

# Shop & Outdoor Storage Yard

**FOR SALE**  
**2831 Capitol Drive**

SUN PRAIRIE, WI 53590

**Price: \$624,500**



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**GERARDO JIMENEZ**  
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# PROPERTY SUMMARY

2831 CAPITOL DRIVE



## Property Summary

Price:	\$624,500
Building SF:	5,760 (expandable)
Lot Size:	0.97 acres
Clear Height:	14' - 15' ft.
Grade Doors:	4 (12' X 14')
Lighting:	LED
Heating:	Radiant
Power:	200-amp
Sprinkler:	No
Yard:	1/2 acre

## Property Overview

Single-story building. Co-listed with Gerardo Jimenez of Sprinkman Real Estate. The building is set up for auto and truck maintenance and has floor drains, large overhead doors, a parts room and a restroom. The storage yard is gravel.

## Location Overview

Located in Sun Prairie, a vibrant and thriving community in northeastern Dane county, just east of the City of Madison. The City is well situated regionally, with excellent access to major transportation routes and facilities. Located along I39/90/94 and US 151 with the Dane County Regional Airport 20 minutes to the southwest and near the Wisconsin Southern Railroad of Wisconsin. Just twenty minutes from downtown Madison.

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

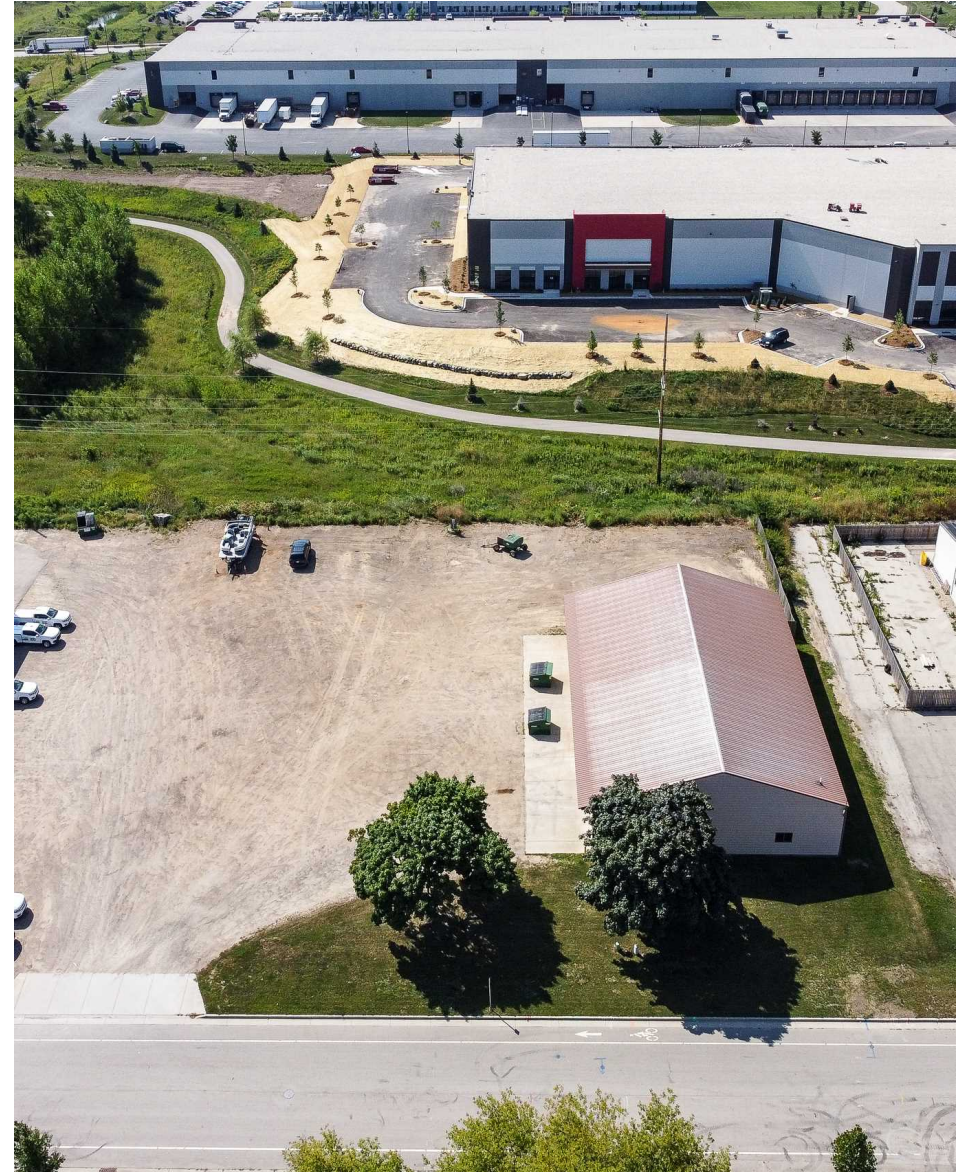
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# PROPERTY PHOTOS

