



For Lease

Property Website

# Sugar Creek Commons

503 & 507 W Verona Ave, Verona, WI 53593

## Brand New Retail Space For Lease

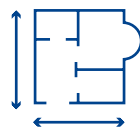
Available Space	1,300 SF - 5,868 SF
Year Built	2022
Parking	153 Surface Stalls
Tenant Improvement Allowance	Negotiable
CAM	\$6.50 PSF
<i>Lease Rate</i>	<i>\$18.00-\$22.00 PSF</i>



Brand New Development



Convenient Location



Up to 5,868 SF Of Retail Space



Building Signage Available

### Contact us:

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# Opportunity Overview

Colliers | Wisconsin is pleased to offer Retail Space for Lease at the brand-new development, Sugar Creek Commons. Located in Verona, WI, home to one of Dane County's largest employers, Epic Health Systems, Sugar Creek Commons is conveniently situated within the New Downtown Overlay District on the west side of Verona.

A highlight of the development is the newly landscaped pedestrian plaza (pictured to the right and below). The plaza creates potential for indoor/outdoor restaurant space, featuring multiple modern glass overhead doors that fully open. The property also offers a built-in customer base; 141 market rate multifamily units are in operation above the commercial space and a second phase of an additional 143 units are under construction and are projected to open in the spring of 2024. In addition, just down the road sits the pedestrian friendly Verona High School with a growing student base of over 1,600. Don't miss this exclusive retail opportunity in the growing Verona market.



[Click To View Property Video](#)

