RETAIL / OFFICE FOR LEASE

5266 Williamsburg Way

FITCHBURG, WI 53719

Price: $16.00 - $17.00 P/SF NNN

AVAILABLE NOW

NO FOOD OR RESTAURANT USES ALLOWED

Oakbrook
Integrated Real Estate Services

KATIE WEST
Commercial Real Estate Broker
(608) 443-1023
kwest@oakbrookcorp.com

PROPERTY SUMMARY

5266 WILLIAMSBURG WAY

Property Summary

Lease Rate:	$16.00 - $17.00
Lease Term:	3 + years
Available SF:	2,400
Renovated:	2023
Parking:	60
Parking Ratio:	6.68
Zoning:	G2

Property Overview

Endcap retail/office space for lease with adjacent outdoor yard/patio space. Lighted intersection of Williamsburg Way & Verona Road at the new roundabout. Large pylon sign plus building signage. Over 50,000 vehicles per day traffic count. 1,200 square feet of basement/storage space included. Office or retail types of uses preferred.

No food or restaurant uses allowed. Landlord shall offer the suite in whitebox condition, ready for tenant improvements.

Location Overview

Located at the intersection of Williamsburg Way and Verona Road/Hwy 18/151 in Fitchburg, at the new roundabout. Excellent highway visibility. Within 10-15 minutes of downtown Madison and the UW Campus. 10 minutes from Epic Systems.

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2 Science Court, Suite 200
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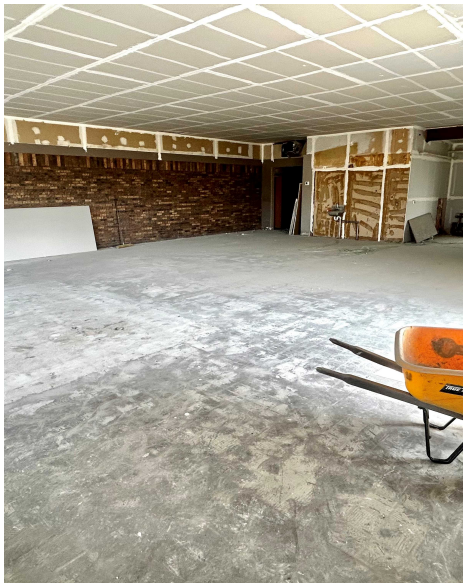
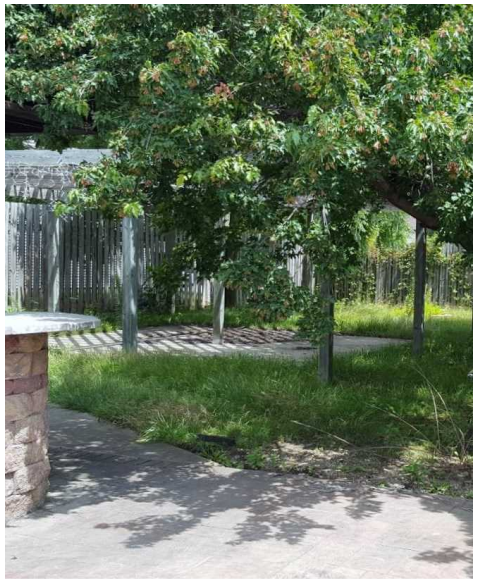
PROPERTY PHOTOS

