

# Retail & Office Space For Lease

## Prairie Oaks Retail & Office Center

1011-1057 N EDGE TRAIL  
VERONA, WI 53593

**1,315 - 3,433 RSF Available**

**Price: \$13.00-\$16.50/RSF MG**

**Tenants responsible for  
utilities, trash, phone/data,  
in-suite janitorial.**



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## PROPERTY SUMMARY

Prairie Oaks Center  
1011-1057 North Edge Trail | Verona, WI 53593



### Property Summary

SF Available:	1,315 - 3,433 RSF
Lease Rate:	\$13.00-16.50/RSF
Lease Type	Modified Gross
Lease Term:	Negotiable
Tenant Responsibilities	Utilities, Trash, Phone/Data, Janitorial
Parking:	127
Parking Ratio:	3.97
Occupancy:	Available Now

### Property Overview

Strong demographics and household income profile from surrounding residential neighborhood.

Nearby businesses include Epic Systems, Milo's, Papa Murphy's, Draft House, Pasqual's, and Verona Area Schools.

Half a mile south of the new Whispering Coves Development that will add 259 residential units comprised of single-family lots and condo-style units.



## PROPERTY PHOTOS

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## AVAILABLE SPACES

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### Available Spaces

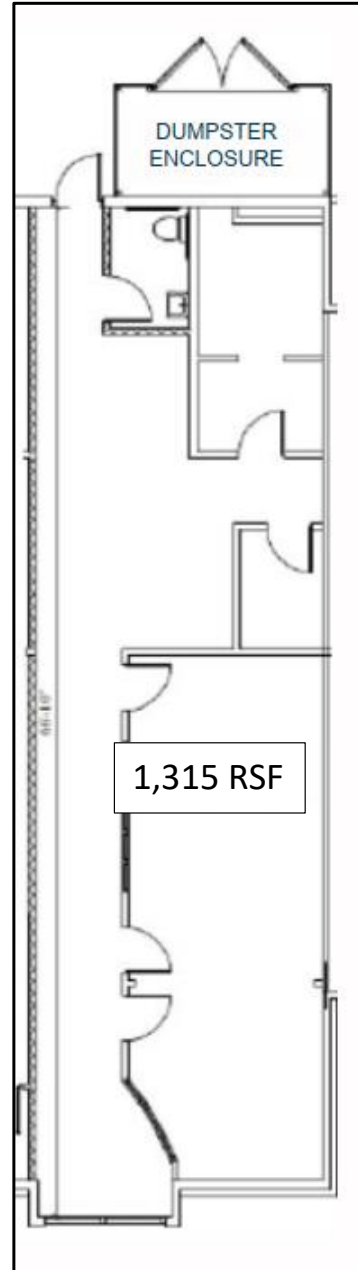
Space	Size	Term	Rate	Space Use	Condition	Available
1031C	1,315	Negotiable	\$16.50 /sf/yr	Office/Retail	Full Build-Out	Now
1039A/B	3,433	Negotiable	\$13.00 /sf/yr	Office/Retail	Full Build-Out	Now

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## SUITE 1031C (1,315 RSF)

