



7968 Tree Lane, Madison, WI 53717

### Property Highlights

- Available Space: 9,800 SF
- Lease Price: \$15/PSF plus NNN \$5/PSF
- Loading Dock Available
- 20 Ft Ceilings
- Ample Parking – 185 Parking Spaces
- Property Full Sprinkled
- Restaurant space with hoods, coolers, restrooms and more!
- High Visibility from the Beltline and Mineral Point Road
- Area Retailers: Target, Walgreens, Menards, Platos Closet, Pick n' Save, and West Towne Mall



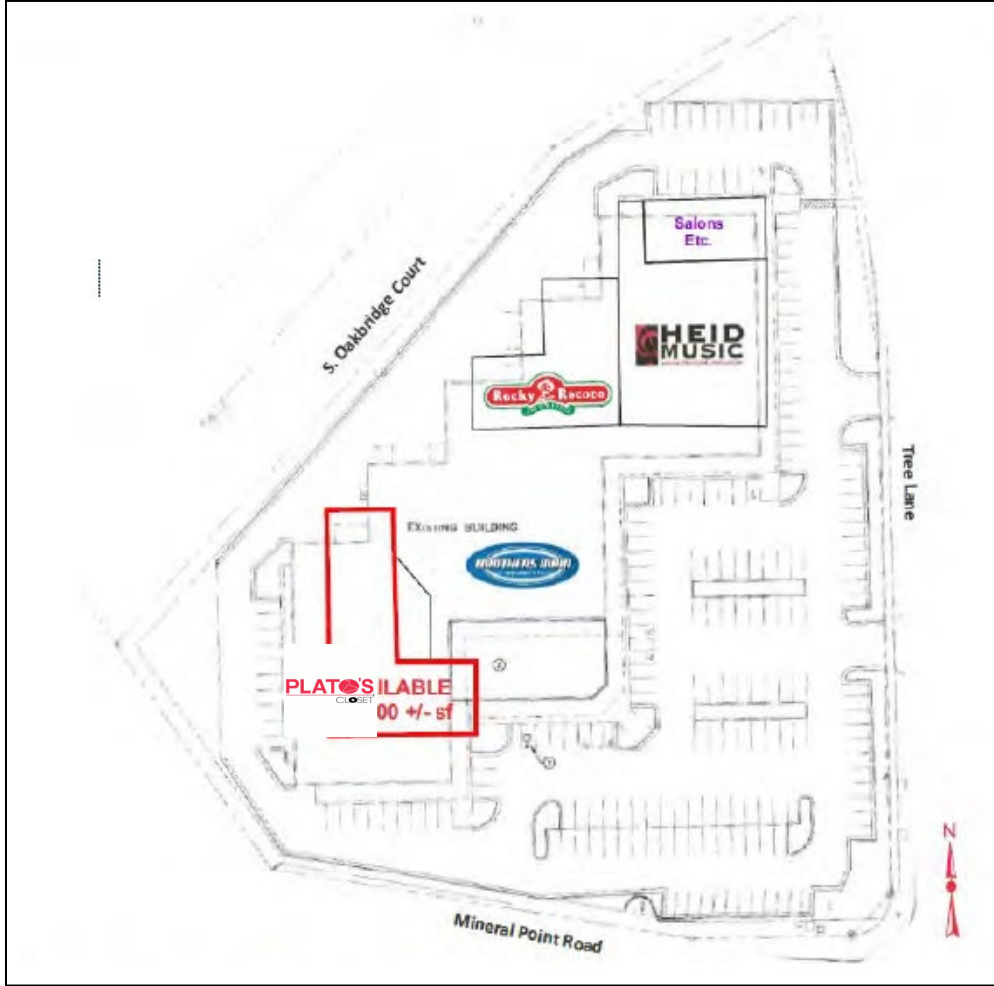
For more  
Information:

