



For Sale

Development Opportunity | Restaurant Building

2259 Deming Way
Middleton, WI 53562

Contact us:

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Property Overview

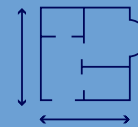
2259 Deming Way | Middleton, WI

Incredibly rare opportunity with premier visibility and access.

Located just off US Hwy 12/14 with exceptional exposure along the Beltline, this property offers immediate access to Middleton's top commercial corridor and proximity to Greenway Station.

Surrounded by national retailers including Costco, Ruth's Chris Steakhouse, IHOP, Taco Bell, Arby's, Subway, and Sports Clips Close to hospitals, specialty clinics, and West Side Office Park Situated in a highly affluent trade area with strong household income and education levels. Served by the top-ranked Middleton-Cross Plains Area School District, including Middleton High School, one of Wisconsin's highest-performing schools.

Building Size	10,497 SF
Lot Size	2.33 AC
Year Built / Renovated	2004 / 2014
Zoning	PUD-S: Planned Unit Development - Specific Implementation Plan
Delivery	As-is
2024 Taxes	\$49,138.22
Sale Price	\$2,950,000



10,497 SF
Retail Building



Signage
Opportunities



+/- 124 Surface
Parking Stalls



Convenient Access
to the Beltline Hwy



Near Notable
Area Retailers



24,600 Vehicles
Per Day

Site Aerial

2259 Deming Way | Middleton, WI



COSTCO
WHOLESALE

SHERWIN-WILLIAMS

Arby's
MONK'S
Bar & Grill
