

5,230 SF OFFICE/RETAIL FOR LEASE

5902 Raymond Road, Madison, WI



FOR LEASE
Retail/Office
(Dental, Clinic, Daycare, etc)
Contact **626-283-8895**
Bryan BZLMadison@gmail.com

UNDER RENOVATION



BZL
Properties

Property Snapshot

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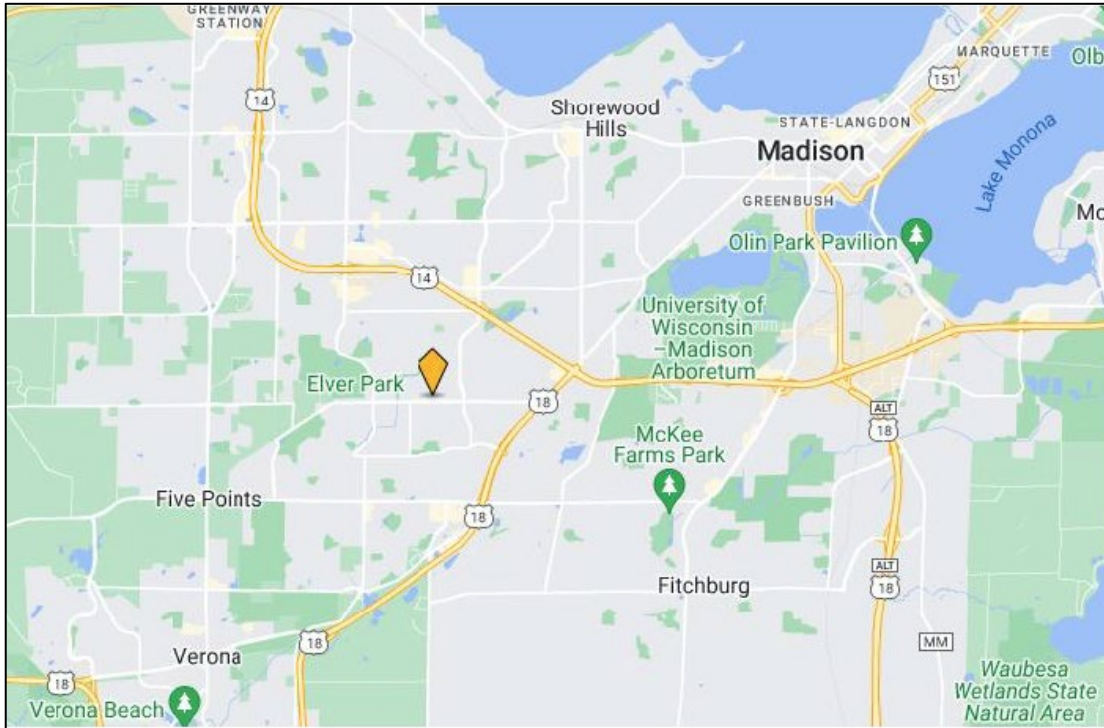
Size	5,230 SF
	• 2,736 SF 1 st Floor
	• 2,494 SF Basement
Parcel Size	0.51 Acres
Year Built	1959/2023
Parking	18 Stalls
Zoning	NMX
Rent Amount	\$5,000/Month
Rent - Total/SF	\$11.47/SF
Lease Type	NNN Lease
Term	3 Year Minimum

Property Profile

- Stand-alone building with abundant parking spaces and large windows throughout the property
- Fully remodeled in 2023 with brand new asphalt parking, painting, new flooring, and outdoor deck
- 10+ office rooms on the first floor, and the basement has a men and women bathroom with shower capability and a separate entrance from the lower north door
- Excellent visibility in the hard corner with over 14,000 AADT on Raymond Road at Prairie Road
- Easy access to Beltline, West Town Mall, Downtown Madison, University of Wisconsin- Madison
- Great use for owner-occupied users, dental offices (previous tenant), eye clinic, urgent care, physical therapy, veterinary care, medical offices, daycare (sprinkler system is required), non-profit organizations, church, and more
- The premise is indivisible, so for a single tenant use only
- Sincere renters contact Bryan for more information– **626-283-8895, BZLMadison@gmail.com**

[Click here for property tour!](#)

