

RETAIL FOR LEASE

# NEW RETAIL DEVELOPMENT - SUN PRAIRIE

1,903 - 5,731 SF AVAILABLE



## PUMPKIN PATCH - NEW RETAIL SPACE FOR LEASE

**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711



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# PROPERTY SUMMARY



## Property Summary

Available SF:	1,903 - 5,731 SF
Lease Rate:	\$24-28/SF NNN
TI Allowance:	Negotiable
Lease Term:	5-10 Years
Date Available:	Occupancy 2025
Parking:	74 Parking Stalls
Parking Ratio:	4.62/1000
Building Features:	Drive-Thru   Rooftop Patios
Delivery Condition:	Grey Box
Zoning:	(PD) Planned Development
Visibility:	Highway 151

## Property Overview

Drive-Thru and Roof Top Patio retail spaces available at Sun Prairie's new Pumpkin Patch retail development. Come join other prominent Tenants at one of the only existing retail space opportunities near the S Grand Ave area.

First Floor Drive-Thru Window Space (1,903 SF)  
Second Floor Roof Top Patio Space (2,000-5,731 SF)

Tenants will be additionally responsible for real estate taxes, building insurance, CAM, trash/recycling, phone/data, janitorial, and utilities.

Highway 151 Traffic Count - 52,800 Vehicles Per Day

# SITE PLAN



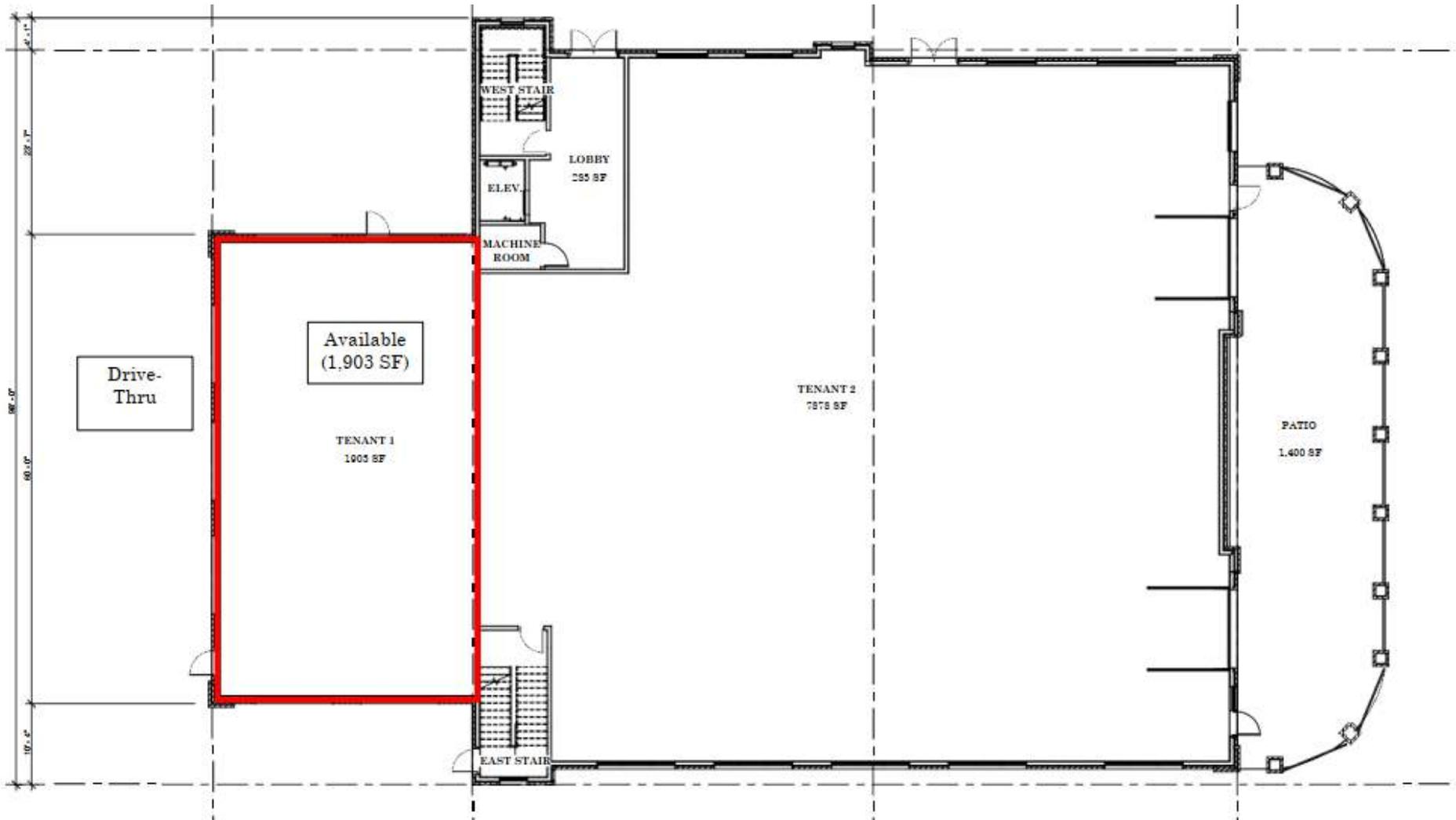
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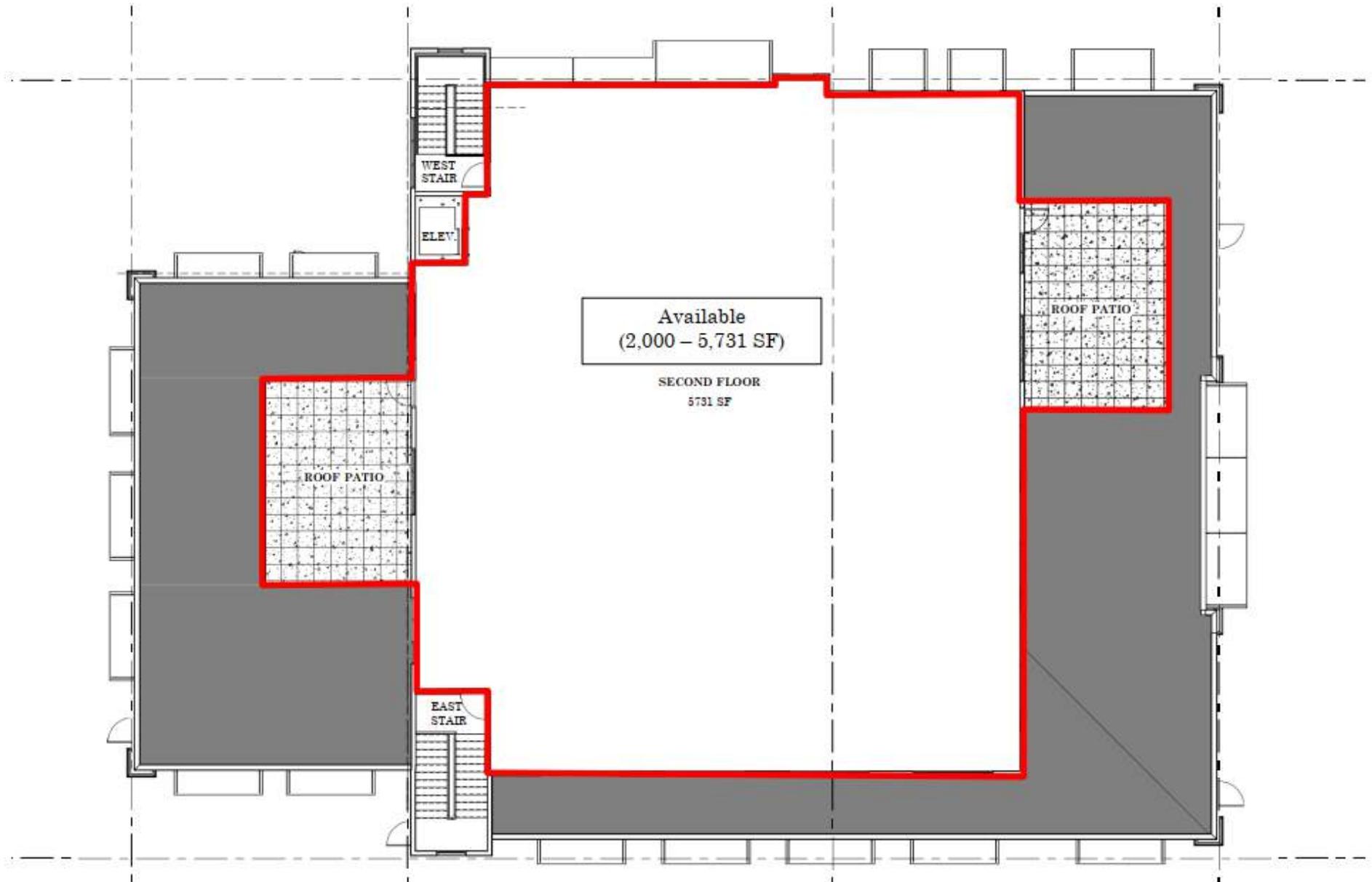
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# DRIVE-THRU (1,903 SF)