5266 WILLIAMSBURG WAY





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FLOOR PLAN

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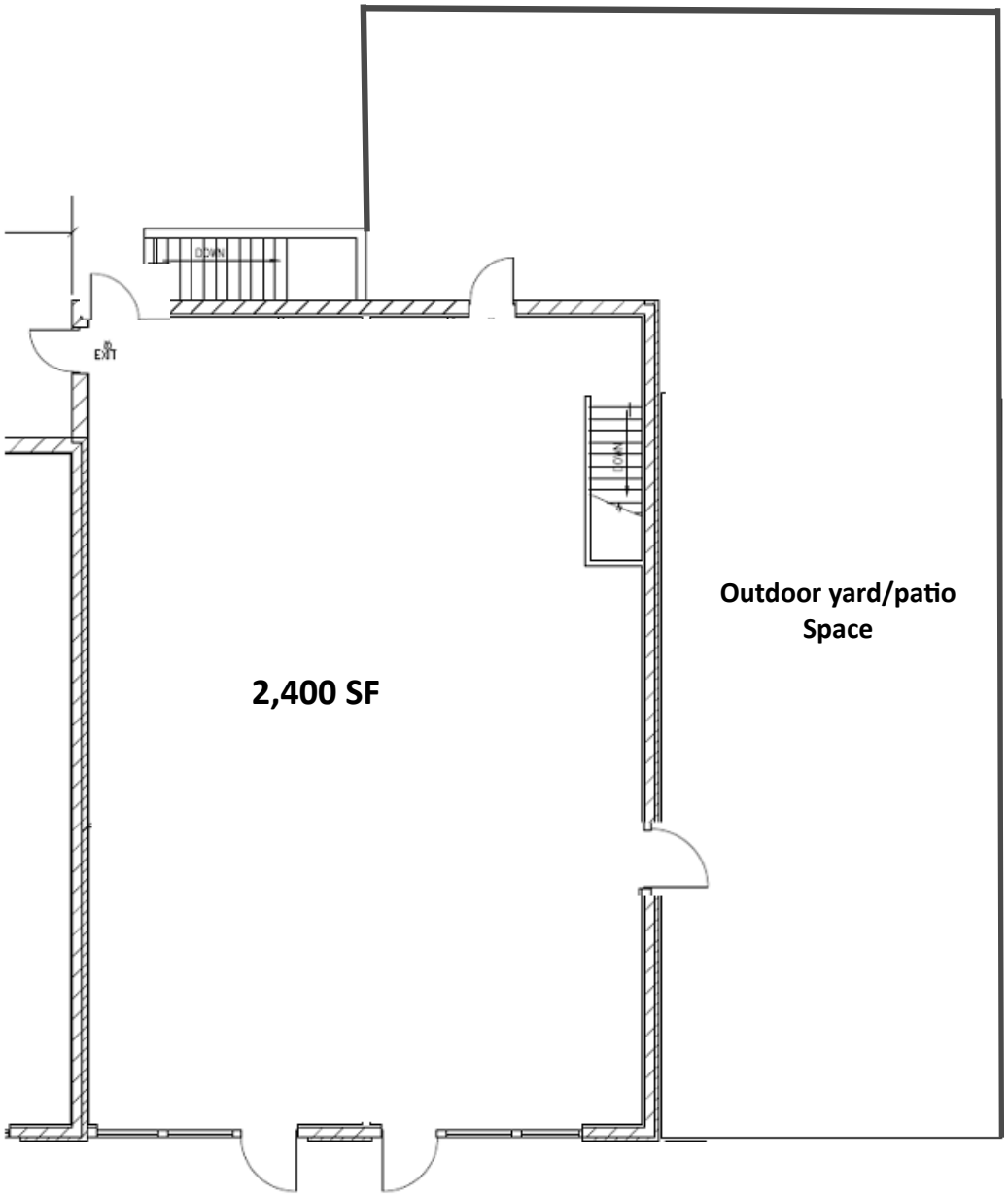