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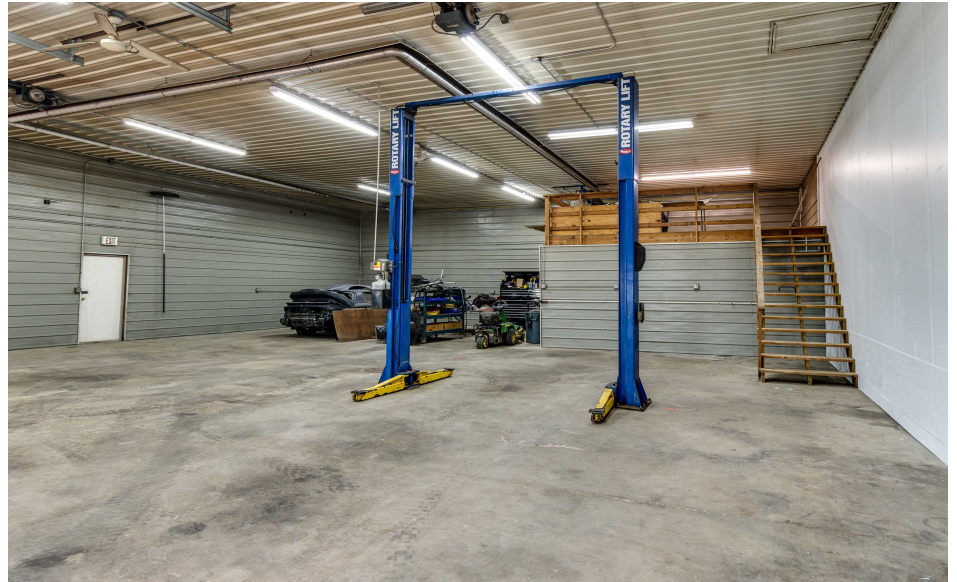
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