



7956 Tree Lane, Madison, WI 53717

Property Highlights

- Available Space: 6,813 Perfect for Showroom, Retail Space with extra mezzanine space.
- Lease Price: \$15/PSF plus NNN \$5/PSF
- Loading Dock Available
- 20 Ft Ceilings
- Ample Parking – 185 Parking Spaces
- Property Full Sprinkled
- High Visibility from the Beltline and Mineral Point Road
- Building and Monument Signage Available
- Area Retailers: Target, Walgreens, Menards, Platos Closet, Pick n' Save, and West Towne Mall



For more
Information:

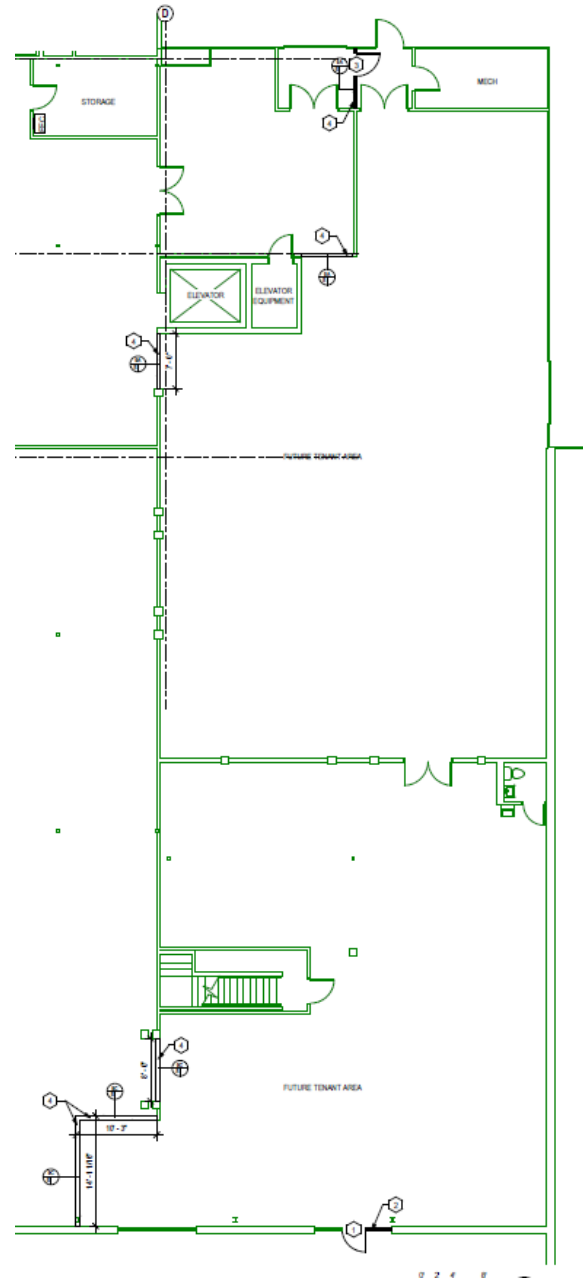
Dan Holvick

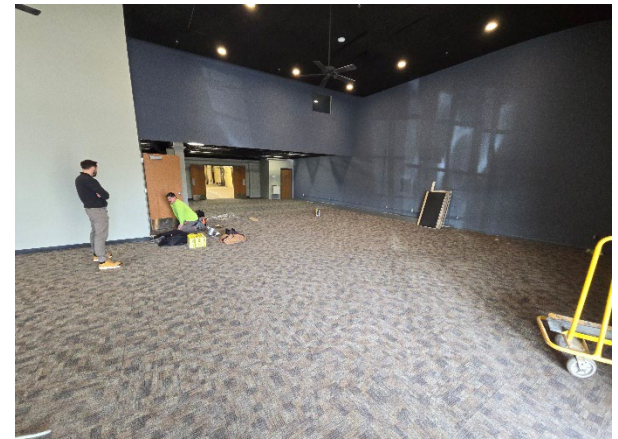
owner/ Managing Broker

608-220-7740 • dan.holvick@naimadison.com





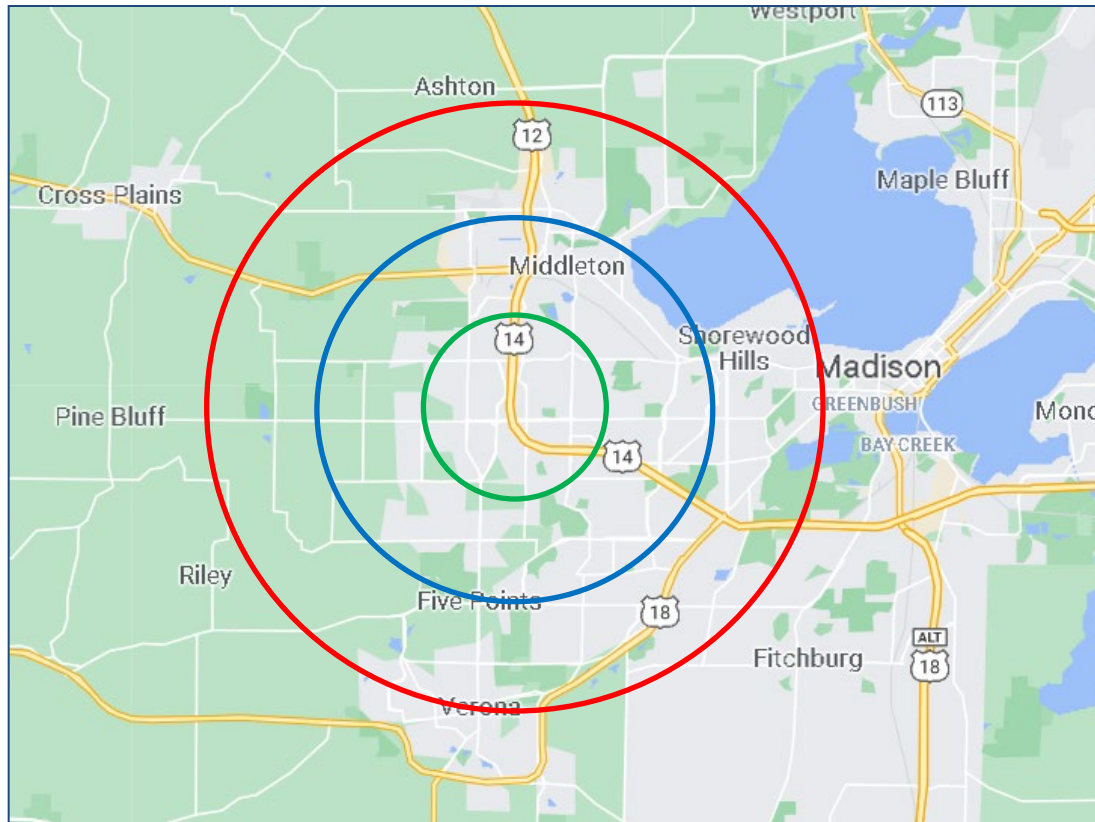












