

**For Lease  
Retail & Office**

# **Prairie Oaks Center 1011-1057 North Edge Trail**

VERONA, WI 53593

**Price: \$13.00 - \$16.50/RSF  
MG**

**Tenant responsible for  
utilities, trash,  
phone/data, in-suite  
janitorial.**



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## PROPERTY SUMMARY

Prairie Oaks Center  
1011-1057 North Edge Trail | Verona, WI 53593



### Property Summary

Lease Rate:	\$13.00 -16.50/RSF
Lease Term:	Negotiable
Lease Type	Modified Gross
Tenant Responsibilities	Utilities, Trash, Phone/Data, Janitorial
Year Built:	1998
Parking:	127
Parking Ratio:	3.97

### Property Overview

Strong demographics and household income profile from surrounding residential neighborhood.

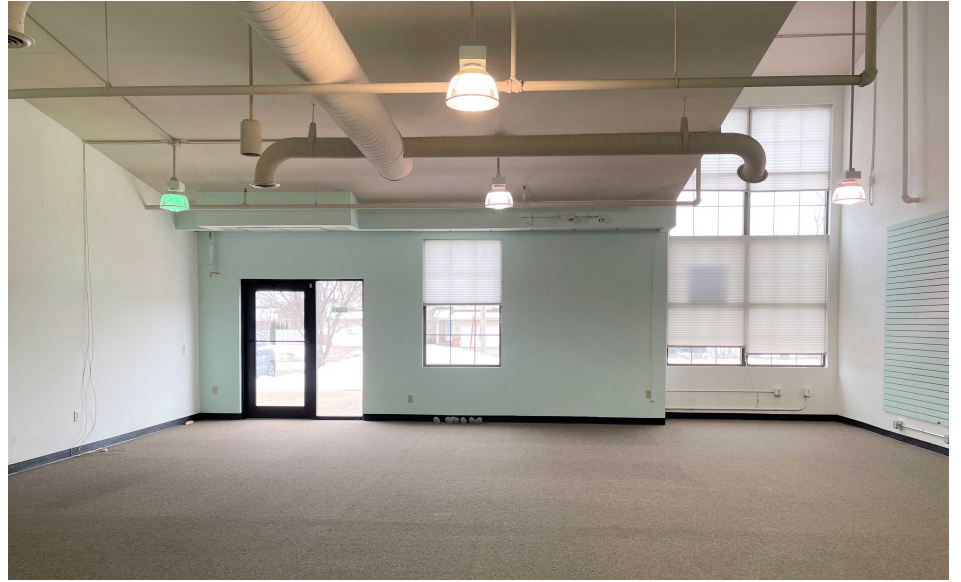
Nearby businesses include Milo's, Papa Murphy's, Draft House, Pasqual's, Monk's Bar & Grill, and Verona Area Schools.

Half a mile south of the new Whispering Coves Development that will add 259 residential units comprised of single-family lots and condo-style units



## PROPERTY PHOTOS

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## AVAILABLE SPACES

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### Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1035	1,555	Negotiable	\$16.50 /sf/yr	Office/Retail	Full Build-Out	Now
1039	3,955	Negotiable	\$13.00 /sf/yr	Office/Retail	Full Build-Out	Now
1043 (1,500-3,382)	3,382	Negotiable	\$13.00 /sf/yr	Office/Retail	Full Build-Out	Now