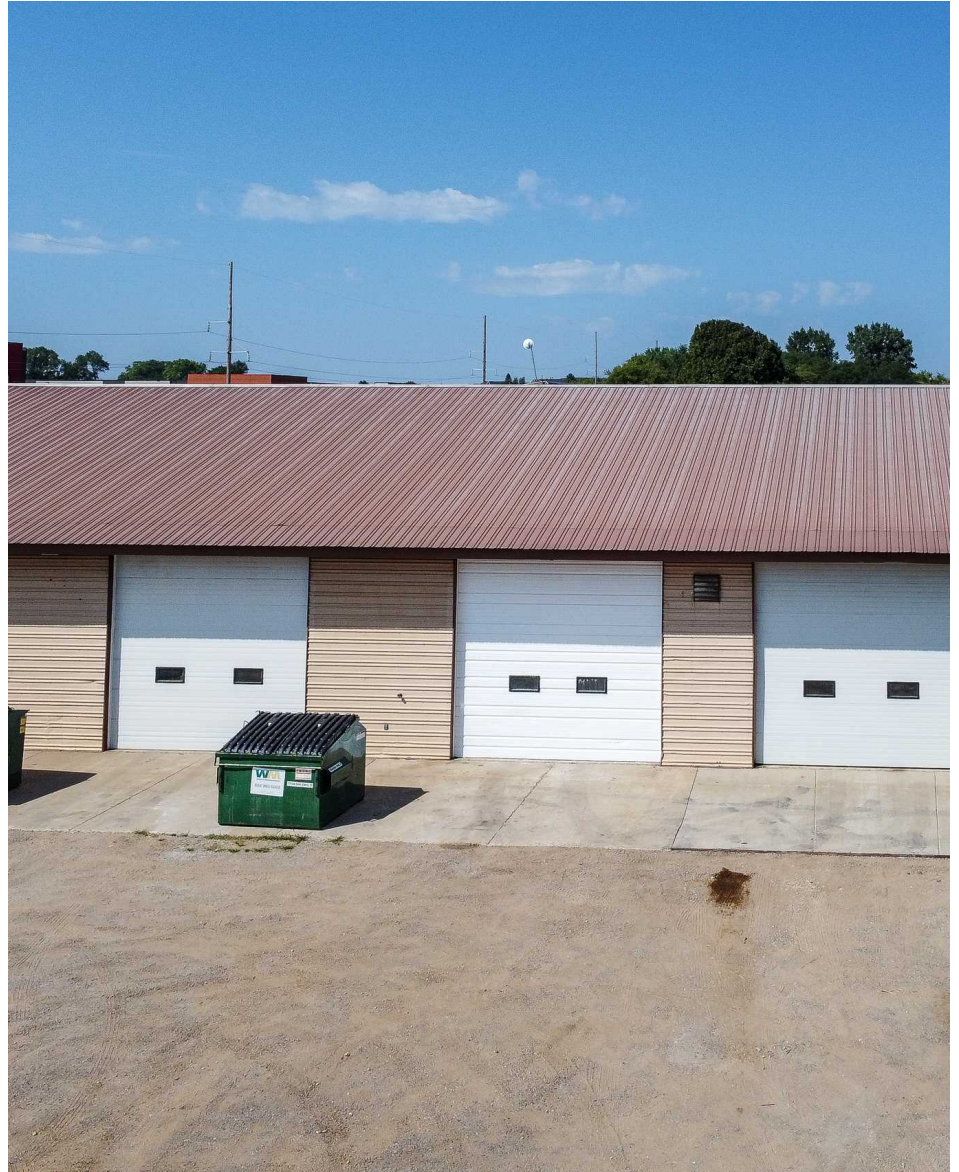
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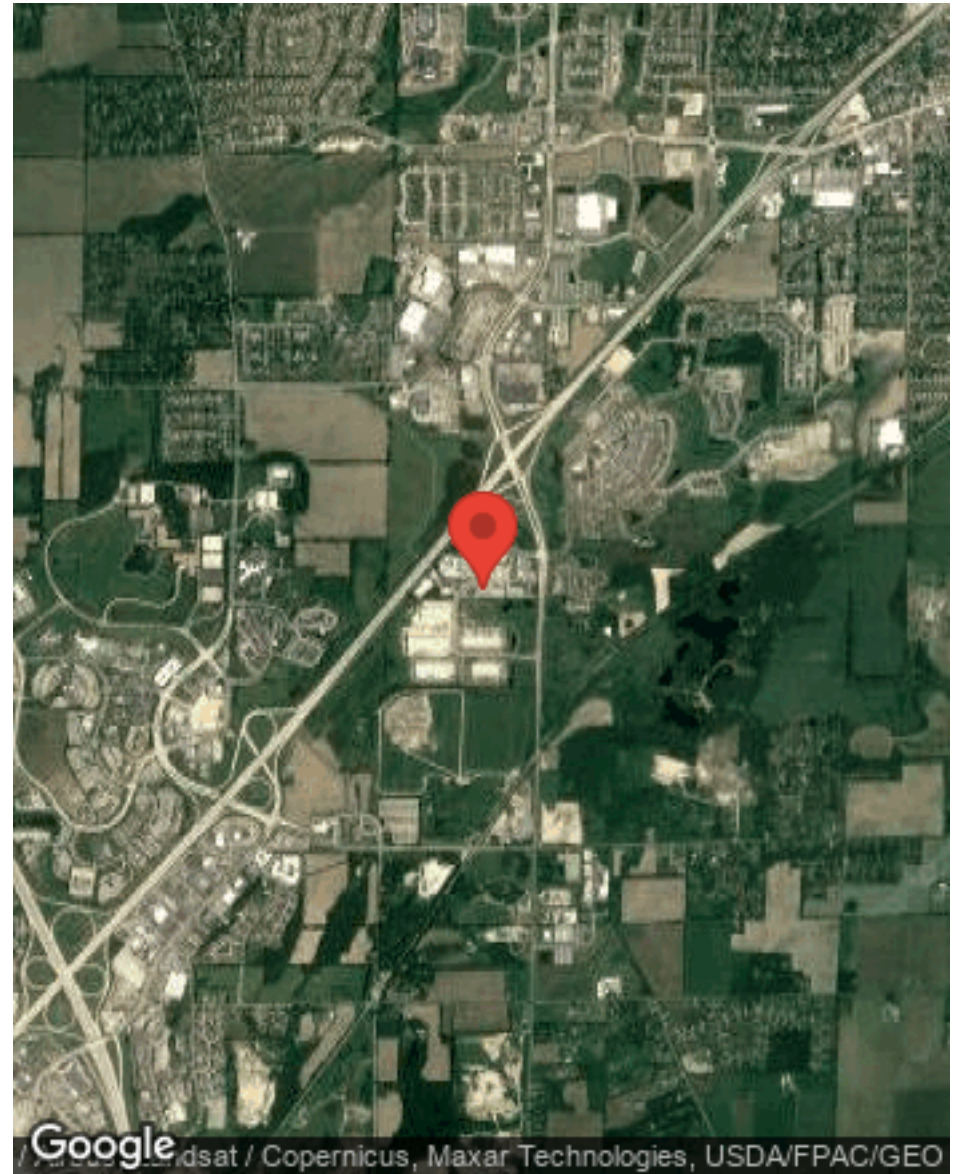
