

RETAIL FOR SALE

1105 LASER ST

1105 LASER STREET, VERONA, WI 53593



FOR SALE - \$1,950,000

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



PRESENTED BY:

KATIE WEST
Commercial Real Estate Broker
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BRYANT MEYER, CCIM
Broker, Associate
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PROPERTY SUMMARY

1105 LASER STREET | VERONA, WI 53593



Property Summary

Price:	\$1,950,000
Building SF:	7,000 SF
Available SF:	5,368 SF
Signage:	Building Exterior/Street Frontage
Parking:	70 stalls
Year Built:	2017
Acres:	1.78
Outdoor Area:	Outdoor patio space, yard space

Property Overview

Position your business for success in this premium retail building located in a highly visible, high-traffic area. This modern space offers large storefront windows, ample parking, and a flexible layout to accommodate a variety of retail or service-based businesses.

Features include:

- ☑ Prime location with excellent foot and vehicle traffic
- ☑ Spacious, open-concept floor plan for easy customization
- ☑ High ceilings and large display windows for maximum exposure, garage door (at grade)
- ☑ Ample parking and easy access for customers
- ☑ Surrounded by thriving businesses, restaurants, Costco, the Hyatt Hotel and many more planned and under construction new developments to drive customer traffic

Whether you're launching a new concept or expanding your brand, this retail space provides the perfect blend of visibility, convenience, and modern amenities.

Existing salon tenant ("The Beauty Room") occupies 1,632 SF, providing rental income for a new owner (current lease through 6/30/2028, with renewal options - contact Broker for details).

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PROPERTY PHOTOS

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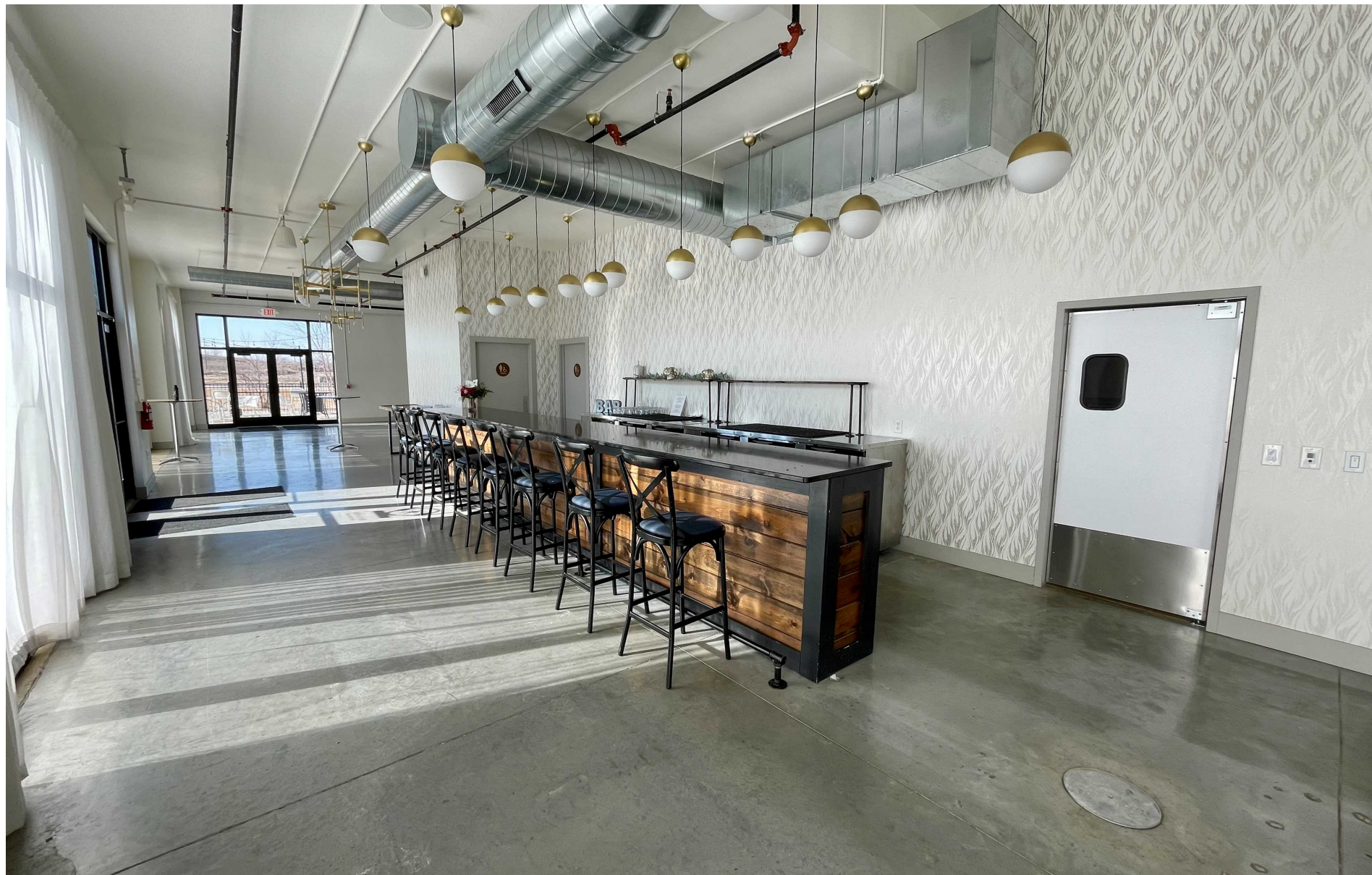