Radius	Median Household Income
1-Mile	\$73,611.00
3-Mile	\$76,729.82
5-Mile	\$73,828.71

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

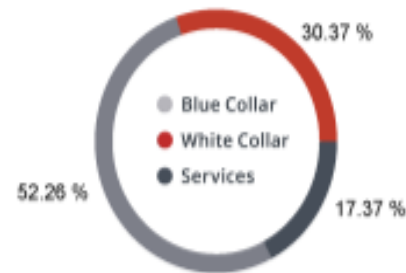
\$74,813

HOME OWNERSHIP

Renters: **7,227**

Owners: **12,388**

EMPLOYMENT

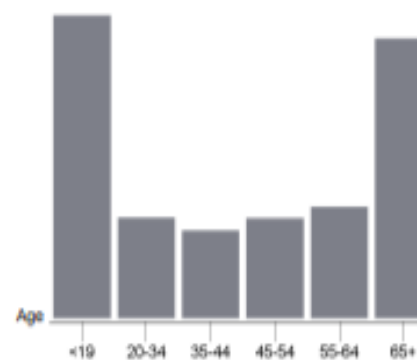


54.91 %
Employed

1.23 %
Unemployed

GENDER & AGE

48.16 % **51.84 %**



RACE & ETHNICITY

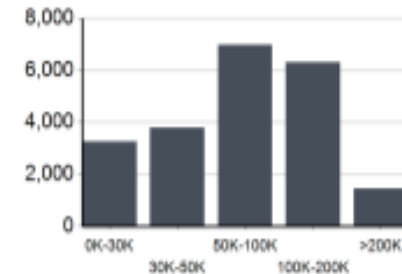
White:	82.65 %
Asian:	8.65 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	2.63 %
Hispanic:	3.25 %
Two or More Races:	2.82 %

EDUCATION

High School Grad:	12.66 %
Some College:	17.83 %
Associates:	7.20 %
Bachelors:	62.06 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