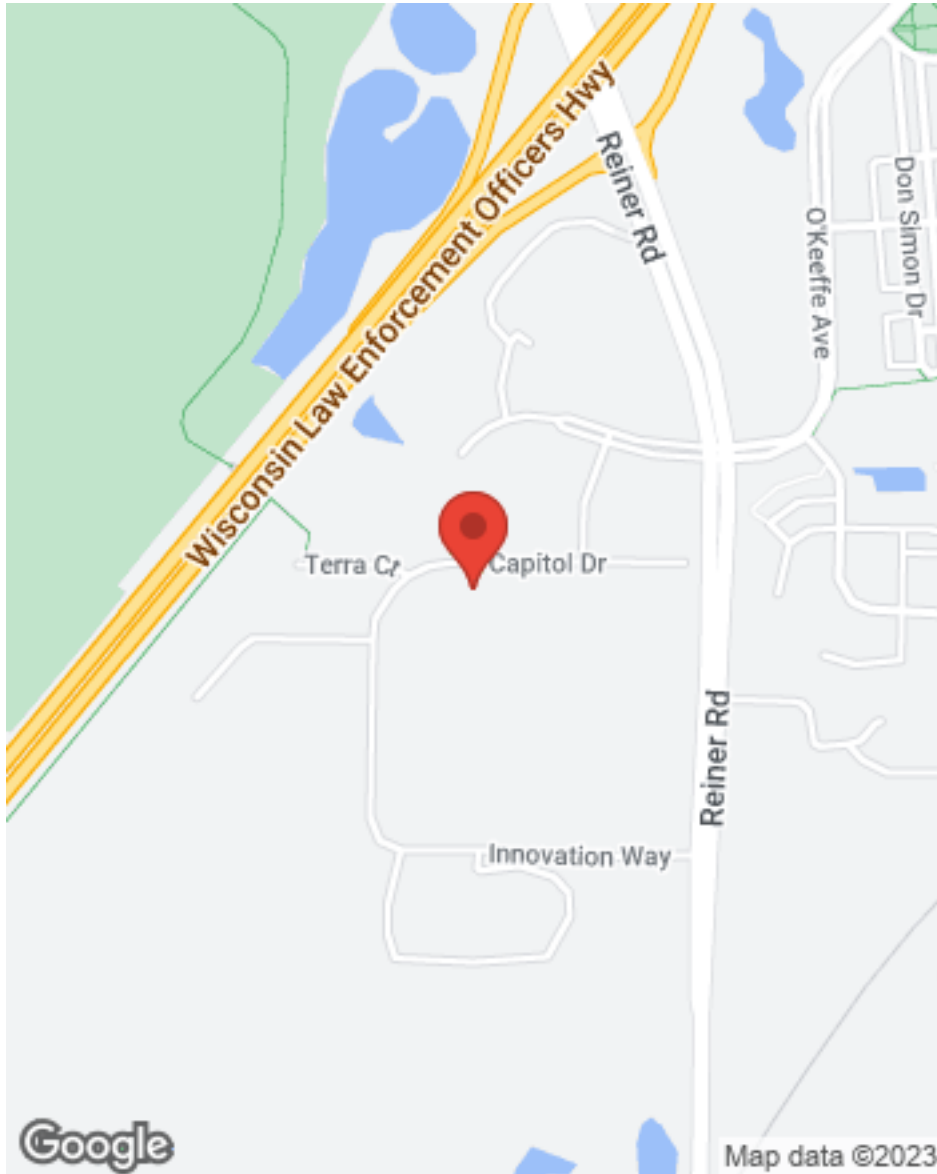
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# LOCATION MAPS

