

**FOR LEASE**

# Northgate SHOPPING CENTER

**Alexander**  
*Company*





# Northgate SHOPPING CENTER

1131-1293 N. Sherman Avenue  
Madison, WI 53704

**Space Types** retail and office, with  
1,200 to 20,000 sq. ft. suites  
available

**Parking** ample at-the-door and  
surface parking available

Strategically located at the corner of  
Sherman and Aberg Avenues, the  
Northgate Shopping Center is an  
established retail center located on  
Madison's North side and adjacent  
to Maple Bluff. Prominent building  
and monument signage assist in  
continued awareness of building  
tenants.





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## vitals

- Thorough renovations and improvements
- High parking ratios
- High profile existing tenant roster
- 25,000+ vehicles per day traffic count
- Adjacent to high-income Maple Bluff neighborhood
- Easy access to Packers Ave., Dane County Airport, and E. Washington Ave.
- Located along commuter route of Sherman Avenue
- On regional cycling route on Sherman Avenue
- Access to Madison Metro transit routes





# Northgate

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CENTER

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ASIAN BUFFET

# Northgate

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# Northgate SHOPPING CENTER

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As an established retail destination for over 20 years, the Northgate Shopping Center, with its high parking ratios and high-profile tenants, is ideal for retail and office uses. Prominent building and monument signage assist in raising awareness for building tenants, and several improvements, including a total renovation of the parking lot, extensive landscaping and facade improvements, have given the building a fresh appeal to passersby.

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# Northgate Shopping Center

## SITE PLAN







**FEED KITCHENS**



**NALY'S FLORAL**



**DOG DOG  
DAYCARE**

# **BUSINESSES**

AT THE SHOPPING CENTER



**UPS STORE**



**DREAM BIKES**

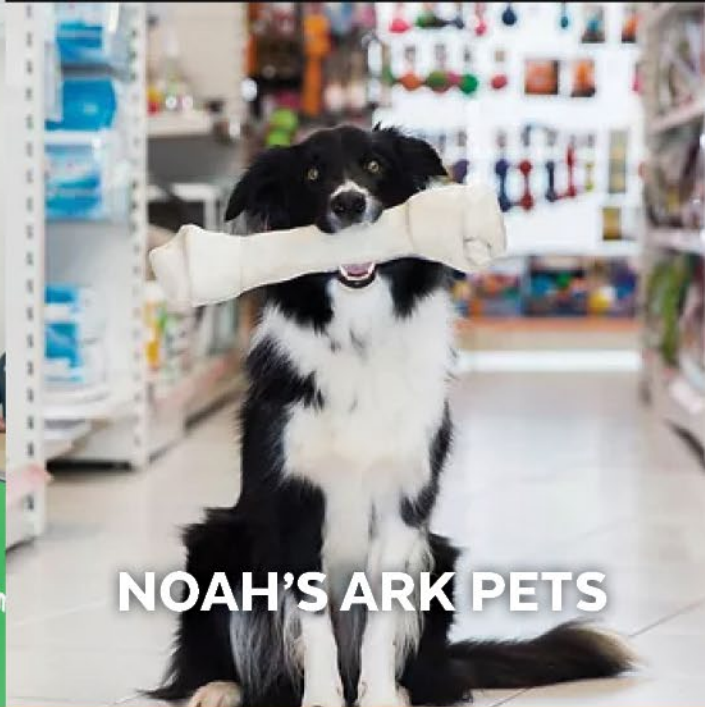


**KAYLEE'S GARDEN**





**H&R BLOCK**



**NOAH'S ARK PETS**



**MADISON ORIENTAL  
MARKET**

# **BUSINESSES**

AT THE SHOPPING CENTER



**ANYTIME FITNESS**



**ARTS FOR ALL**



**FALBO'S PIZZA**



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