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SITE PLAN

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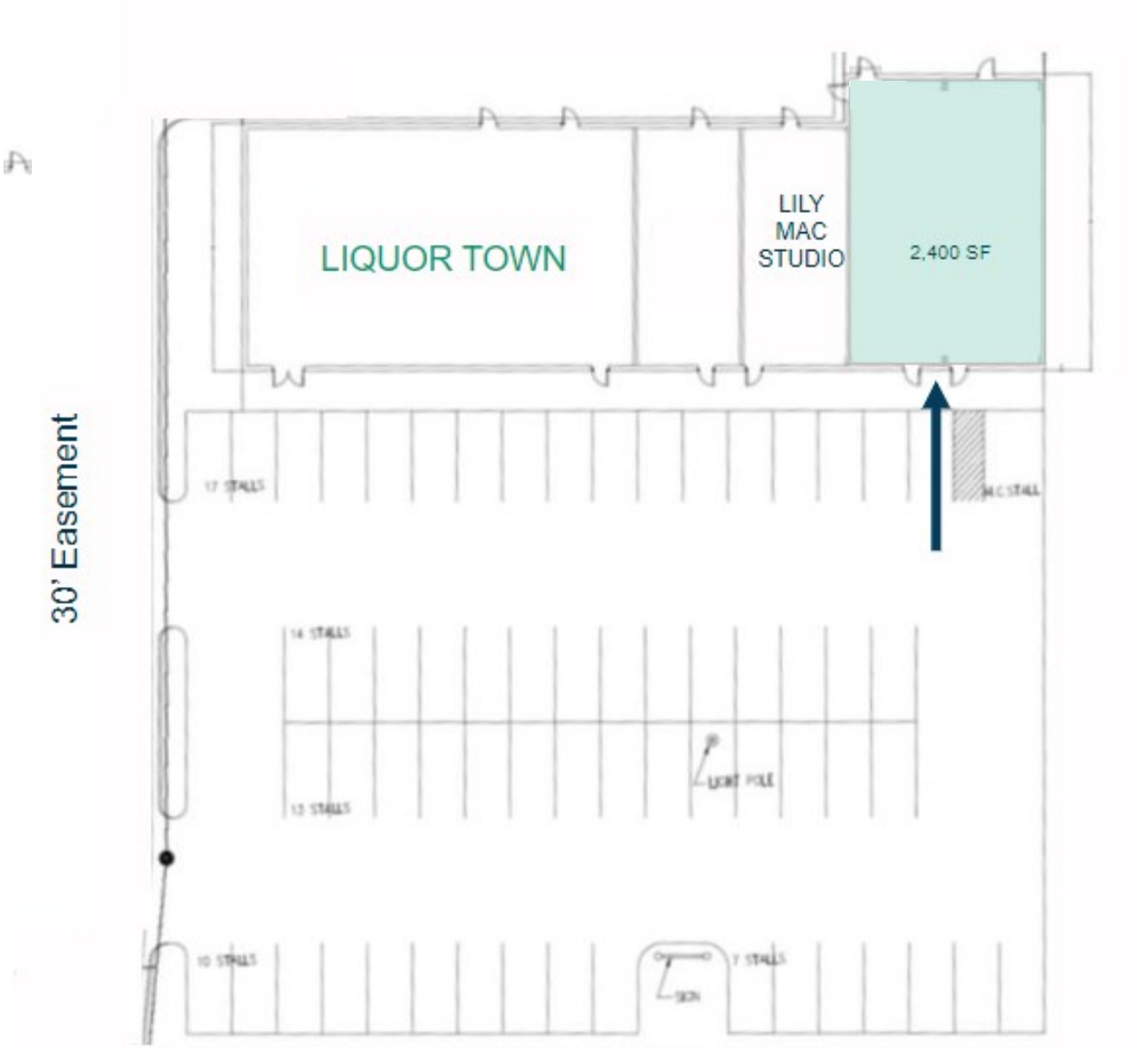

