



800 W. Broadway, Suite 400, Monona, WI 53716
608-327-4021 • www.galwaycompanies.com

For more information on this
property, please contact:

Steve Doran

Direct: (608) 327- 4006

Cell: (608) 347-6208

sdoran@galwaycompanies.com

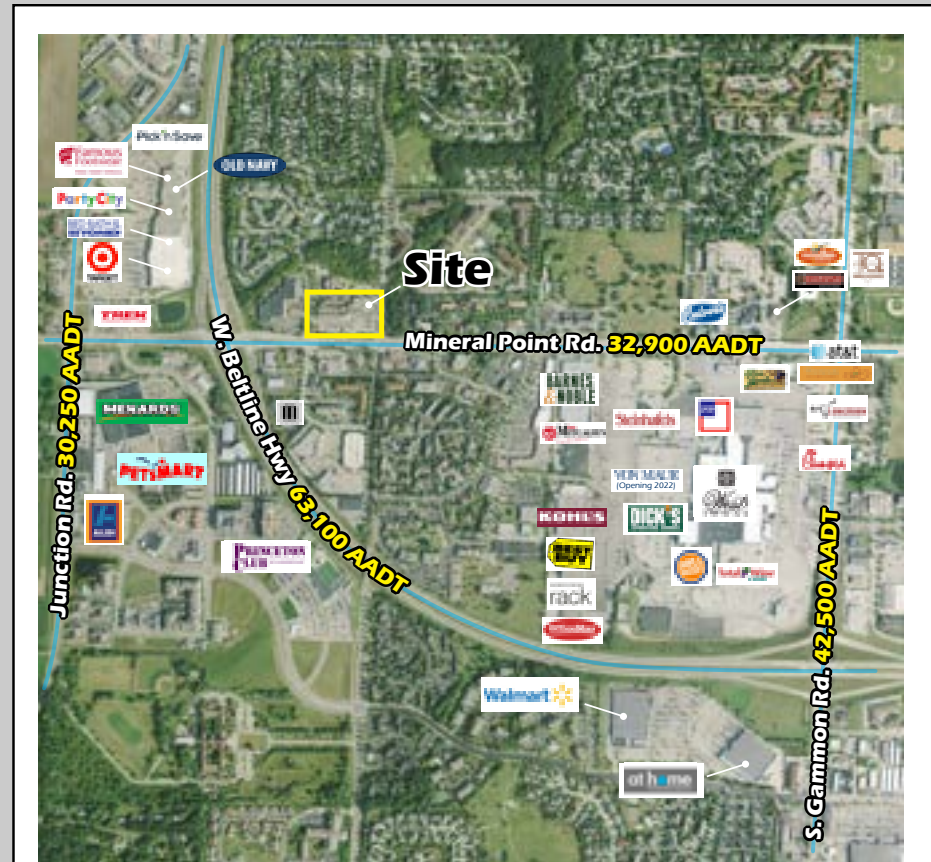
Property Overview and Tenant List

50,876 sq. ft. multi-tenant shopping center located on Madison's affluent west side. Shopping Center anchored by Walgreens, Men's Warehouse, Firehouse Subs, and Toppers Pizza. Property is adjacent from Target, Pick n' Save, Bed Bath Beyond, and several other national retailers. The property is located on the hard corner of Mineral Point Road (32,900 AADT) and Tree Lane (4,397 AADT). This shopping center is located in the West Towne Mall trade area (a CBL owned regional mall with in excess of \$454.00/sq. ft. average sales). One space remaining totaling 3,351 sq. ft. in size.

Tenant	Square Feet
Men's Warehouse	6,292
Lily Mac Studio	1,219
Bright Dental	3,461
Dairy Queen	752
Felly's Flowers	2,399
Firehouse Subs	3,154
Topper's Pizza	1,629
Verizon Wireless	2,505
F45 Training	2,507
Available	3,351
U-Frame-It	3,744
Madcat	6,044
Walgreens	13,819
Total	50,876

3,351 Sq. Ft. Lease Rate: \$25.00/sq. ft. (NNN)

*NNN Estimate: \$5.00/sq. ft.



Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	11,049	76,696	156,900	349,842
Average Household Income	\$111,625	\$128,656	\$129,366	\$112,431



800 W. Broadway, Suite 400, Monona, WI 53716
608-327-4021 • www.galwaycompanies.com

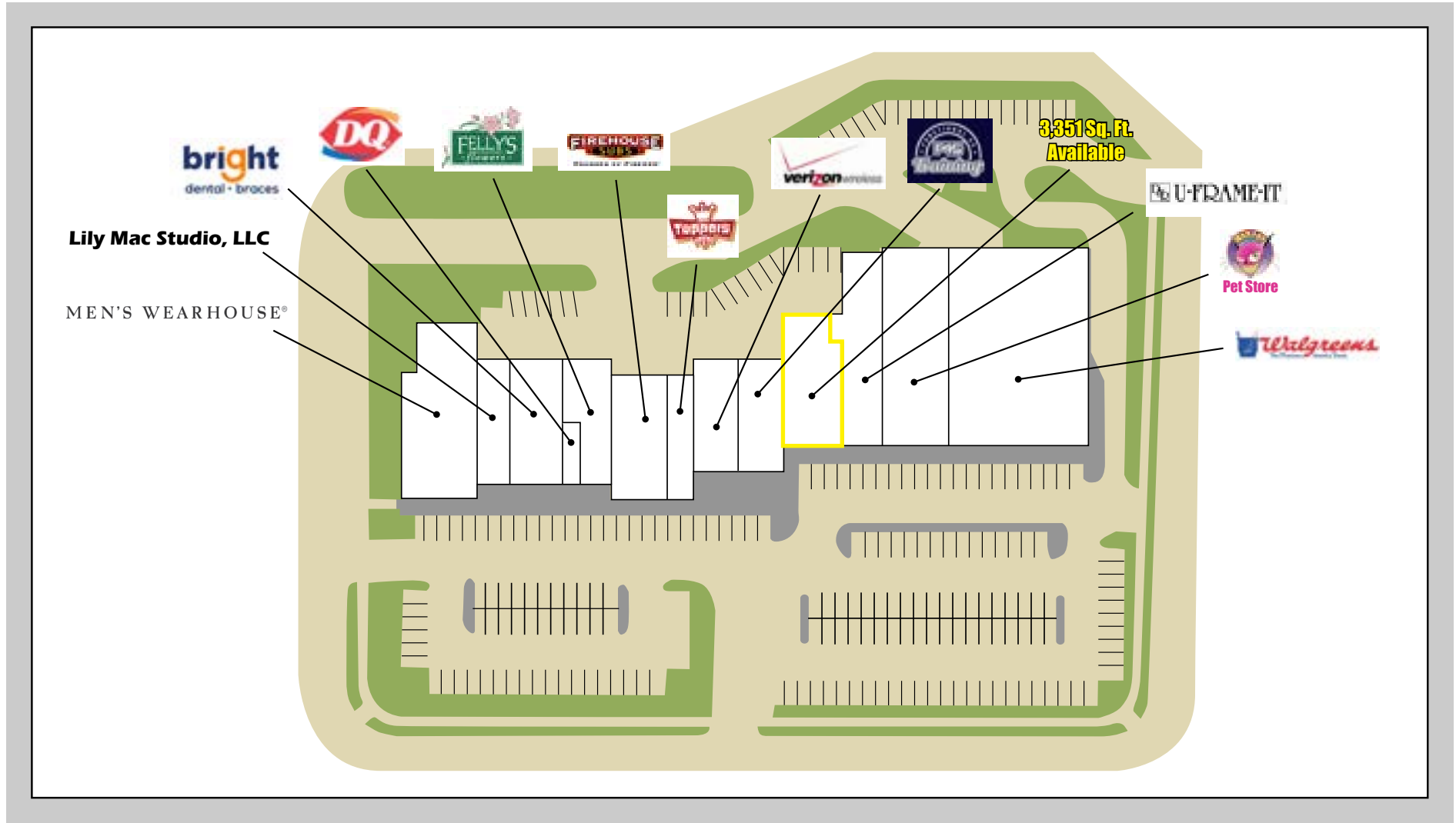
For more information on this property, please contact:

Steve Doran

Direct: (608) 327- 4006

Cell: (608) 347-6208

sdoran@galwaycompanies.com



800 W. Broadway, Suite 400, Monona, WI 53716
608-327-4021 • www.galwaycompanies.com

For more information on this property, please contact:

Steve Doran

Direct: (608) 327- 4006

Cell: (608) 347-6208

sdoran@galwaycompanies.com