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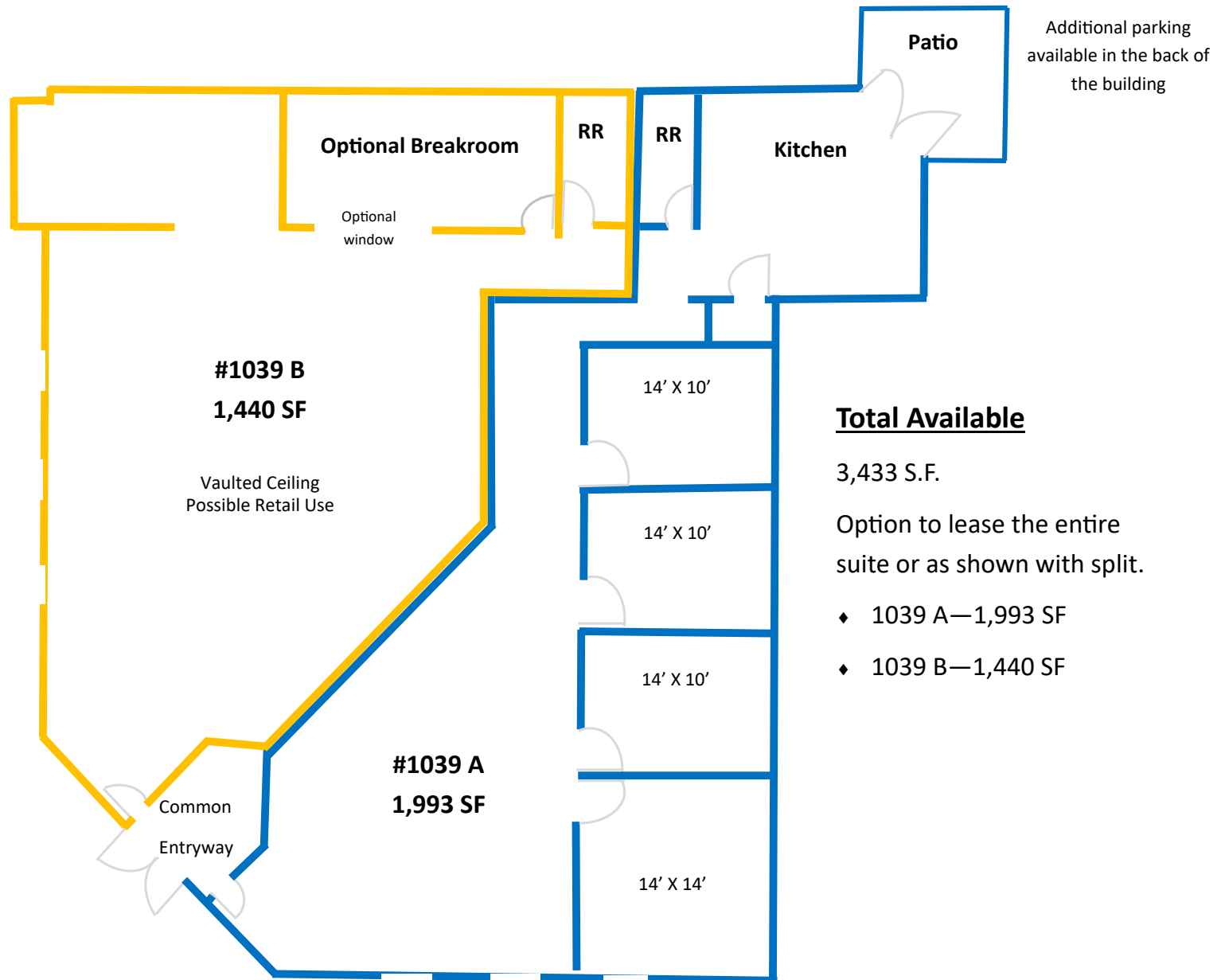
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 **Oakbrook**  
Integrated Real Estate Services