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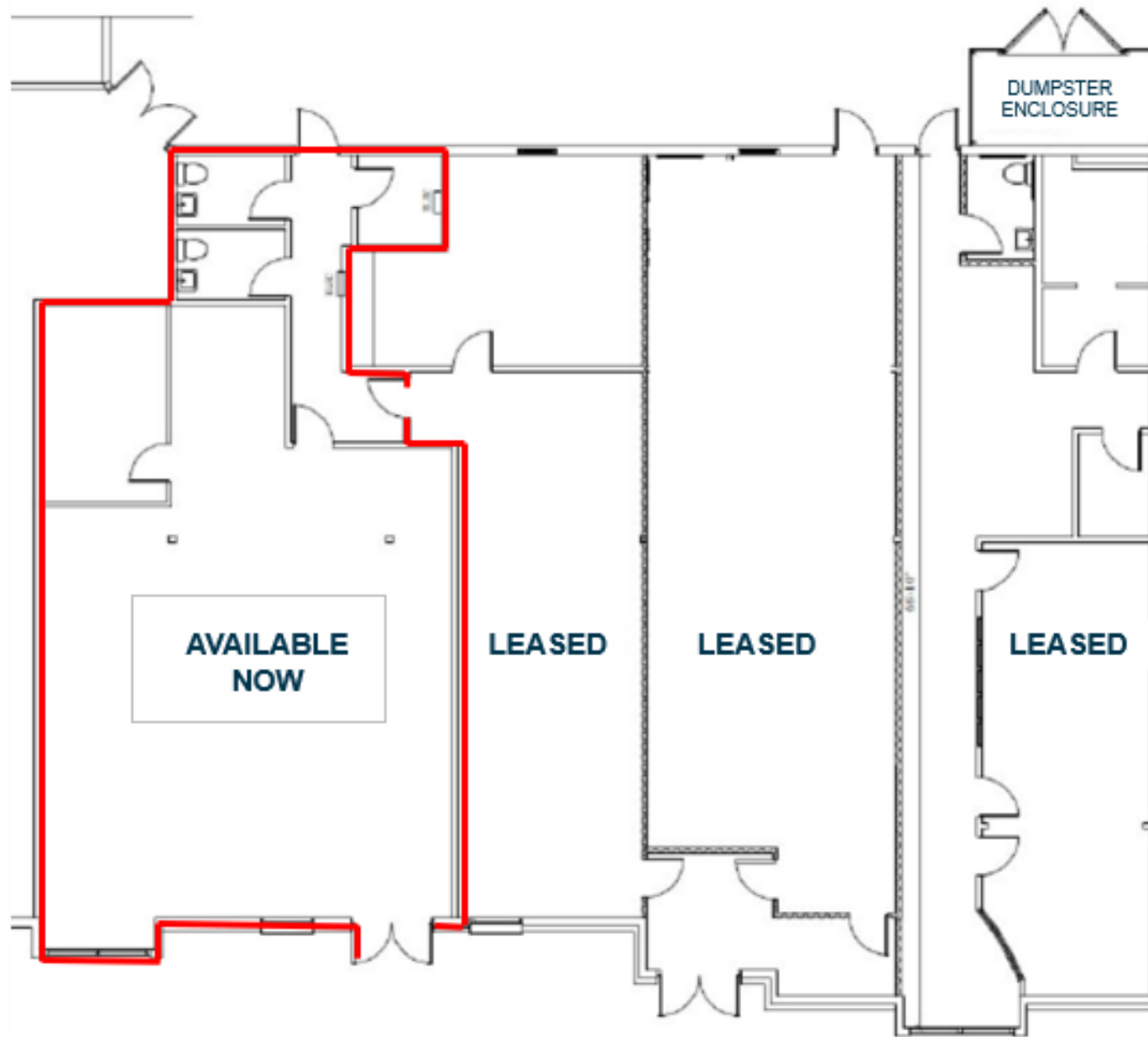
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## SUITE 1035 (1,555 RSF)

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## SUITE 1039 (3,955 RSF)