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LOCATION MAPS

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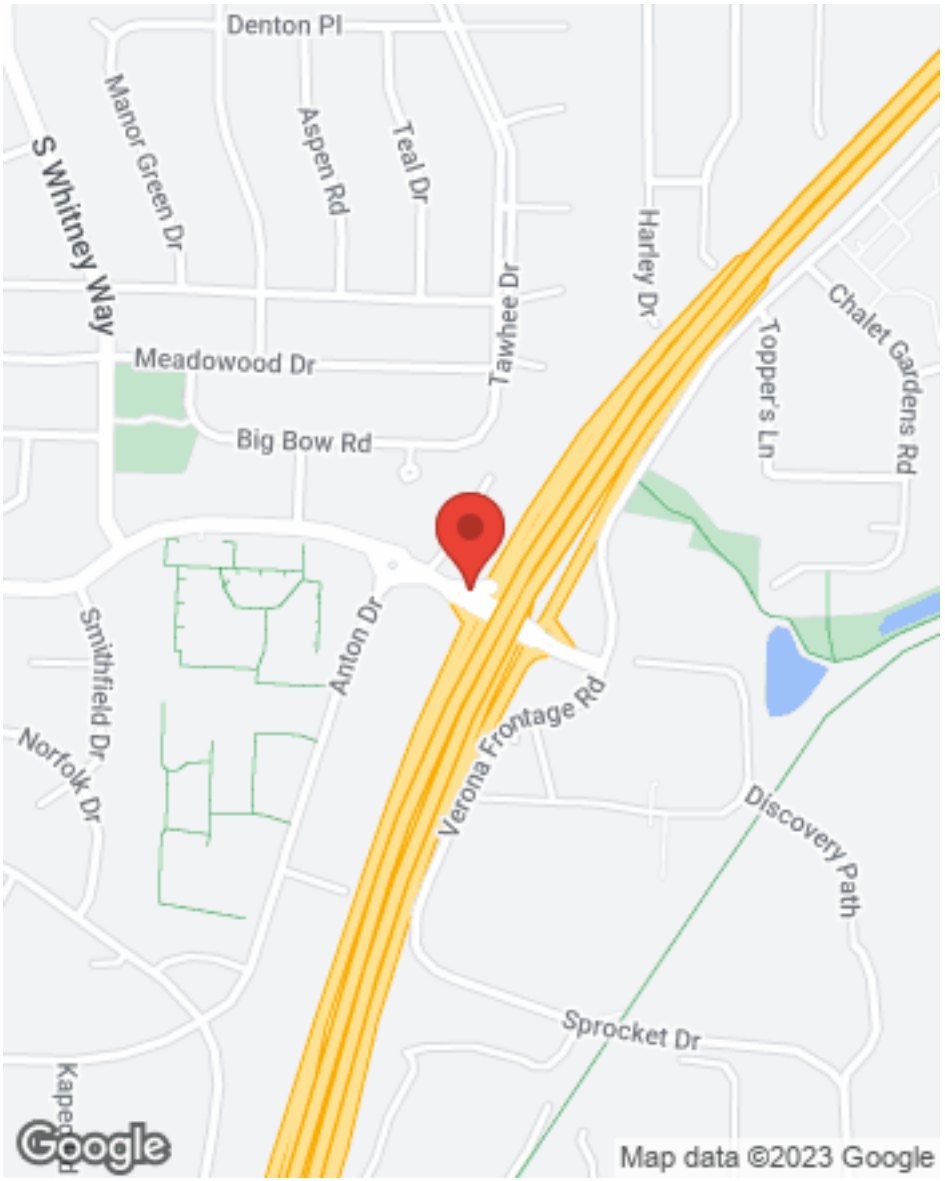