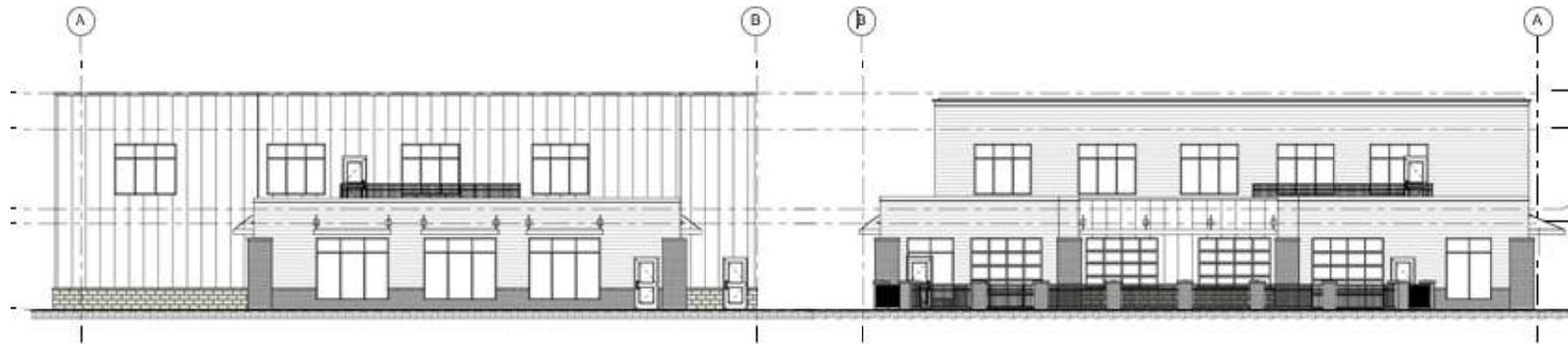
# SECOND FLOOR (2,000-5,731 SF)