## SUITE 1039 (3,433) RSF)

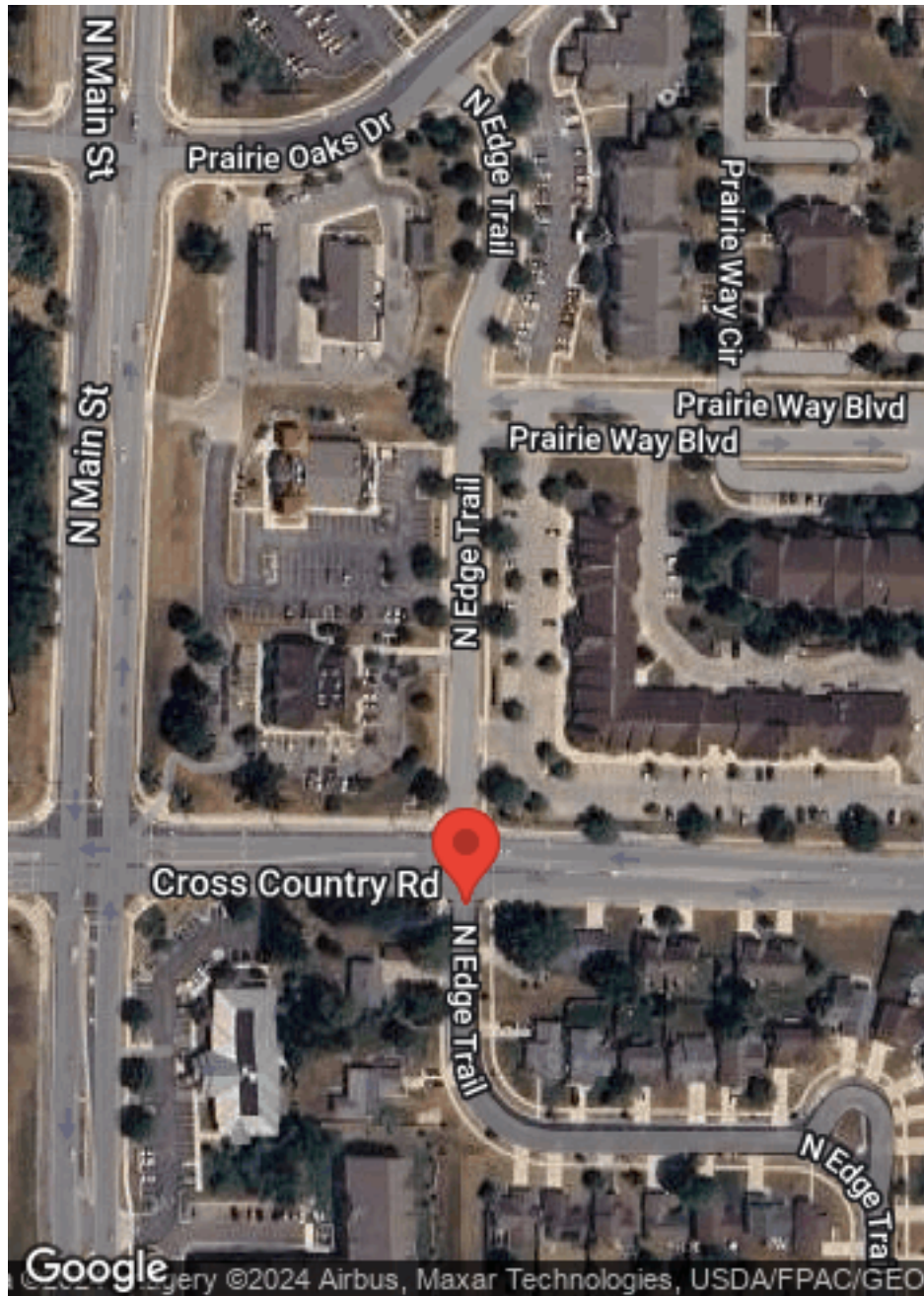
Prairie Oaks Center  