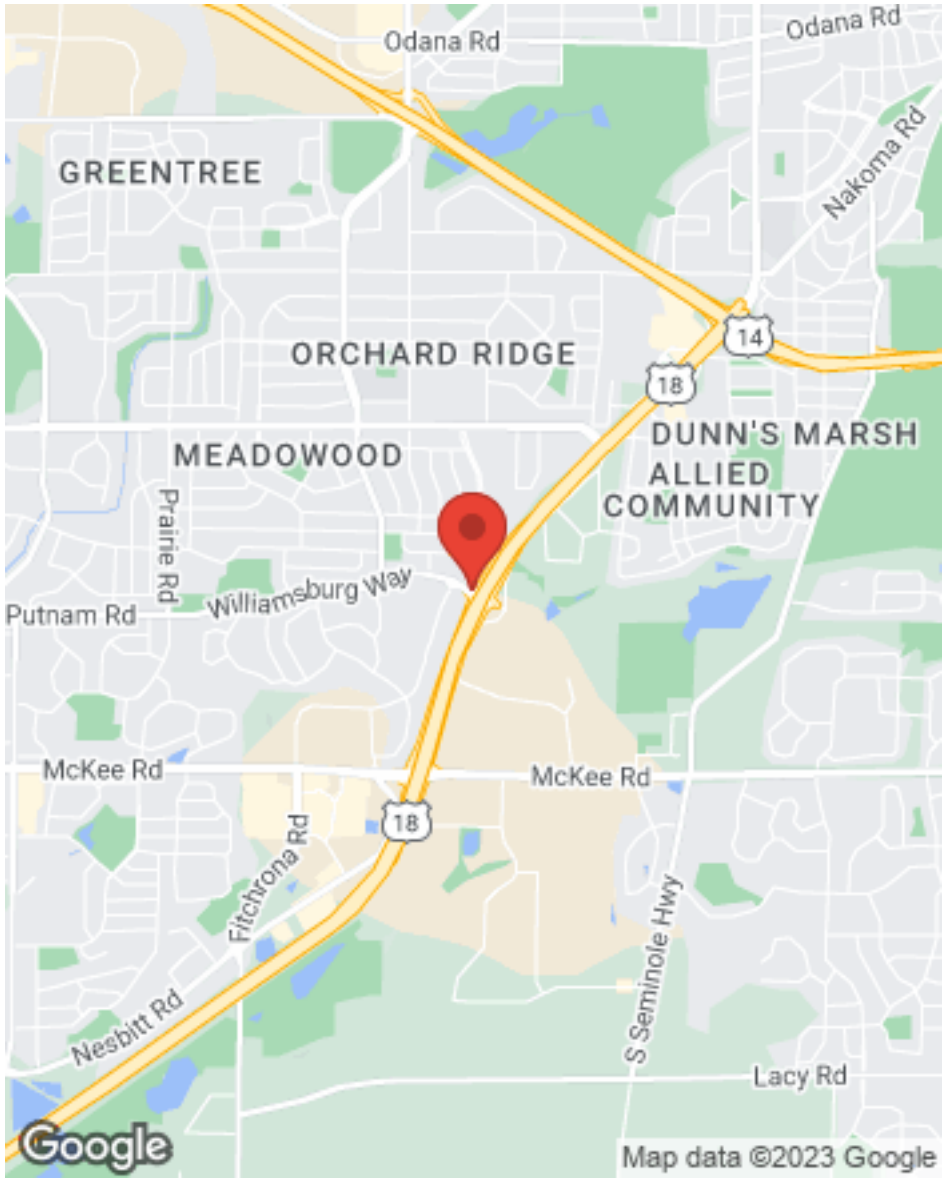

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REGIONAL MAP