# ELEVATIONS



1 EAST ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"

2 NORTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"

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# GRAND AVE AREA MAP



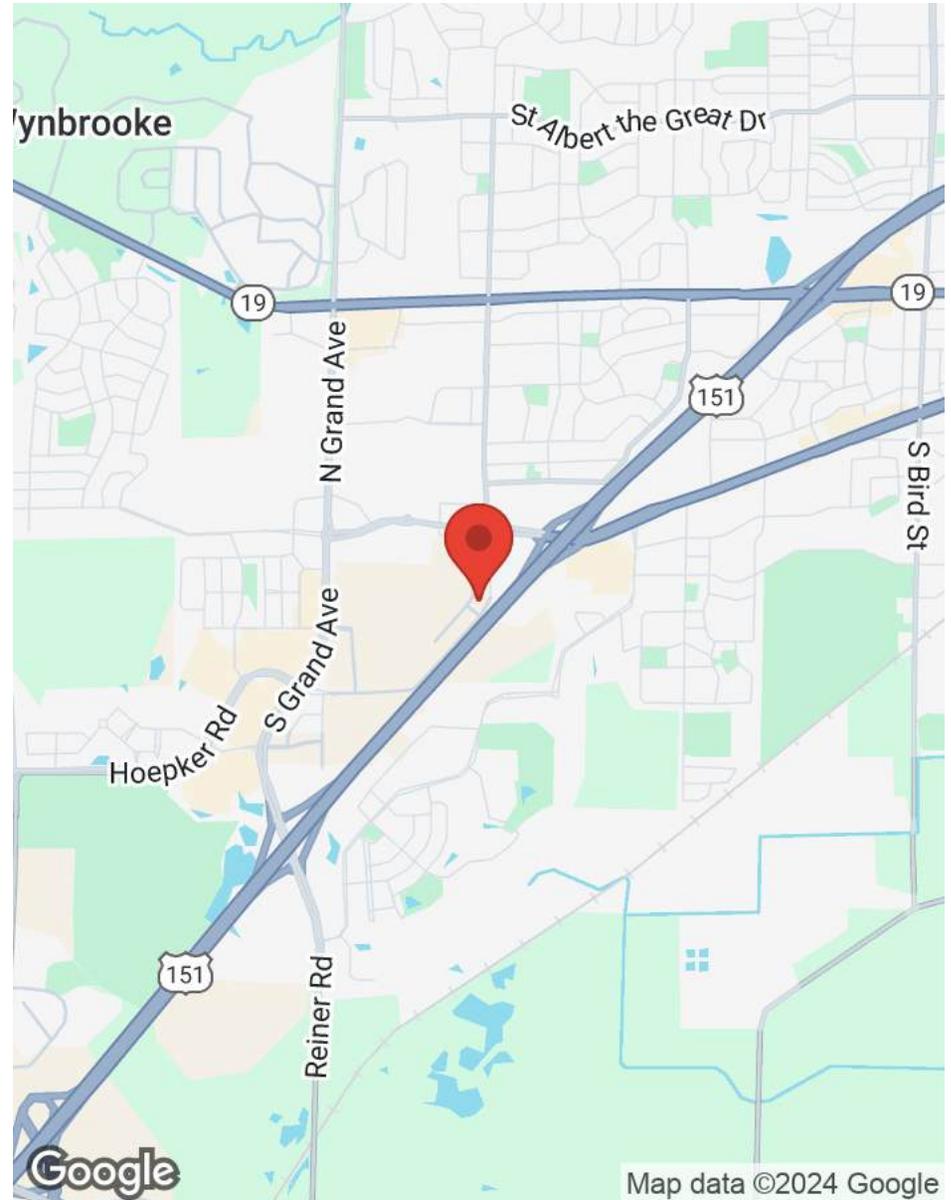
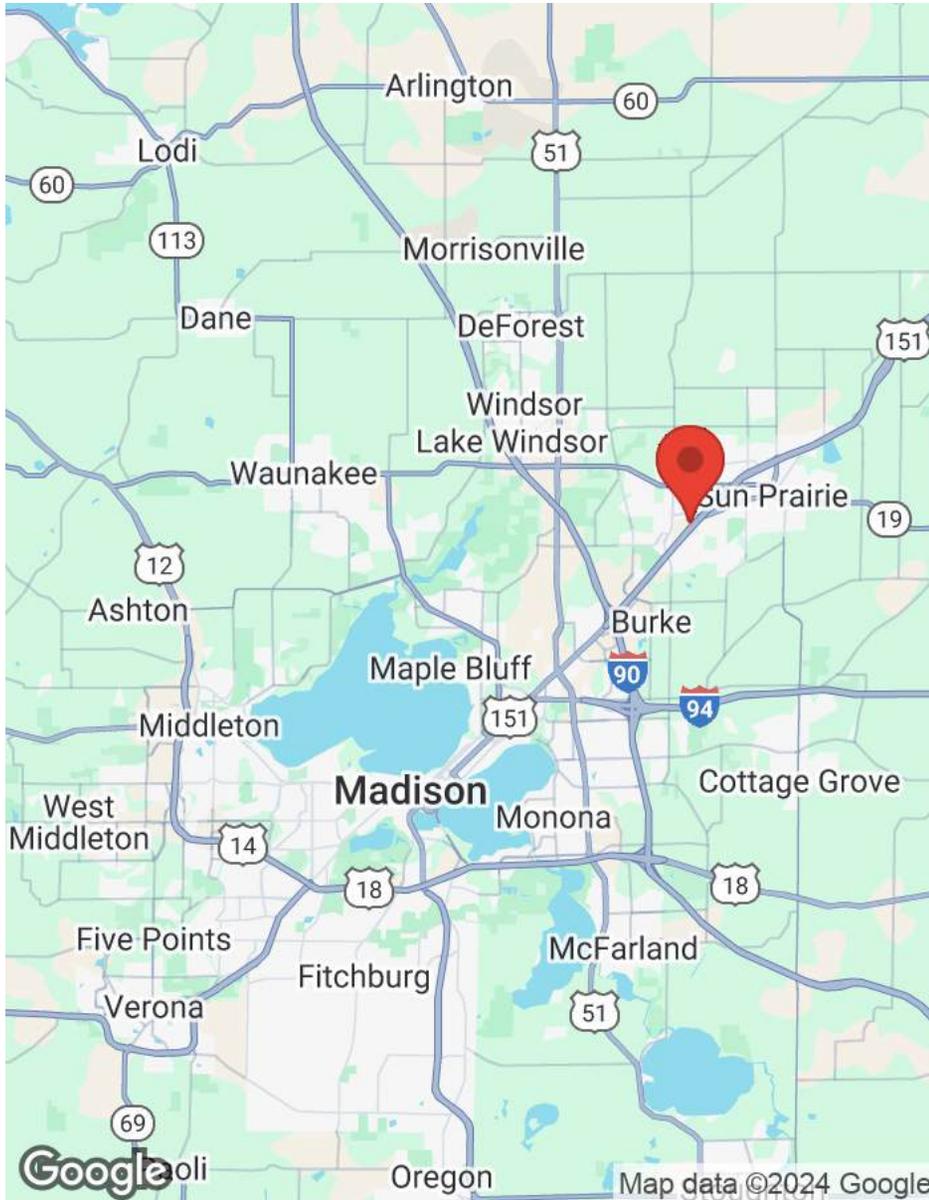
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# LOCATION MAPS