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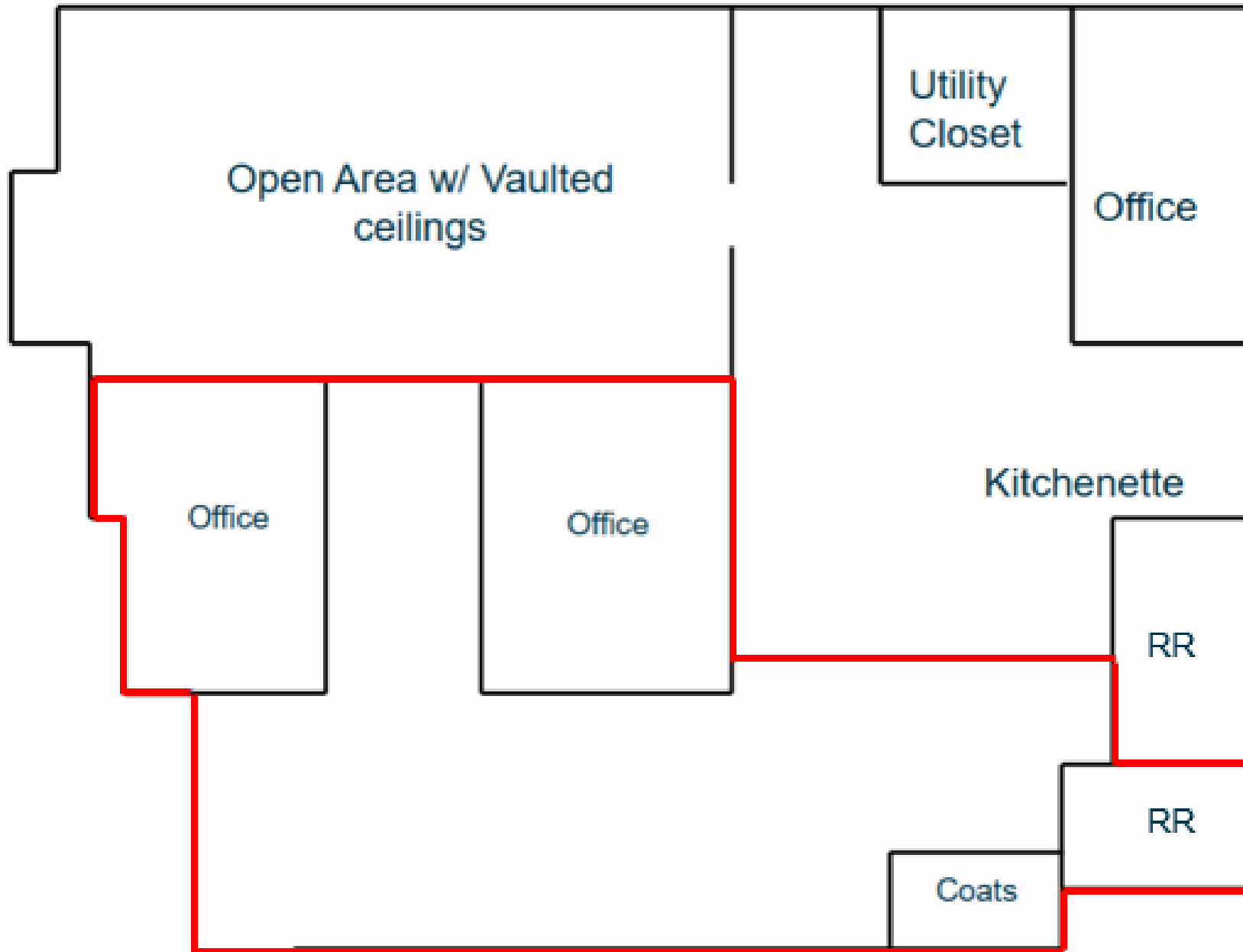
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## SUITE 1043 (1,500-3,382 RSF)