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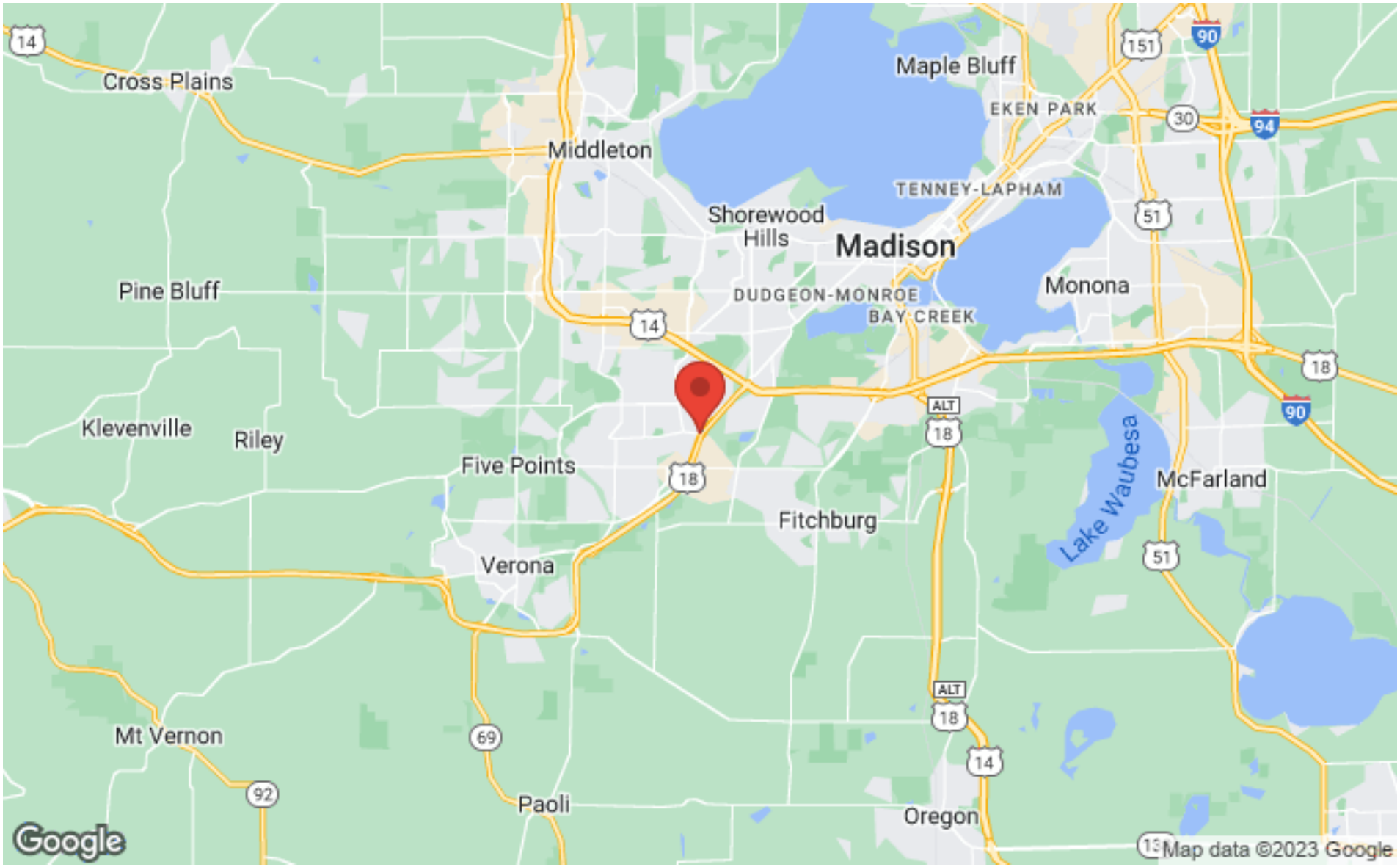