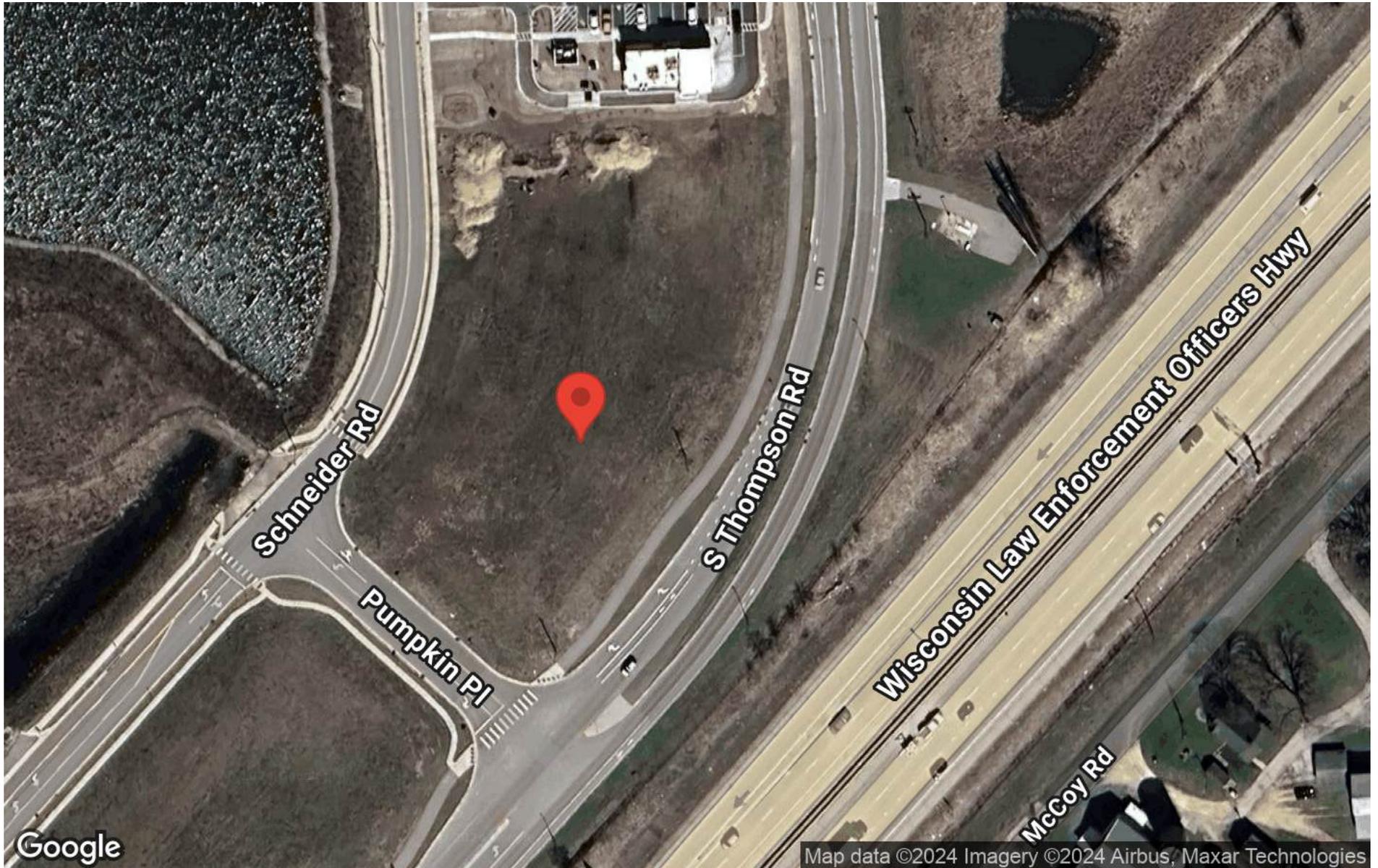
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# AERIAL MAP