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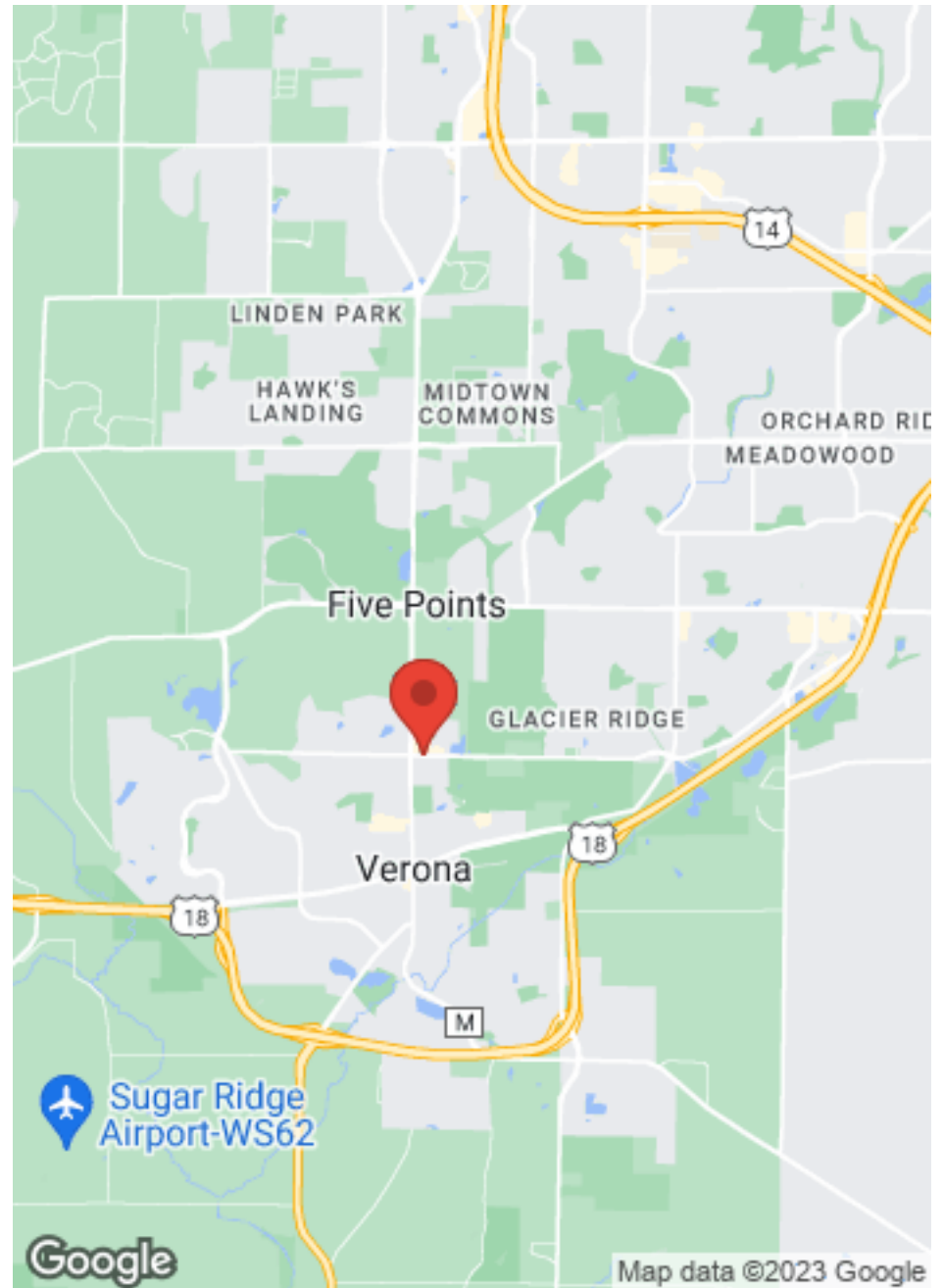
## LOCATION MAPS

