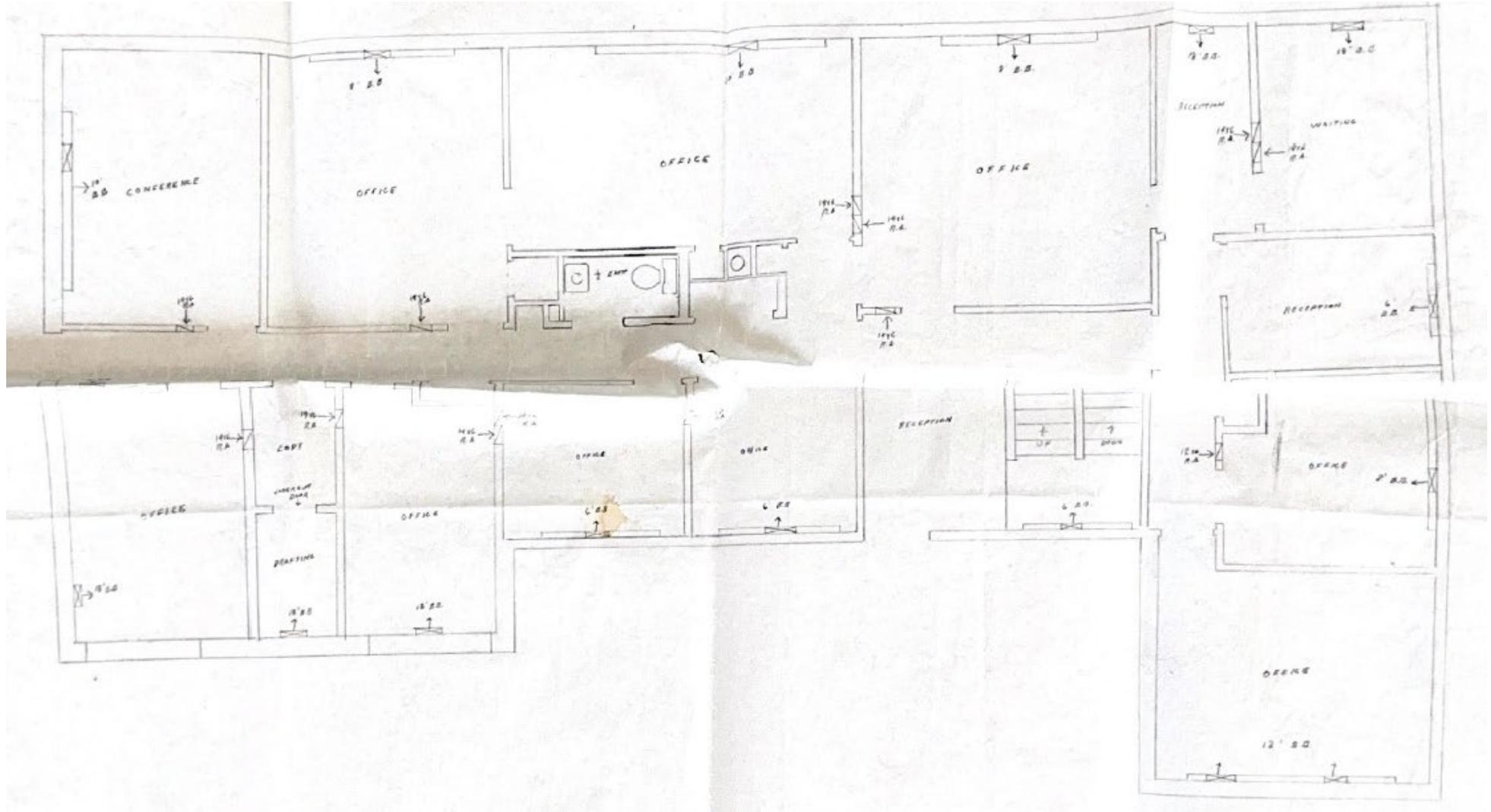
# Demographic & Traffic Counts



## Demographics & Traffic Counts

	1 Mile	3 Mile	5 Mile
Population (2022)	14,622	87,434	195,730
Number of Households	5,894	38,240	83,253
Average HH Income	\$92,217	\$106,094	\$105,327
Traffic Counts (2020)	14,061 AADT Raymond Rd at Prairie Rd		
	AADT-Annual Average Daily Traffic		

# Floor Plan – 1<sup>st</sup> Floor





# Exterior Photos



# Interior Photos