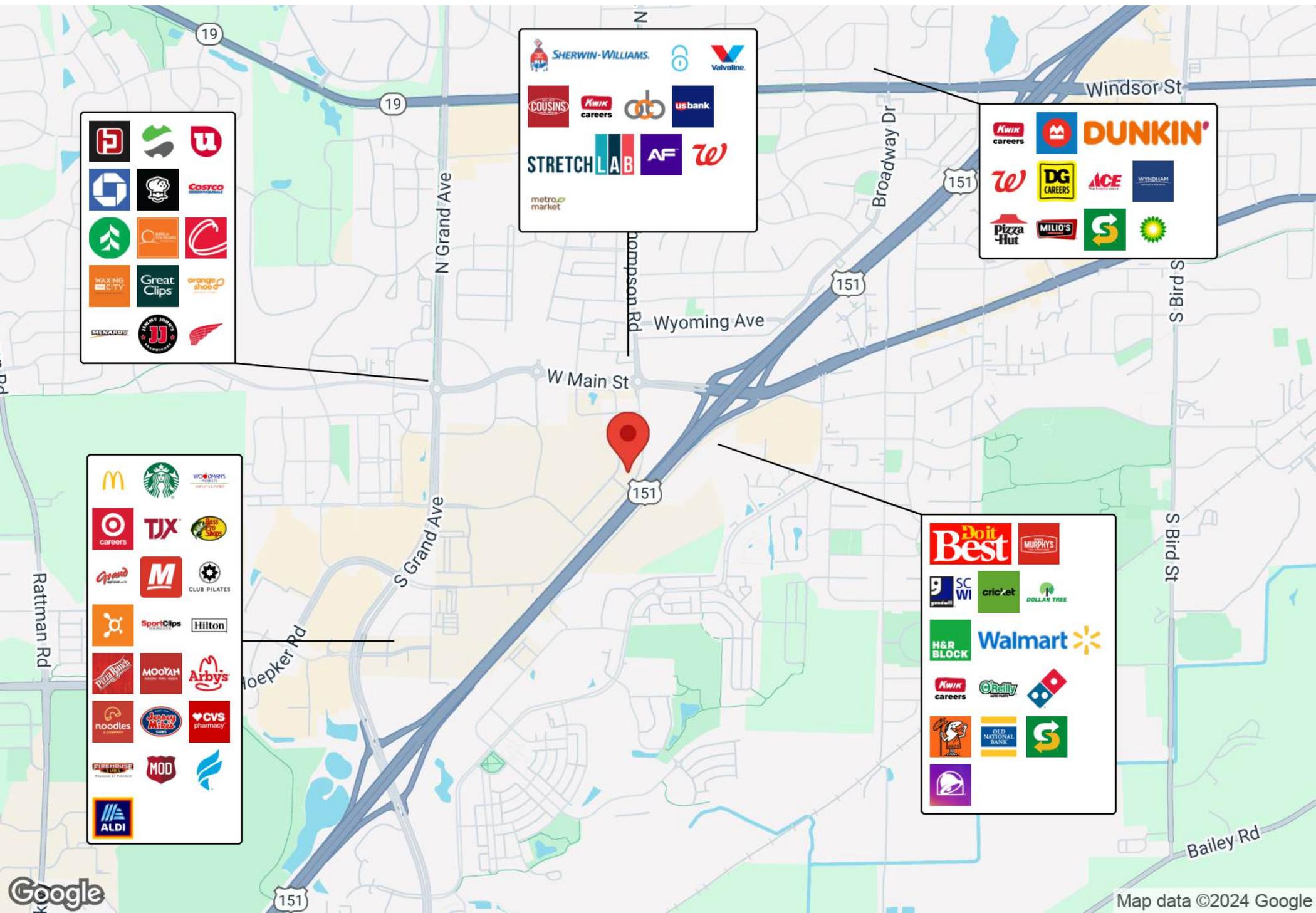
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