



## 1301-1309 Memorial Dr

1301-1309 Memorial Dr, Watertown, WI 53098



**Ken Berg**

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# 1301-1309 Memorial Dr

\$16.25 /SF/YR



Rental Rate:	\$16.25 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	6,400 SF
Year Built:	2004
Walk Score ®:	38 (Car-Dependent)
Rental Rate Mo:	\$1.35 /SF/MO

**1st Floor Ste 1303**

Space Available	1,500 SF
Rental Rate	\$16.25 /SF/YR
Date Available	February 28, 2025
Service Type	Triple Net (NNN)
Built Out As	Fast Food
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

FANTASTIC OPPORTUNITY available within a quality plaza off frontage road & Hwy 16 Bypass, for an anchor tenant/business in the near future. Build out for restaurant in place but perfect for retail, office or professional services. Great exposure and accessibility at this corner suite so check it out b4 it is too late. One look and you will be hooked at what it has to offer. Call for a private showing or to answer any questions since existing tenant has a few months remaining on their lease. Lots of natural light with windows on west & north side of suite and open concept so comparatively easy to renovate to your type of use. Located on Memorial Drive with lots of traffic due to the Piggly Wiggly and a popular restaurant across the street, many professional office businesses one block away on Hospital Drive and two blocks from the Watertown Regional Hospital, which is the largest employer for this city of 24,000 residents. Large corner signage currently in place on three sides along with an attractive multi-tenant sign on northwest end of property. Call Ken at 920-988-3249 for a showing at your convenience and see if this is where you want to be. Popular adjoining tenants within plaza to compliment your business venture.



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## Property Photos





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