

100 RIVER PL

MONONA, WI 53716



PROPERTY DESCRIPTION

Excellent subleasing opportunity. 3,046 sq/ft on the first floor with three separate exits, multiple offices with floor to ceiling windows facing the properties well maintained pond. Leased space included expansive lounge area with ample natural light and exterior door for direct access. This is an excellent opportunity for a business looking to grow into a larger commercial space, right off the beltline in Monona.

OFFERING SUMMARY

Lease Rate:	\$65,892.00 per year (MG)
Annual Rent/SqFt:	\$22.00
Available SF:	3,046 SF
Lot Size:	1.24 Acres
Zoning:	G2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,936	15,795	70,761
Total Population	5,627	34,878	156,981
Average HH Income	\$70,847	\$85,607	\$76,667



PREFERRED COMMERCIAL GROUP
Each office independently owned and operated

SARAH MOHAMMED

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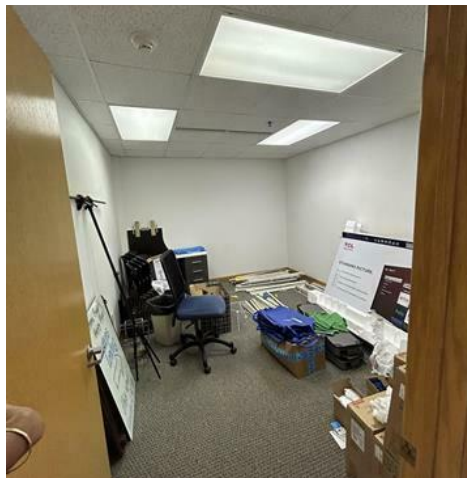
FOR LEASE

OFFICE SPACE

ADDITIONAL PHOTOS

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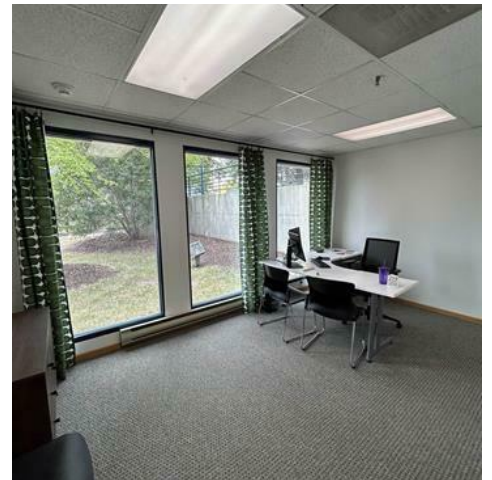
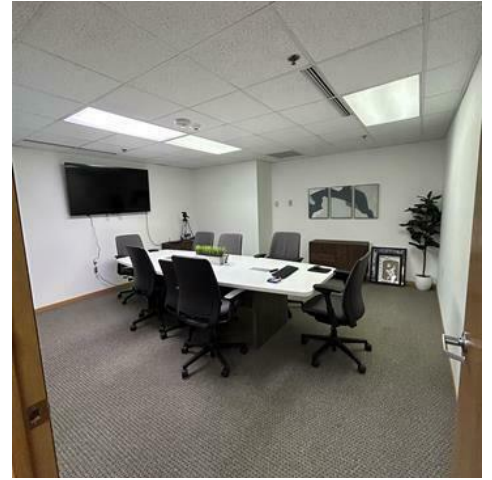
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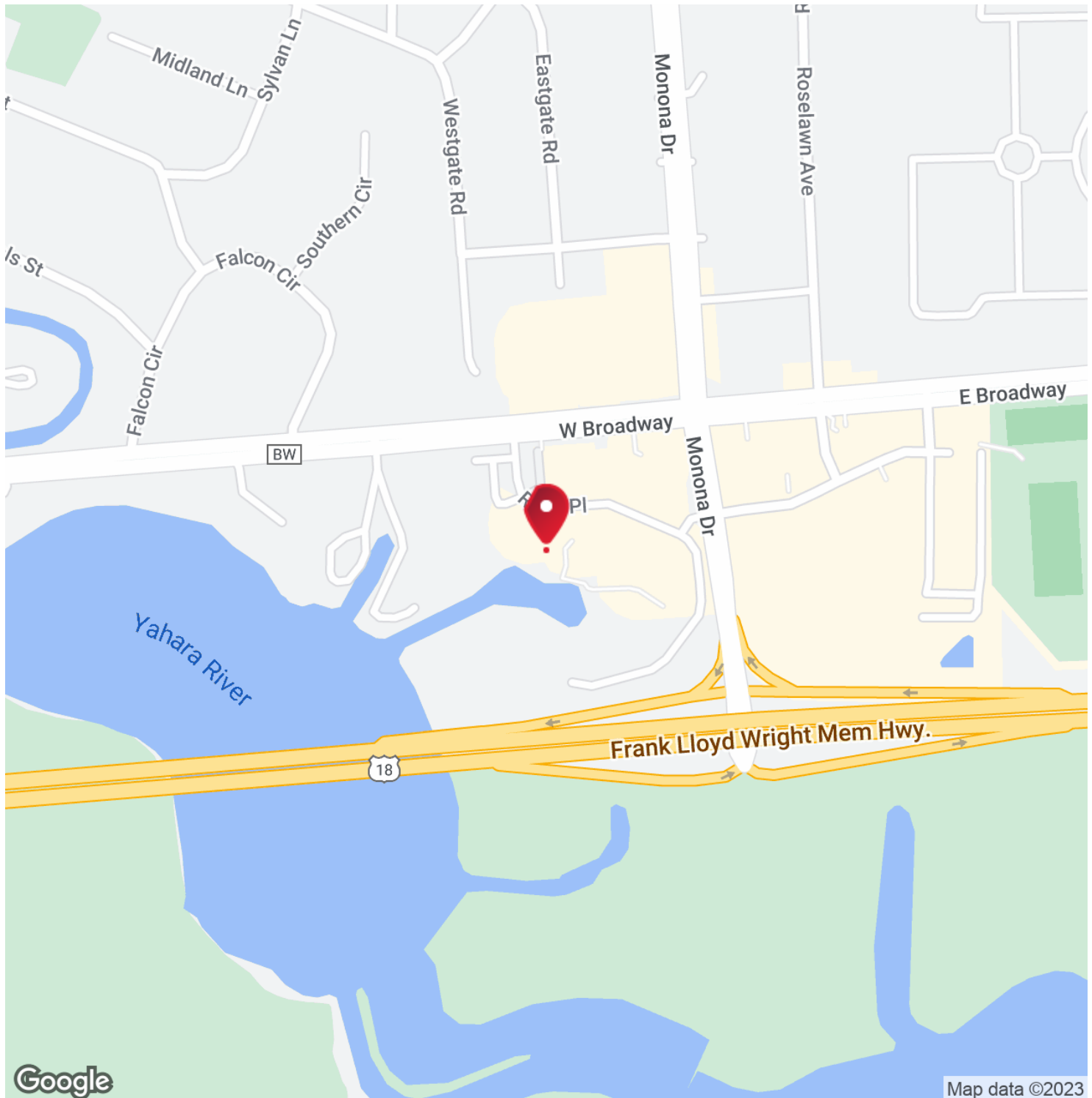
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LOCATION MAP