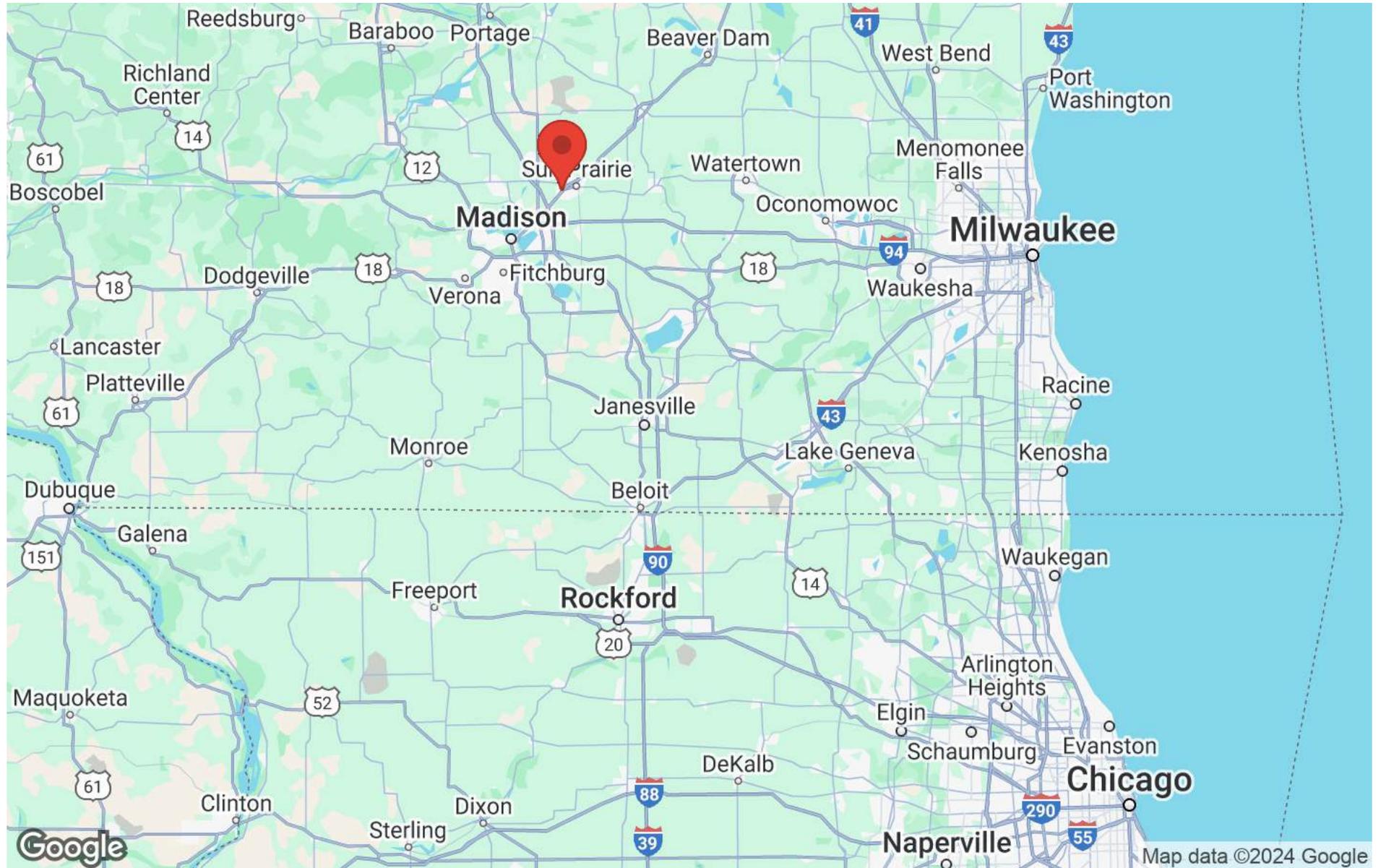
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# BUSINESS MAP