SUBWAY **uscellular**

IRE'S PLUS
TOTAL CAR CARE

RUTH'S
CHRIS
STEAK HOUSE

TACO
BELL

IHOP

COURTYARD
Marriott

COUNTRY
INN & SUITES
BY HILTON

PARK BANK

UW Health

Site

Hwy 14 - 24,600 VPD

Deming Way - 6,000 VPD

Lake Ridge

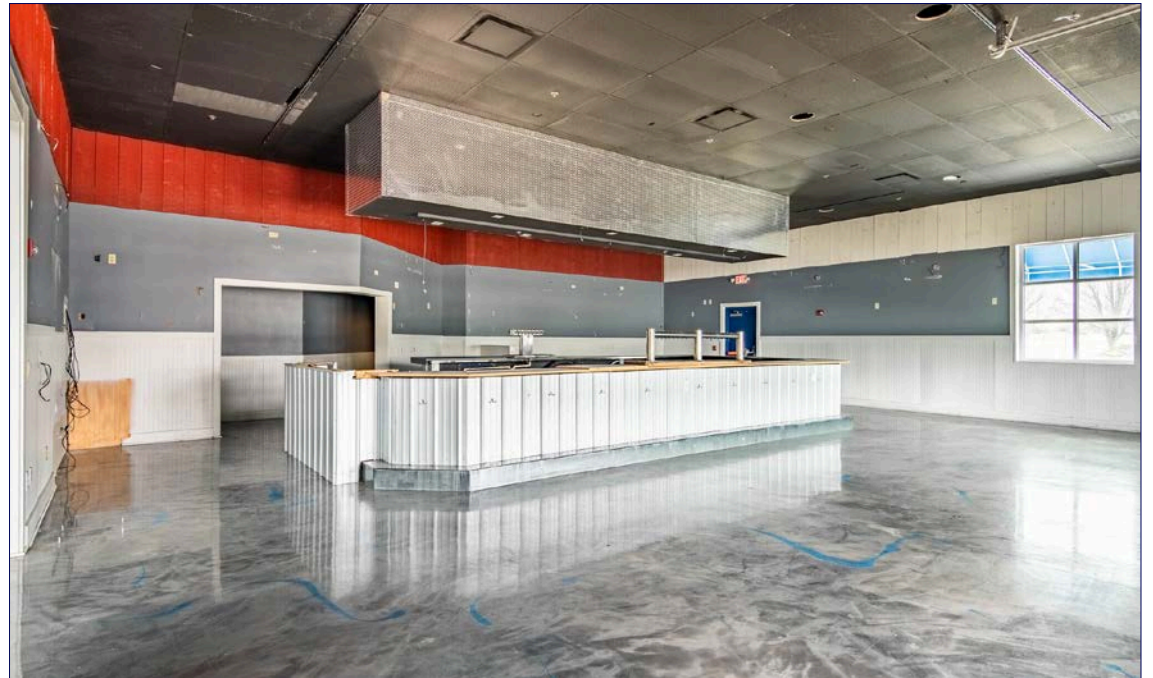
FedEx
Office
SMOOTHIE
KING

Beltline Hwy - 56,700 VPD

STAYBRIDGE
SUITES

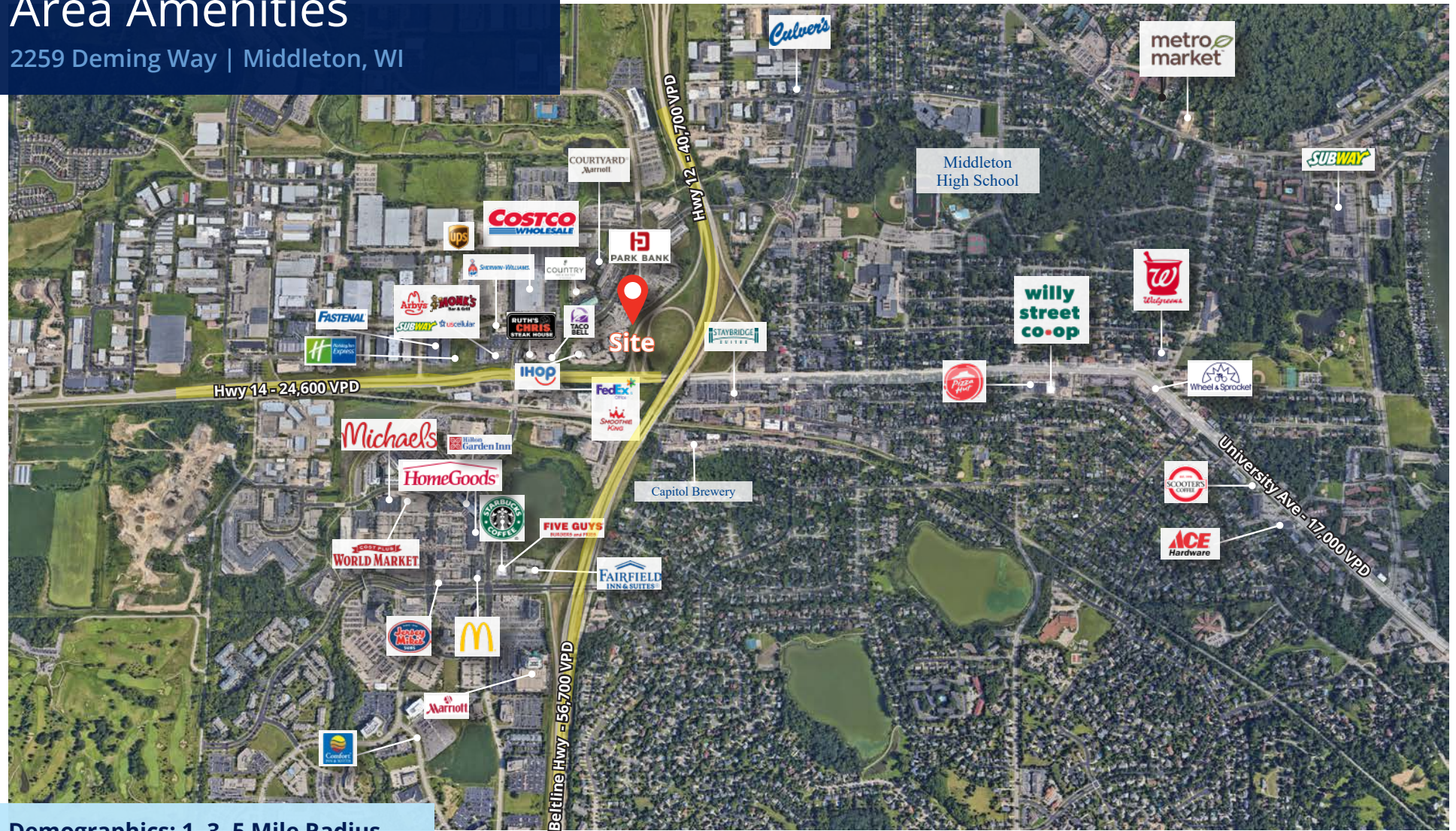
Property Photos

2259 Deming Way | Middleton, WI



Area Amenities

2259 Deming Way | Middleton, WI



Demographics: 1, 3, 5 Mile Radius

2024 Population		2024 Households		2024 Households		Median Household Income		Workforce Population	
1 ^{MI}	6,692	1 ^{MI}	17,761	1 ^{MI}	3,289	1 ^{MI}	\$106,789	1 ^{MI}	3,858
3 ^{MI}	48,163	3 ^{MI}	60,321	3 ^{MI}	22,848	3 ^{MI}	\$104,041	3 ^{MI}	26,594
5 ^{MI}	110,858	5 ^{MI}	147,135	5 ^{MI}	51,416	5 ^{MI}	\$100,583	5 ^{MI}	63,220

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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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 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. The 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:

- 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 disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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 to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and 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.

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/>