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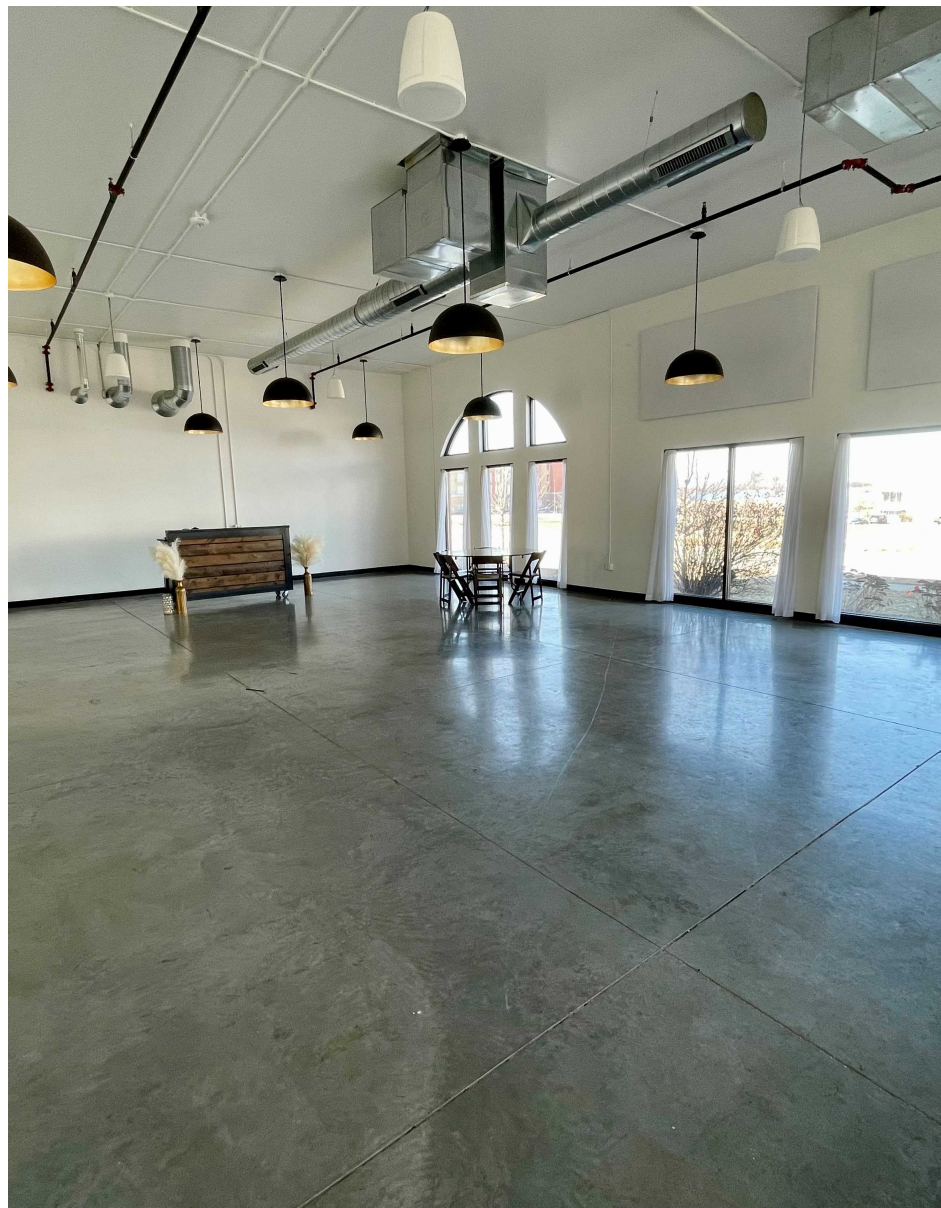