# REGIONAL MAP



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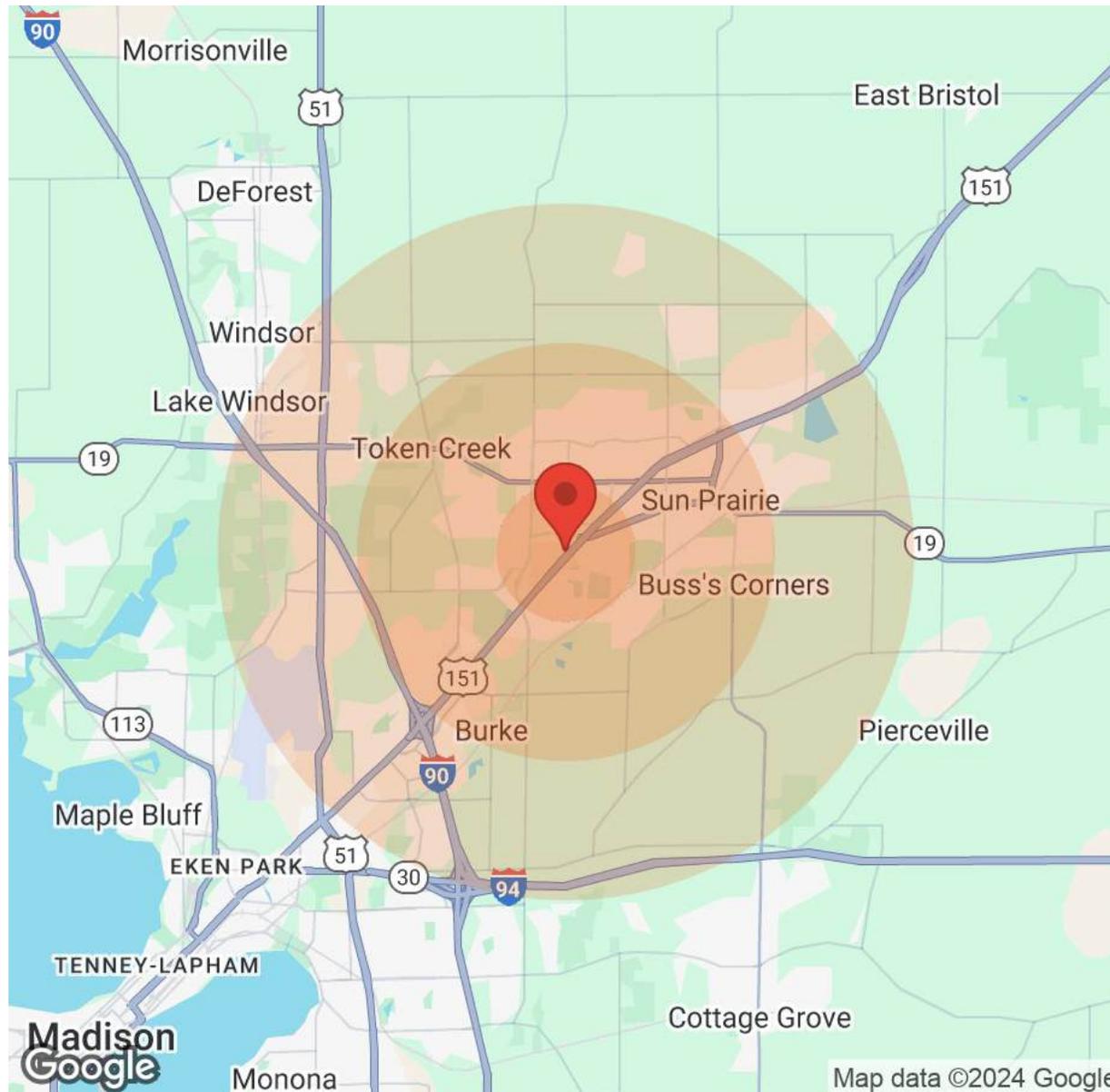
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## City of Sun Prairie – Reasons to Open for Business:

- Home to one of the fastest growing retail areas in the state.
- One of the most successful downtown redevelopment areas in the state.
- One of the region’s most successful employment centers with growing manufacturing, technology, and entrepreneurial sectors.
- 7% population growth year over year.
- Major retailers include Costco, Target, Bass Pro Shops, TJ Maxx, Woodman’s, Menards, & Walmart.

# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,016	14,836	29,559
Female	1,860	14,766	29,140
Total Population	3,876	29,602	58,699

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	584	5,884	11,370
Ages 15-24	475	4,318	8,042
Ages 25-54	1,794	11,687	23,773
Ages 55-64	423	3,468	6,983
Ages 65+	600	4,245	8,531

Income	1 Mile	3 Miles	5 Miles
Median	\$61,064	\$62,757	\$61,683
< \$15,000	84	728	1,450
\$15,000-\$24,999	200	814	1,831
\$25,000-\$34,999	198	1,013	2,308
\$35,000-\$49,999	343	1,571	2,842
\$50,000-\$74,999	382	2,550	5,209
\$75,000-\$99,999	319	2,076	4,227
\$100,000-\$149,999	199	2,278	4,098
\$150,000-\$199,999	95	566	1,252
> \$200,000	31	306	719

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,015	12,382	25,019
Occupied	1,883	11,601	23,448
Owner Occupied	766	6,945	14,522
Renter Occupied	1,117	4,656	8,926
Vacant	132	781	1,571

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