**Dan Holvick**

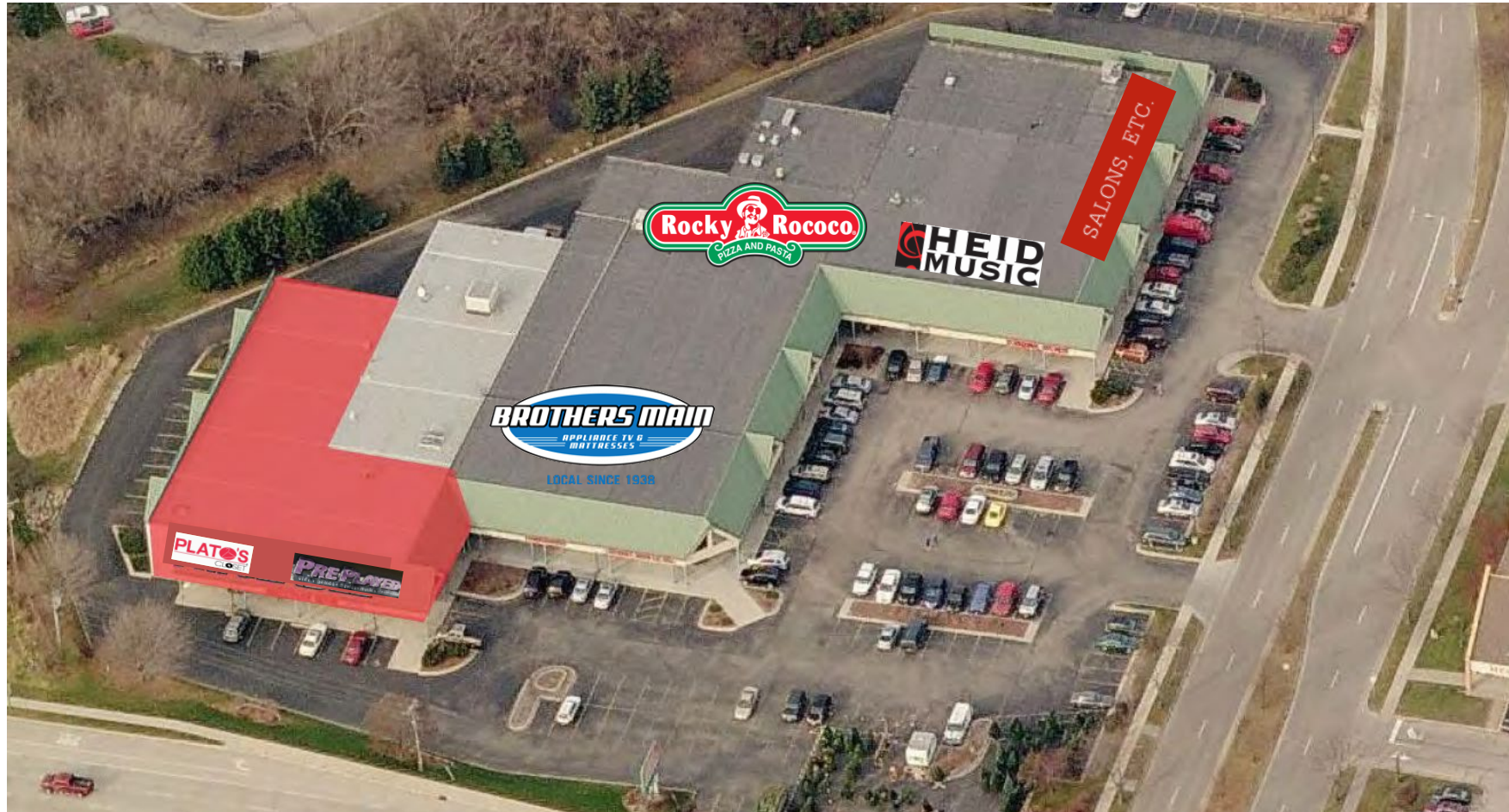
owner/ Managing Broker

608- 220- 7740 • [dan.holvick@naimadison.com](mailto:dan.holvick@naimadison.com)