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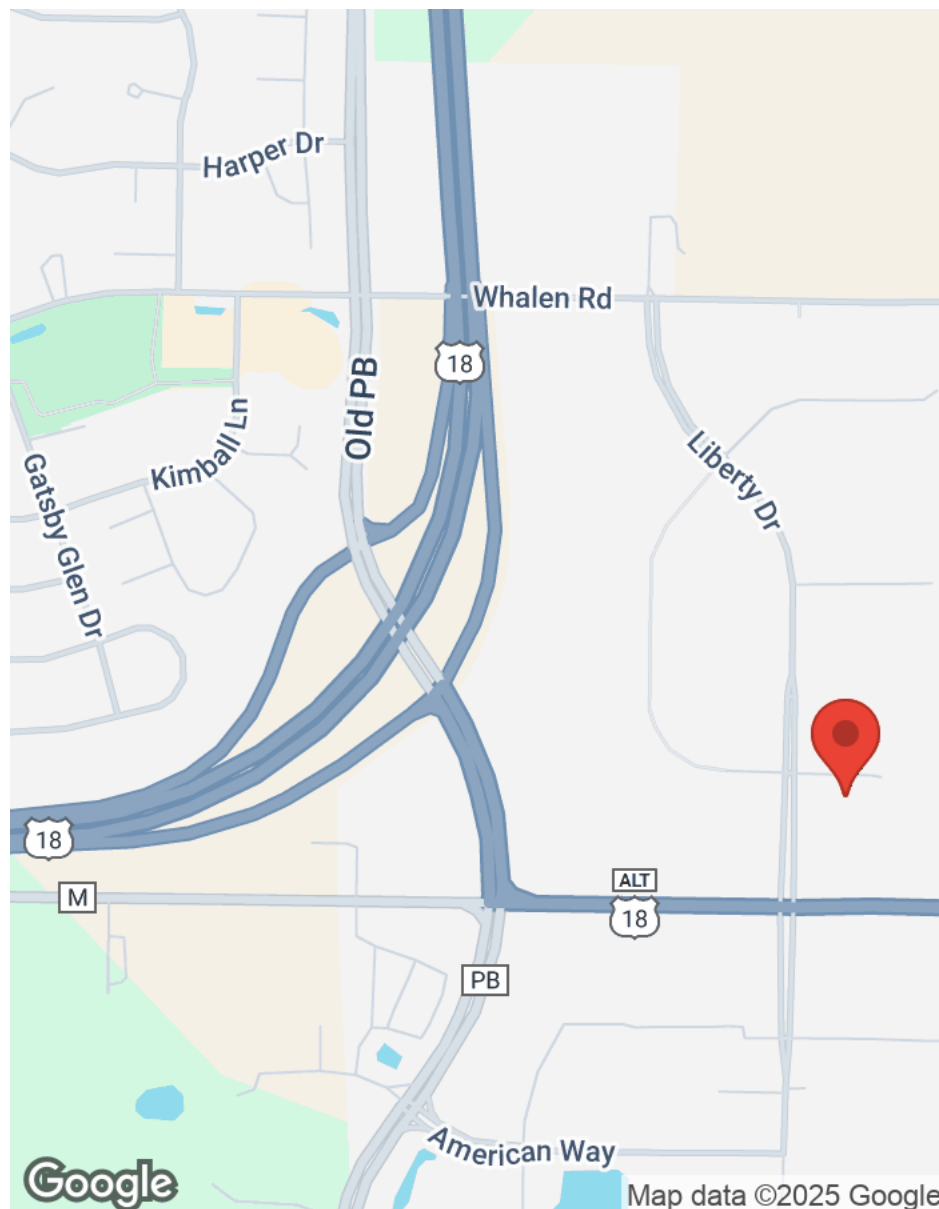
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LOCATION MAPS