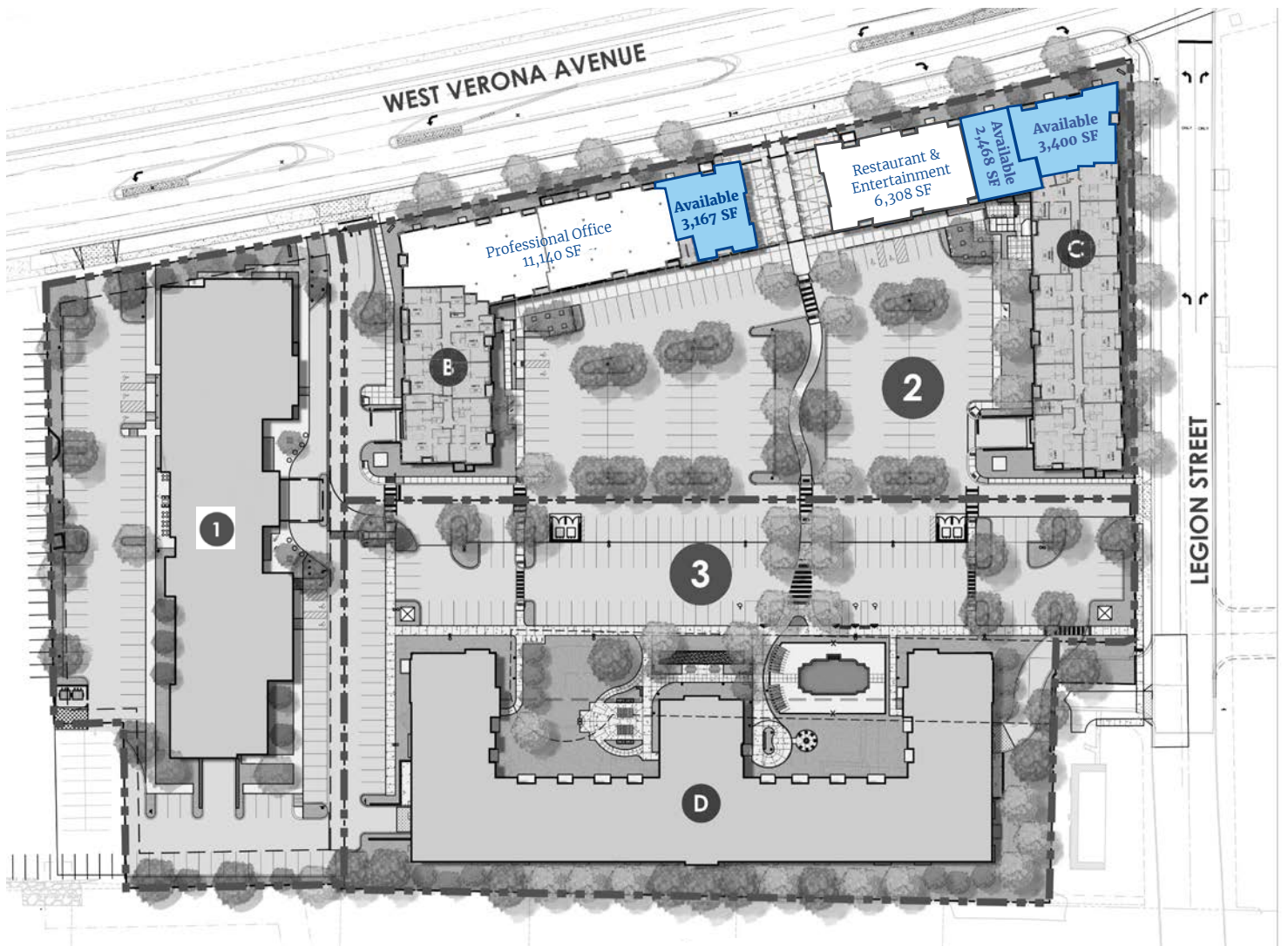




# Property Photos



# Site Plan



**2 Lot 2** 3.35 Acres

**B Building B**

68 Market-Rate Multifamily Units  
4 Story  
Building Footprint - 23,018 GSF  
GFA - 109,342 GSF  
Commercial - 13,780 GSF  
Surface Parking - 96 Stalls

**Building C**

75 Market-Rate Multifamily Units  
4 Story  
Building Footprint - 30,560 GSF  
GFA - 130,945 GSF  
Commercial - 11,890 GSF  
Surface Parking - 57 Stalls  
Underground Parking - 75 Stalls

**3 Lot 3** 3.56 Acres

**D Building D**

141 Market-Rate Multifamily Units  
4 Story  
Building Footprint - 39,575 GSF  
GFA - 210,857 GSF  
Surface Parking - 136 Stalls