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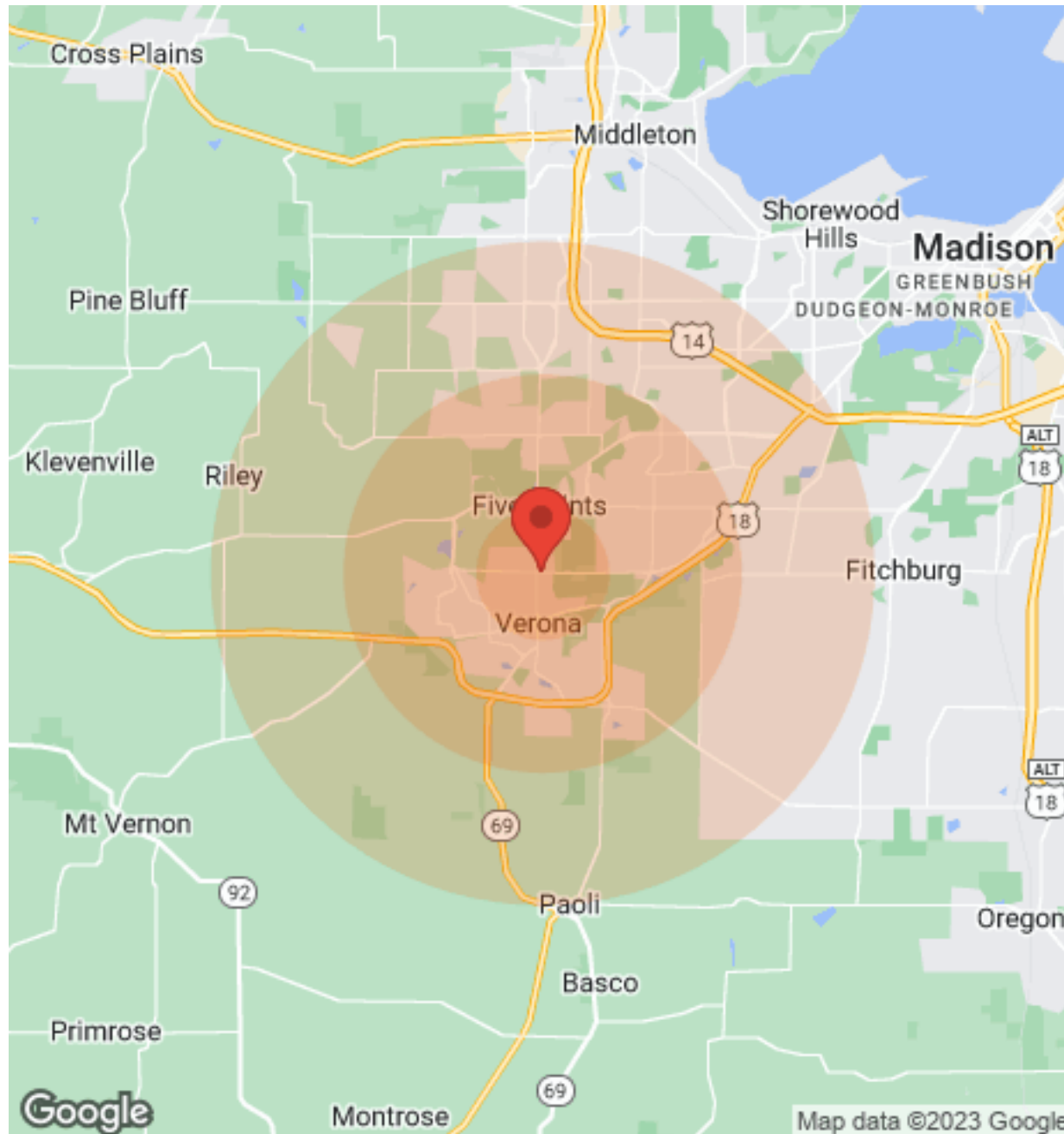


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,745	22,219	46,337
Female	2,725	22,936	48,671
Total Population	5,470	45,155	95,008

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,029	8,554	17,753
Ages 15-24	937	6,221	12,517
Ages 25-54	1,966	17,275	37,563
Ages 55-64	757	6,044	12,382
Ages 65+	781	7,061	14,793

Income	1 Mile	3 Miles	5 Miles
Median	\$91,691	\$82,483	\$71,467
< \$15,000	67	799	2,346
\$15,000-\$24,999	108	861	2,819
\$25,000-\$34,999	124	1,334	3,339
\$35,000-\$49,999	202	2,081	5,653
\$50,000-\$74,999	422	3,823	8,388
\$75,000-\$99,999	493	3,203	5,907
\$100,000-\$149,999	440	4,047	7,138
\$150,000-\$199,999	157	1,335	2,579
> \$200,000	142	1,033	2,423

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,374	19,487	43,281
Occupied	2,257	18,480	40,611
Owner Occupied	1,717	12,554	23,692
Renter Occupied	540	5,926	16,919
Vacant	117	1,007	2,670

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## DISCLAIMER

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