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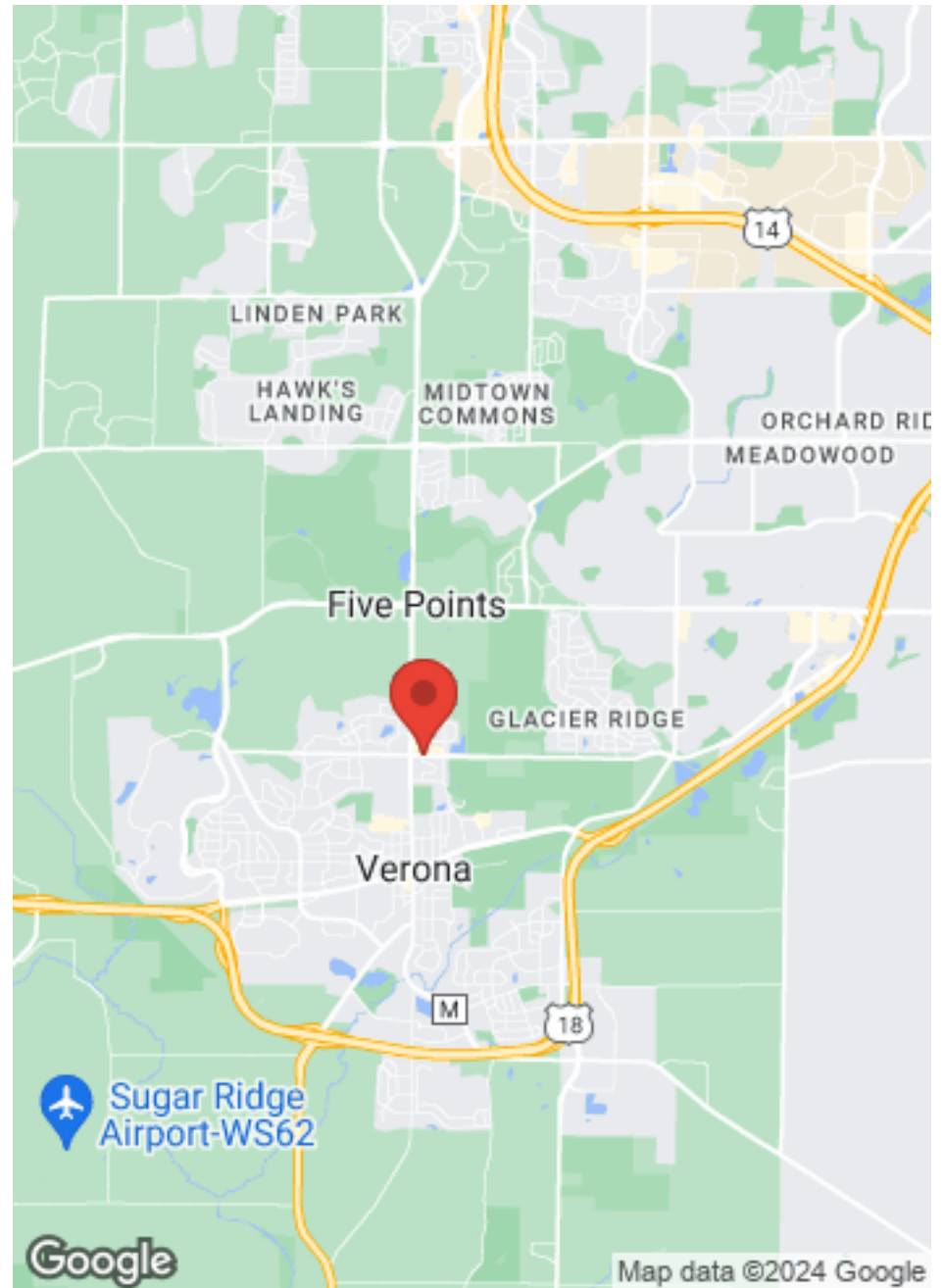
## LOCATION MAPS