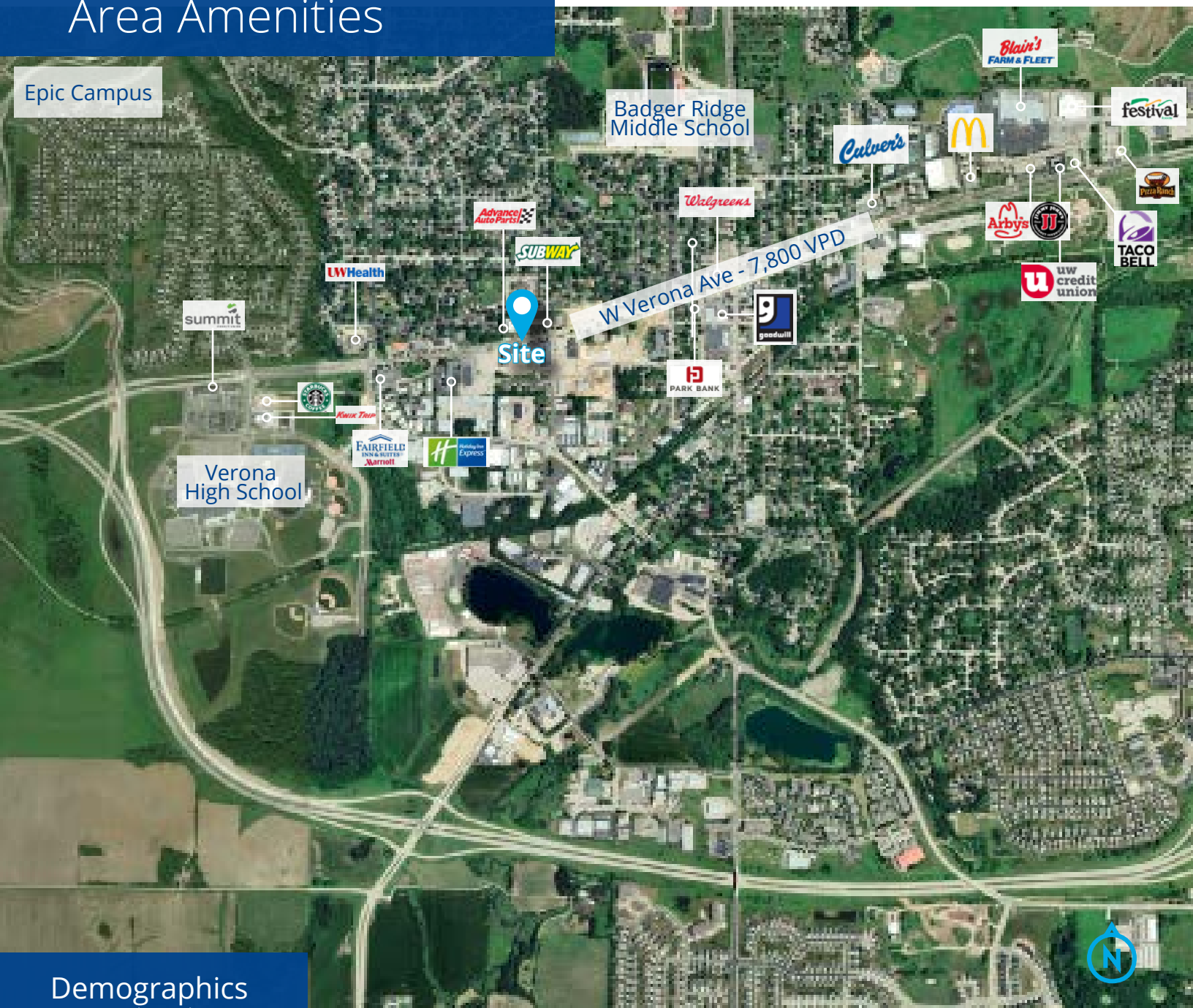
**1 Lot 1**

Additional Multi-Family and  
Commercial Coming Soon

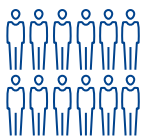


# Area Amenities

Epic Campus



## Demographics 1, 3, 5 Mile Radius



2022  
Population  
7,746  
29,681  
74,792



2022 Daytime  
Population  
8,004  
29,481  
66,055

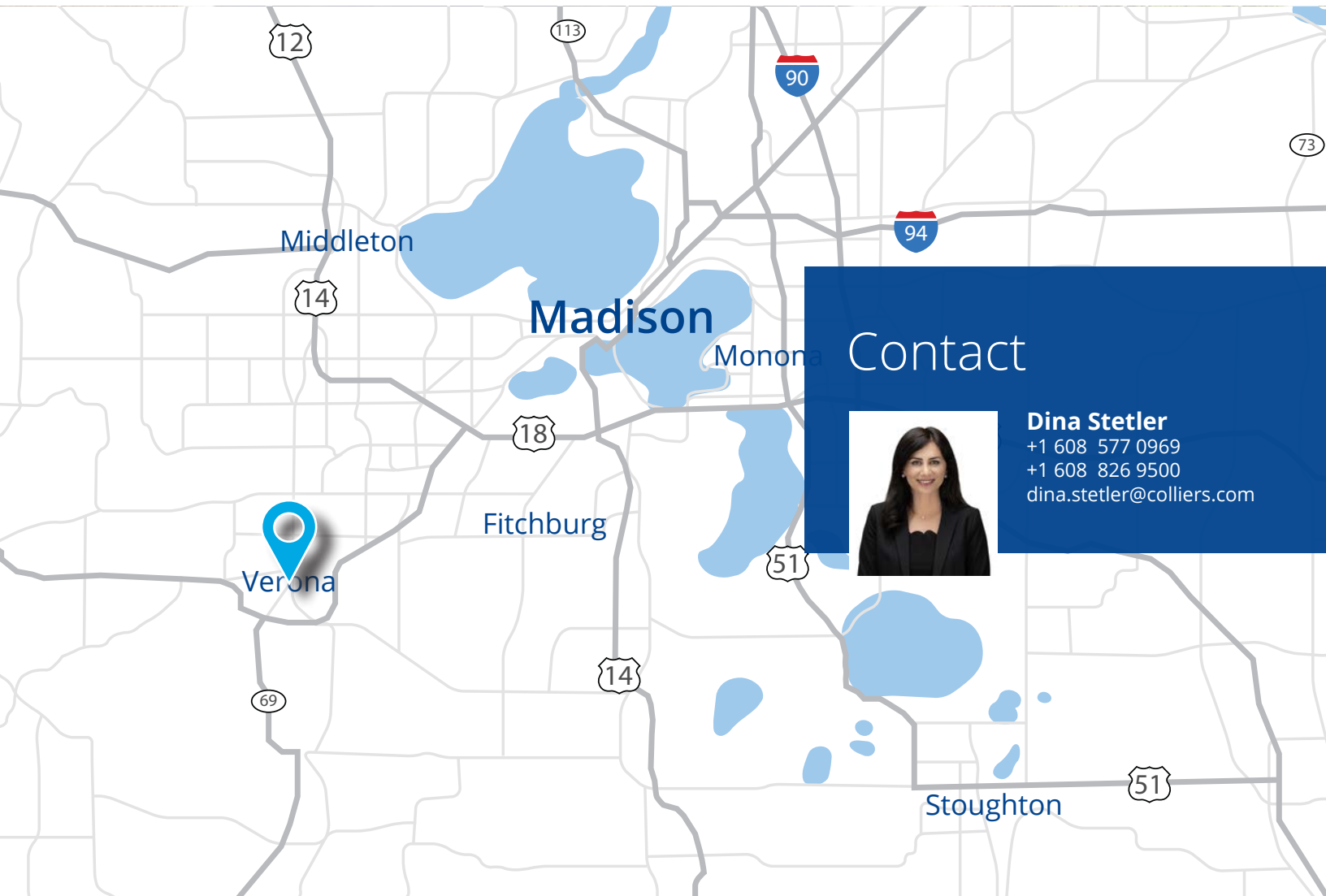


2022  
Households  
3,138  
12,181  
31,771



2022 Median  
Household Income  
\$108,968  
\$109,473  
\$98,691

# For Lease



## Contact



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**Non-Residential Customers**

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

**Broker Disclosure to Customers**

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
  - The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

**Confidentiality Notice to Customers**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*

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Drafted by Attorney Debra Peterson Conrad.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the broker to disclose such as financial qualification information.)

**Consent to Telephone Solicitation**

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

**Sex Offender Registry**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

**Definition of Material Adverse Facts**

A "material adverse fact" is defined in Wis. Stat 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