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AERIAL MAP

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DEMOGRAPHICS

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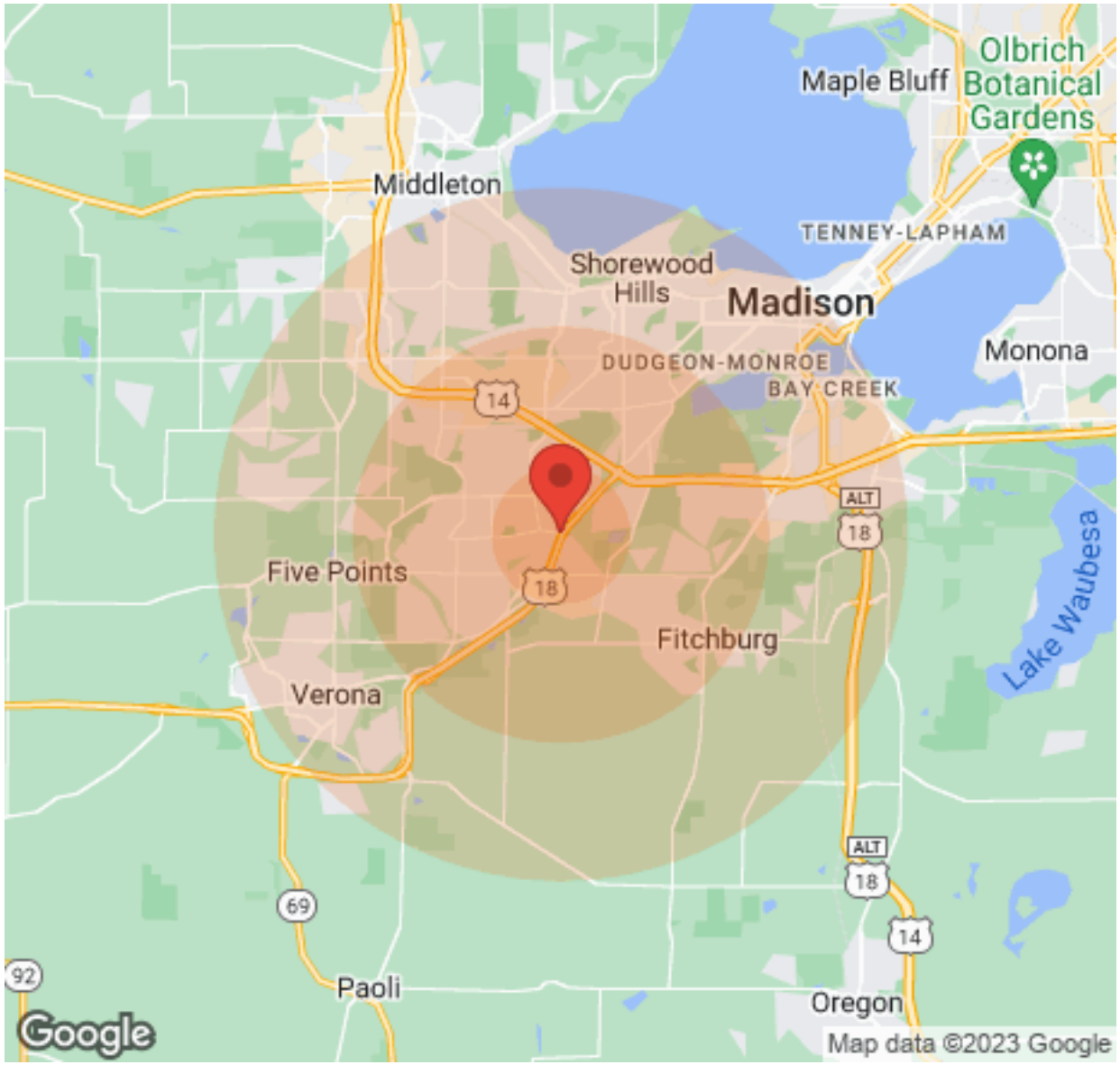

Population	1 Mile	3 Miles	5 Miles
Male	6,165	38,635	87,999
Female	6,738	41,155	92,192
Total Population	12,903	79,790	180,191

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,946	15,413	30,691
Ages 15-24	1,792	10,007	21,276
Ages 25-54	5,166	33,070	79,441
Ages 55-64	1,361	9,731	21,797
Ages 65+	1,638	11,569	26,986

Income	1 Mile	3 Miles	5 Miles
Median	$60,402	$67,857	$65,027
< $15,000	406	2,359	8,372
$15,000-$24,999	574	2,822	6,453
$25,000-$34,999	598	3,240	6,712
$35,000-$49,999	778	4,954	10,669
$50,000-$74,999	1,281	7,182	13,953
$75,000-$99,999	821	4,851	10,137
$100,000-$149,999	505	5,155	10,965
$150,000-$199,999	151	1,785	4,372
> $200,000	49	1,722	4,220

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,593	36,488	80,600
Occupied	5,172	34,252	75,866
Owner Occupied	2,405	19,104	39,740
Renter Occupied	2,767	15,148	36,126
Vacant	421	2,236	4,734

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PRESENTED BY:

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