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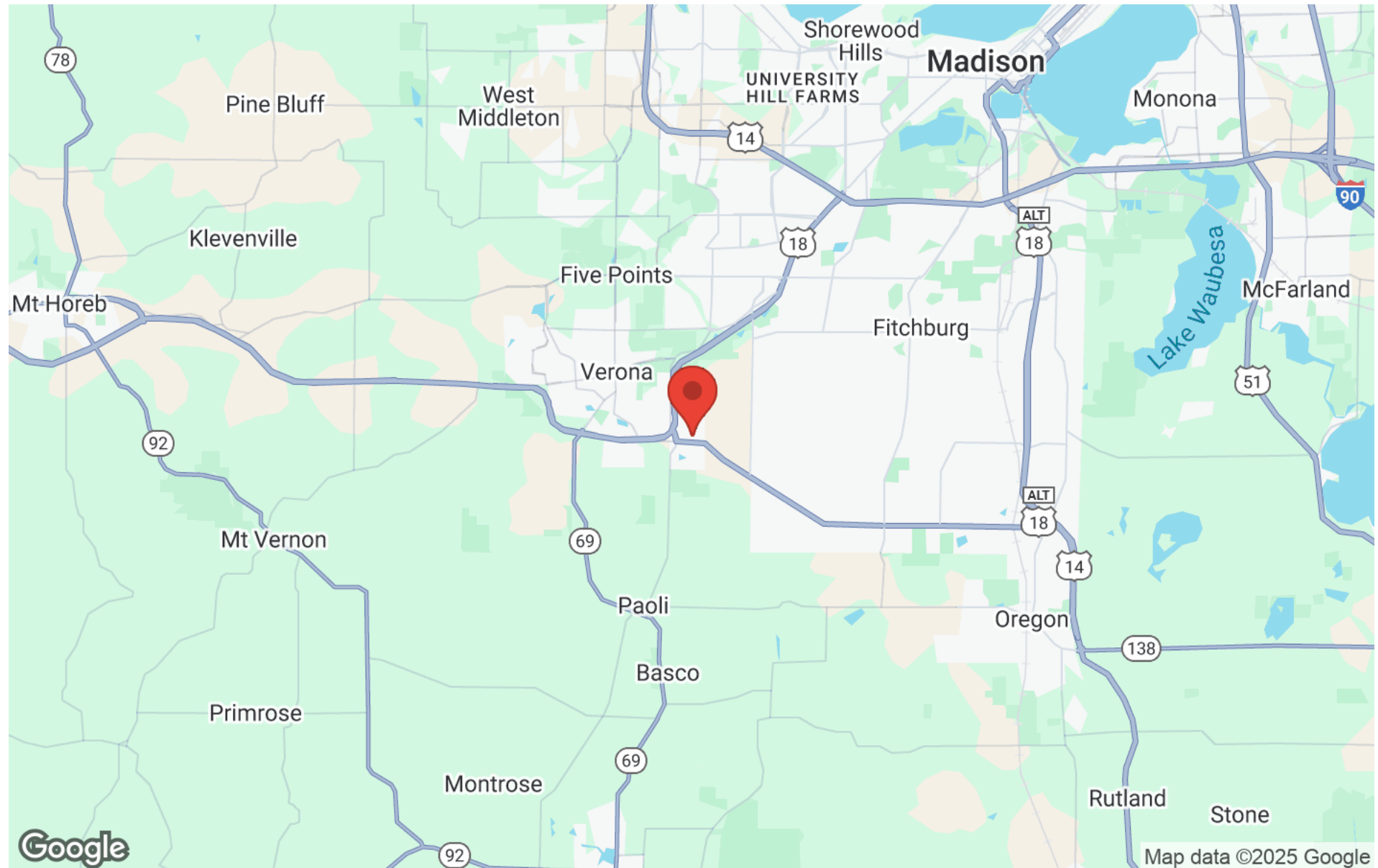
BUSINESS MAP