Demographic & Traffic Counts

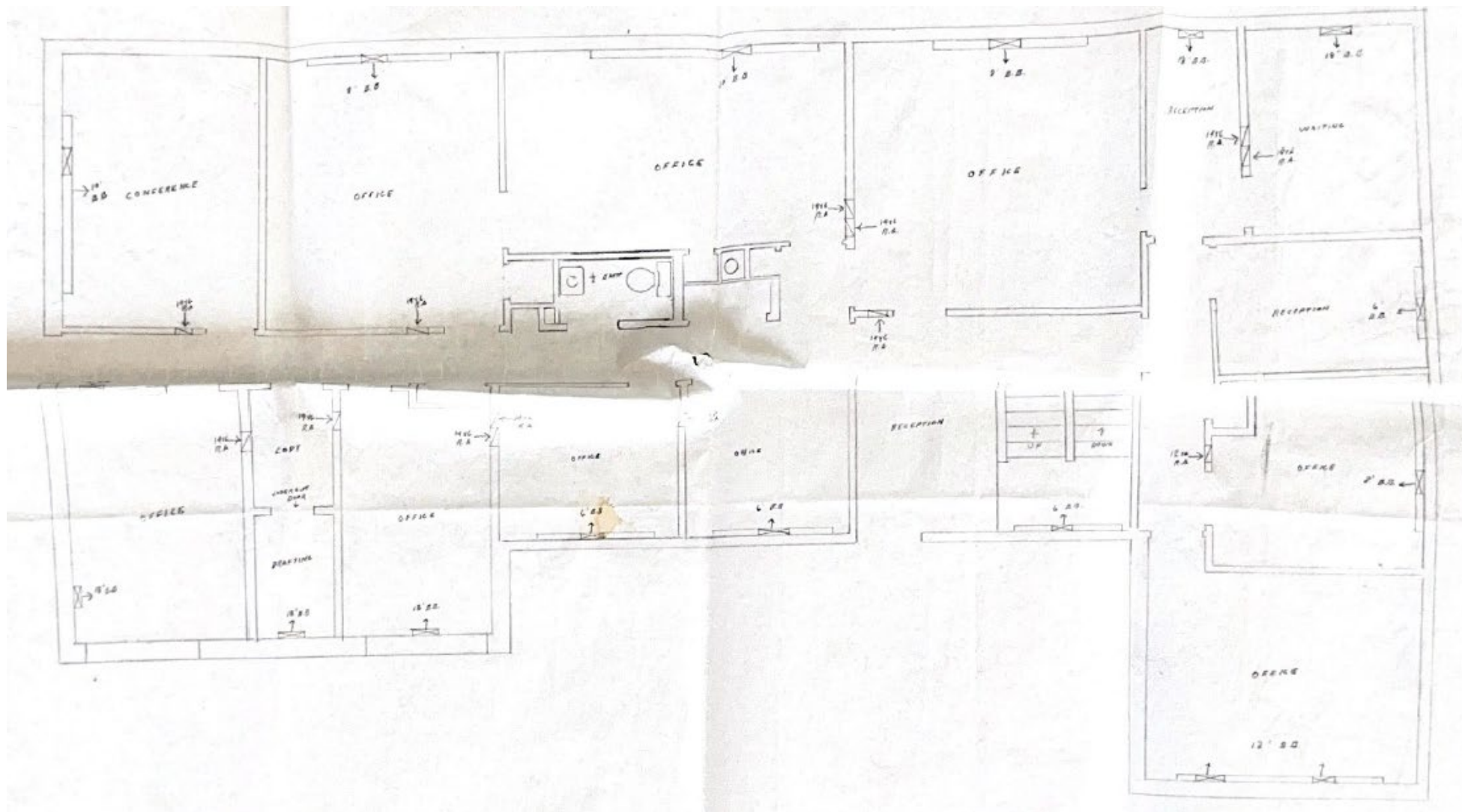


Demographics & Traffic Counts

	1 Mile	3 Mile	5 Mile
Population (2022)	14,622	87,434	195,730
Number of Households	5,894	38,240	83,253
Average HH Income	\$92,217	\$106,094	\$105,327

Traffic Counts (2020) 14,061 AADT Raymond Rd at Prairie Rd
AADT-Annual Average Daily Traffic

A decorative graphic element consisting of a repeating pattern of blue triangles of various shades (dark blue, medium blue, and light blue) arranged in a geometric, tessellated fashion. The pattern is located at the bottom of the slide.



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Exterior Photos



Interior Photos