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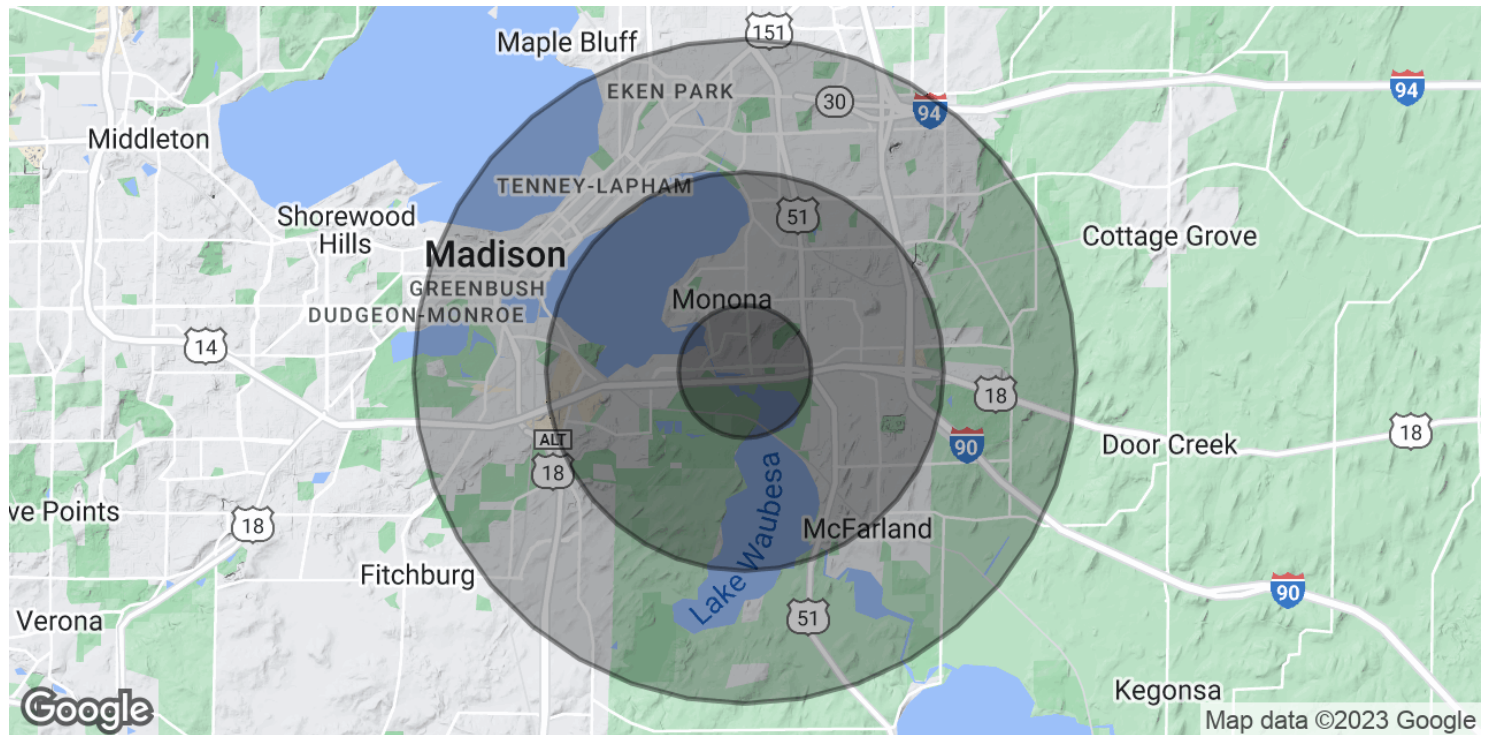
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,627	34,878	156,981
Average Age	43.8	40.4	33.6
Average Age (Male)	45.1	40.1	33.6
Average Age (Female)	44.3	41.1	34.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,936	15,795	70,761
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$70,847	\$85,607	\$76,667
Average House Value	\$271,925	\$248,224	\$225,306

* Demographic data derived from 2020 ACS - US Census



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