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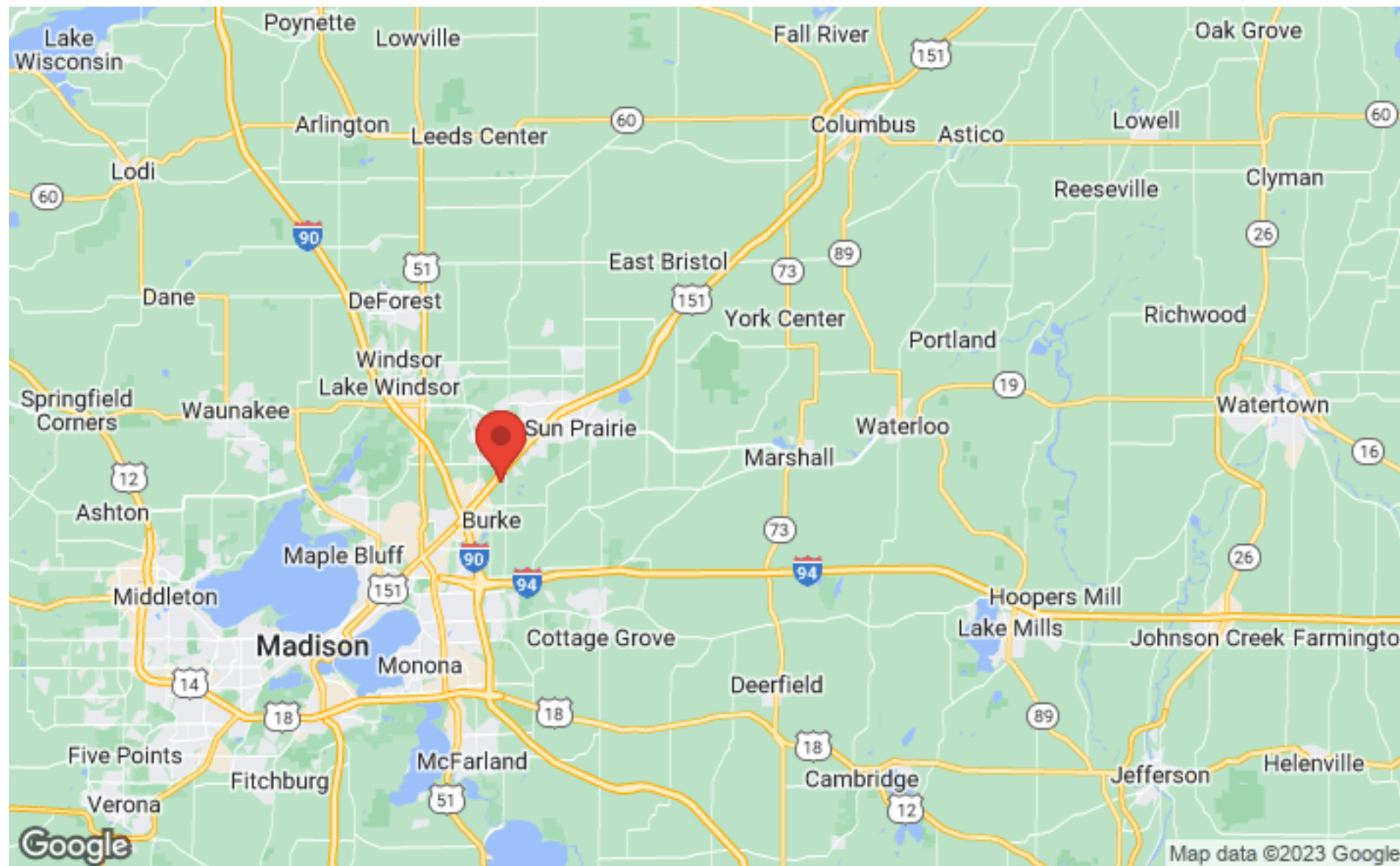
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# REGIONAL MAP