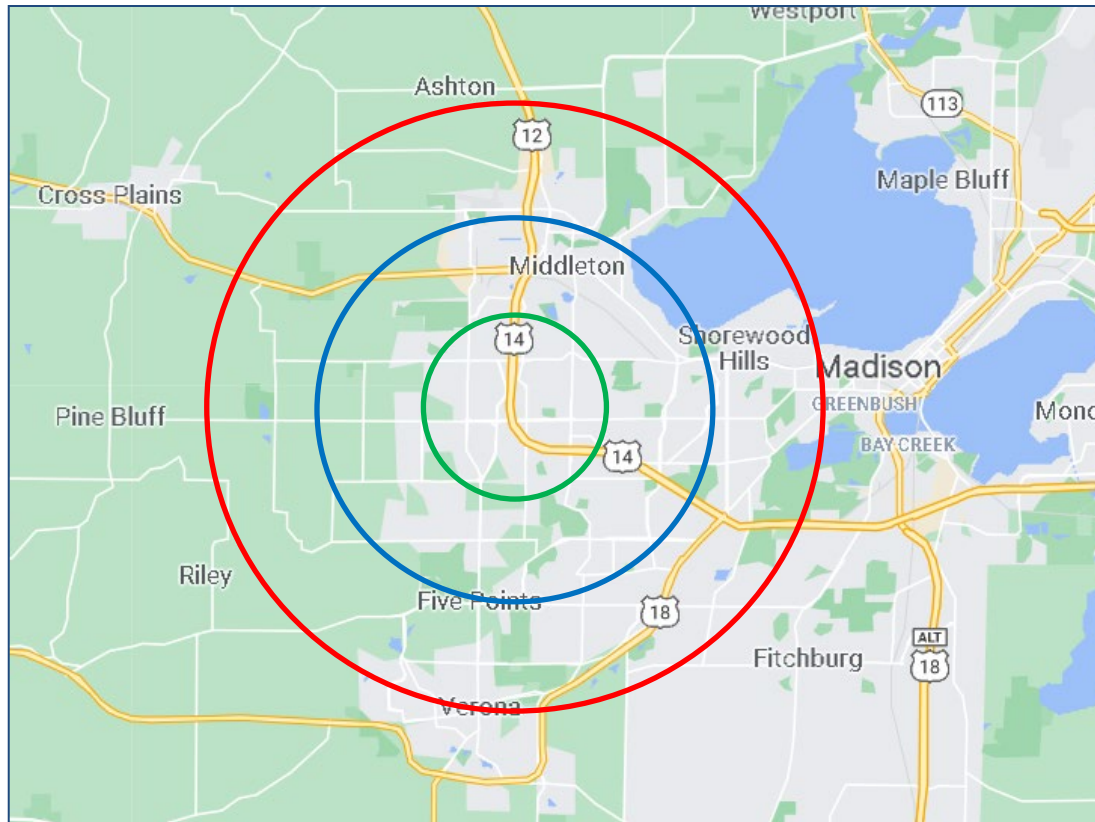












Radius	Median Household Income
1-Mile	\$73,611.00
3-Mile	\$76,729.82
5-Mile	\$73,828.71

Radius	Average Household Income
1-Mile	\$92,741.00
3-Mile	\$92,933.82
5-Mile	\$85,861.49

Radius	Aggregate Household Income
1-Mile	\$109,271,096.88
3-Mile	\$797,473,141.20
5-Mile	\$2,167,039,693.38

### Education

	1-Mile	3-mile	5-mile
Pop > 25	1,663	13,098	40,844
High School Grad	142	1,195	5,169
Some College	327	2,101	7,305
Associates	115	831	3,089
Bachelors	559	4,479	12,814
Masters	254	2,214	6,010
Prof. Degree	112	1,027	2,286
Doctorate	111	581	1,322



## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7940-7968 Tree Ln, Madison, WI 53717

### CITY, STATE

**Madison, WI**

### POPULATION

**44,710**

### AVG. HH SIZE

**2.36**

### MEDIAN HH INCOME

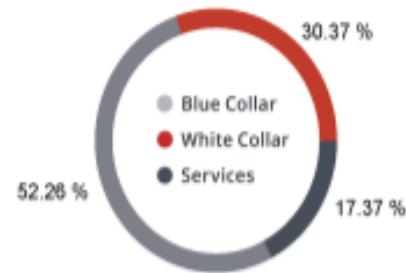
**\$74,813**

### HOME OWNERSHIP

Renters: **7,227**

Owners: **12,388**

### EMPLOYMENT

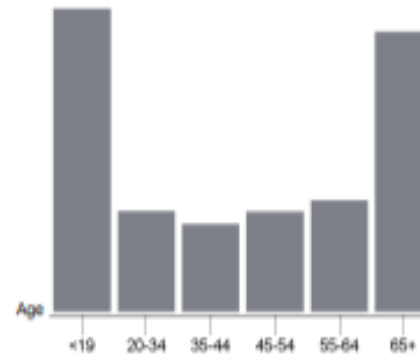


**54.91 %**  
Employed

**1.23 %**  
Unemployed

### GENDER & AGE

**48.16 %** **51.84 %**



### RACE & ETHNICITY

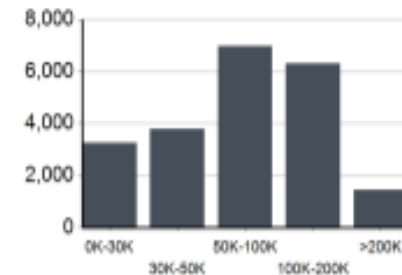
White:	<b>82.65 %</b>
Asian:	<b>8.65 %</b>
Native American:	<b>0.00 %</b>
Pacific Islanders:	<b>0.00 %</b>
African-American:	<b>2.63 %</b>
Hispanic:	<b>3.25 %</b>
Two or More Races:	<b>2.82 %</b>

### EDUCATION

High School Grad:	<b>12.66 %</b>
Some College:	<b>17.83 %</b>
Associates:	<b>7.20 %</b>
Bachelors:	<b>62.06 %</b>

## Catylist Research

### INCOME BY HOUSEHOLD



### HH SPENDING