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REGIONAL MAP

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AERIAL MAP

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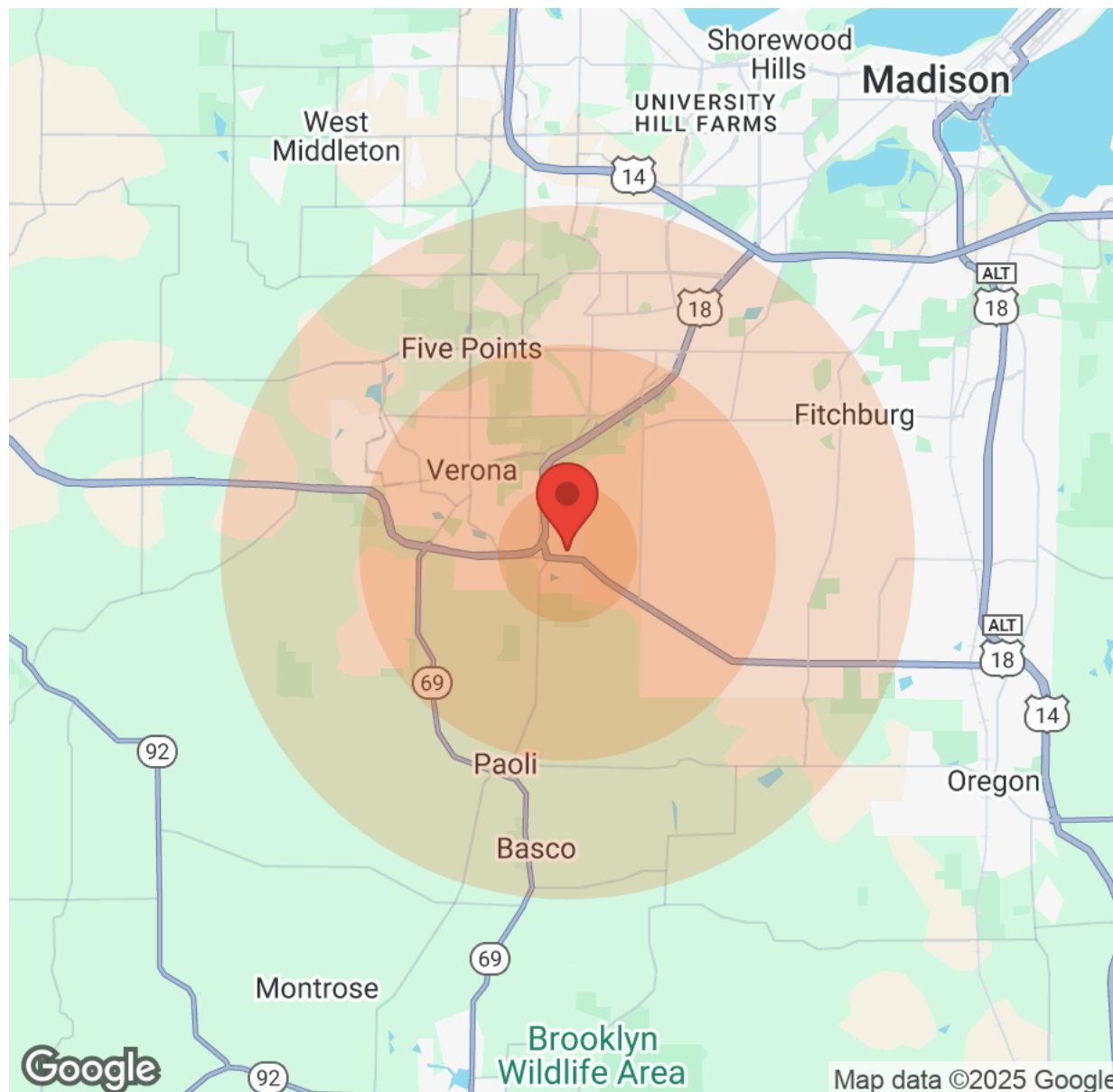
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,506	10,558	36,586
Female	1,733	10,956	38,026
Total Population	3,239	21,514	74,612

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	749	4,228	14,661
Ages 15-24	389	3,046	10,437
Ages 25-54	1,309	7,893	28,769
Ages 55-64	318	2,749	9,698
Ages 65+	474	3,598	11,047

Race	1 Mile	3 Miles	5 Miles
White	2,916	20,245	60,835
Black	56	186	5,298
Am In/AK Nat	N/A	N/A	47
Hawaiian	N/A	N/A	N/A
Hispanic	78	432	6,339
Multi-Racial	50	782	9,456

Income	1 Mile	3 Miles	5 Miles
Median	\$94,585	\$82,483	\$74,641
< \$15,000	10	341	1,525
\$15,000-\$24,999	32	487	1,937
\$25,000-\$34,999	58	500	2,390
\$35,000-\$49,999	79	817	3,614
\$50,000-\$74,999	263	1,653	6,438
\$75,000-\$99,999	274	1,575	4,731
\$100,000-\$149,999	393	2,225	5,804
\$150,000-\$199,999	88	632	1,975
> \$200,000	43	398	1,795

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,380	8,941	32,024
Occupied	1,320	8,497	30,307
Owner Occupied	1,200	6,396	19,505
Renter Occupied	120	2,101	10,802
Vacant	60	444	1,717

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DISCLOSURE TO CUSTOMER

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State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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