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# AERIAL MAP

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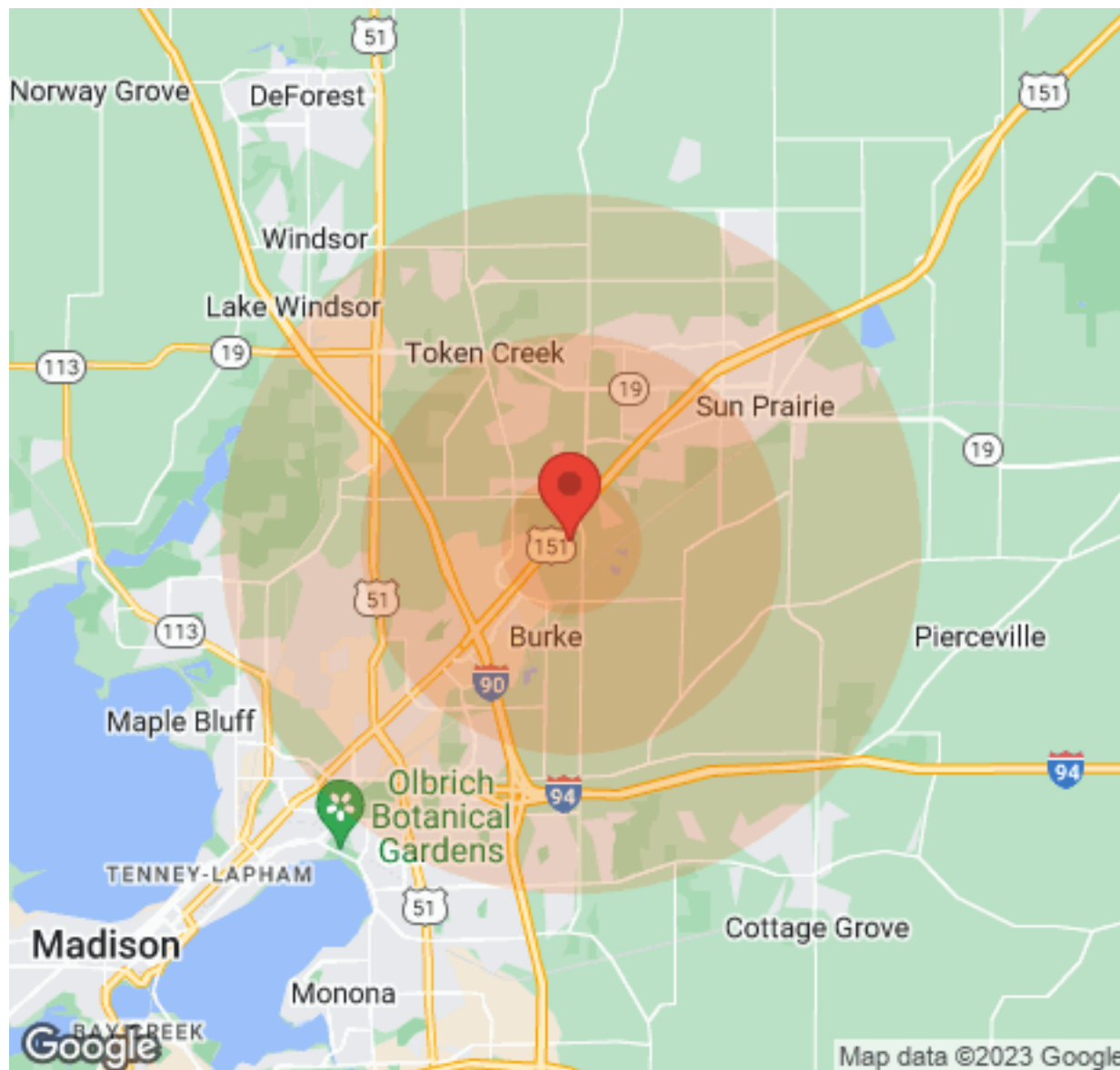
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	14,054	40,871
Female	N/A	13,367	40,831
Total Population	N/A	27,421	81,702

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	5,232	15,604
Ages 15-24	N/A	3,566	10,854
Ages 25-54	N/A	11,576	32,473
Ages 55-64	N/A	3,257	10,310
Ages 65+	N/A	3,790	12,461

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$61,442	\$60,087
< \$15,000	N/A	690	2,377
\$15,000-\$24,999	N/A	835	2,729
\$25,000-\$34,999	N/A	1,205	3,095
\$35,000-\$49,999	N/A	1,509	4,308
\$50,000-\$74,999	N/A	2,594	7,507
\$75,000-\$99,999	N/A	2,020	5,942
\$100,000-\$149,999	N/A	1,906	5,512
\$150,000-\$199,999	N/A	515	1,446
> \$200,000	N/A	210	651

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	11,958	34,803
Occupied	N/A	11,229	32,845
Owner Occupied	N/A	5,977	19,974
Renter Occupied	N/A	5,252	12,871
Vacant	N/A	729	1,958

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## PRESENTED BY:

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