Prairie Oaks Center  
1011-1057 North Edge Trail | Verona, WI 53593



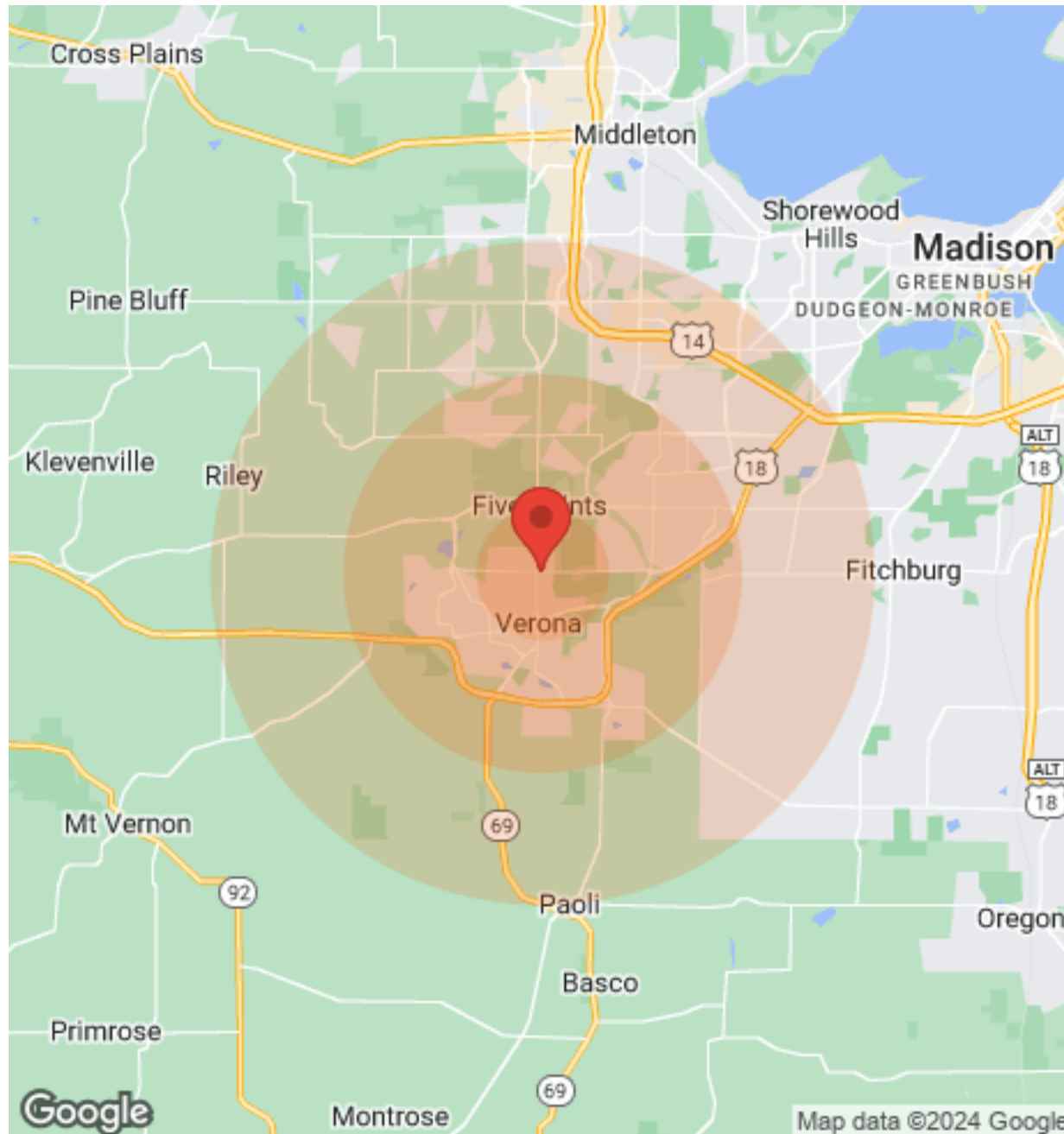
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# DEMOGRAPHICS

Prairie Oaks Center  
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Population	1 Mile	3 Miles	5 Miles
Male	2,745	22,219	46,337
Female	2,725	22,936	48,671
Total Population	5,470	45,155	95,008

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,029	8,554	17,753
Ages 15-24	937	6,221	12,517
Ages 25-54	1,966	17,275	37,563
Ages 55-64	757	6,044	12,382
Ages 65+	781	7,061	14,793

Income	1 Mile	3 Miles	5 Miles
Median	\$91,691	\$82,483	\$71,467
< \$15,000	67	799	2,346
\$15,000-\$24,999	108	861	2,819
\$25,000-\$34,999	124	1,334	3,339
\$35,000-\$49,999	202	2,081	5,653
\$50,000-\$74,999	422	3,823	8,388
\$75,000-\$99,999	493	3,203	5,907
\$100,000-\$149,999	440	4,047	7,138
\$150,000-\$199,999	157	1,335	2,579
> \$200,000	142	1,033	2,423

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,374	19,487	43,281
Occupied	2,257	18,480	40,611
Owner Occupied	1,717	12,554	23,692
Renter Occupied	540	5,926	16,919
Vacant	117	1,007	2,670

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## DISCLAIMER

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