

Colliers

LENNAR

The Meadows



Lot 4

Walmart Supercenter



Lot 7



HWY 138 - 8,700 VPD

HWY 151 - 14,200 VPD

## Prime Development Opportunity

### Kettle Park West

2400 State Road 138  
Stoughton, WI 53589



KETTLE  
PARK  
WEST

#### Contact us:

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# Property Overview

Kettle Park West | Stoughton, WI

Kettle Park West in Stoughton, WI, is a vibrant shopping corridor that brings together a diverse mix of retailers, restaurants, specialty stores, and essential amenities. Anchored by Walmart, it serves as a central hub for the community, offering everything from everyday necessities to unique shopping experiences. With its convenient location and welcoming atmosphere, Kettle Park West has become a popular destination for residents and visitors alike, providing a one-stop spot for shopping, dining, and socializing. Whether you're running errands, enjoying a meal, or exploring local shops, Kettle Park West is at the heart of Stoughton's retail scene.



|              |                           |
|--------------|---------------------------|
| Lot 4        | 1.8 Acres For Sale or BTS |
| Lot 7        | 0.6 Acres For Sale or BTS |
| Pricing Info | Contact Broker            |

- Established market located minutes away from Madison.
- Prime Walmart outlots.
- Located along highly trafficked US Hwy 51 and State Hwy 138.
- Great ingress/egress on Hwy 51 and round about access on State Hwy 138.



Strong Retail  
Surrounding



Parking  
Available



1.8 AC & 0.6 AC  
Available



Strong Visibility  
23,200 VPD



# Site Plan

Kettle Park West | Stoughton, WI





# Lot 7 Information

Kettle Park West | Stoughton, WI



- 2,000 SF Total Building Size
- 25,000 SF Total Lot Size
- 92 parking stalls (1 per 200-SF)
- Subsurface storm water system in place
- Majority of site work is complete



# Lot 4 Aerial

Kettle Park West | Stoughton, WI





# Property Location

Kettle Park West | Stoughton, WI





# About the Area

Metro Madison



Madison is the state capital of Wisconsin with a metro population of about 681,000, making it the second largest city in the state. Madison is a medical and technology hub, home to companies such as Epic Systems, Google, Microsoft, Alliant Energy and more. The city consistently ranks near the top of best-places lists with its vibrant economy and low unemployment.

Madison is also home to the University of Wisconsin—Madison, the state's flagship university. The University of Wisconsin - Madison's main campus neighbors the Capitol building with its 50,000 student body. Within the campus sits Camp Randall Stadium, home to UW's football team. With a seating capacity of 80,321, Camp Randall ranks among the nation's largest school-owned stadiums.

In recent years, Madison has boasted the highest number of PhDs per capita and third highest college graduates per capita, according to Forbes magazine, enhancing the already plentiful labor pool.

The city is able to attract top-notch talent through a true live, work, play mantra. Downtown Madison is centered around the State Capitol building with the surrounding neighborhood home to upscale retailers, corporate offices, luxury apartments and condos, and some of the finest dining options in the state.

# Madison Workforce

## The University of Wisconsin - Madison & Four Strong Technical Schools Help Fuel a Strong Workforce

The well educated workforce, fueled by nationally ranked UW-Madison, tends to pursue economic stability through careers in business, technology and professional services. The Madison metro area has seen continued steady growth in these sectors thanks to notable names like Epic Systems, UW Healthcare and American Family Insurance. The combination of the strong education system and stable nationally recognized corporations encourages the young workforce to stay in the Madison area, a trend that will likely draw additional employers and lead to further growth.

### Notable Area Employers

**Epic**

13,000 Employees

**UWHealth**

24,000 Employees

**WISCONSIN**  
UNIVERSITY OF WISCONSIN-MADISON

21,000 Employees

**AMERICAN FAMILY**  
INSURANCE

**Alliant**  
Energy

**CUNA**  
MUTUAL  
GROUP

**QBE**

**EXACT**  
SCIENCES

**PPD**

**WPS** | HEALTH  
INSURANCE

**Spectrum**  
Brands

**TDS**

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Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

## ***Broker Disclosure to Customers***

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

## ***Confidentiality Notice to Customers***

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin Statutes.
  2. Any facts known by the broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the broker to disclose such as financial qualification information.)

## ***Consent to Telephone Solicitation***

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

## ***Sex Offender Registry***

Notice: 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://offender.doc.state.wi.us/public/>

## ***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 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.