



Retail & Office FOR LEASE

Village Crossing

114 E Main St, Waunakee

Key Commercial Real Estate LLC

608-729-1800 | www.keycomre.com





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FOR DETAILED INFORMATION CONTACT:

Mallory Rekoske

O: 608.729.1803

C: 608.469.0384

mrekoske@keycomre.com

Jenny Lisak

O: 608.729.1808

C: 608.513.5447

jlisak@keycomre.com



Property Details



Discover the exceptional office and retail space available at Village Crossing in the heart of downtown Waunakee. Located in one of the state's fastest growing communities, Village Crossing seamlessly fuses historical charm and modern amenities. This distinctive mixed-use property has over 20,000 SF of vibrant 1st floor retail, anchored by the exceptional Lone Girl restaurant. The second floor offers nearly 11,000 SF of professional office space. The available suites feature historical elements such as exposed brick and sliding barn doors, outdoor patio space, and abundant natural light.

- **Retail Spaces Available:**

Suite E: 1,769 USF @ \$22.00/ SF NNN

Estimated 2025 NNN @\$8.42/SF

Available Q4 2025

- **Office Spaces Available:**

Suite 221: 1,269 RSF @ \$21.00/SF MG

Suite 225: 3,218 RSF @ \$21.00/SF MG

Available now

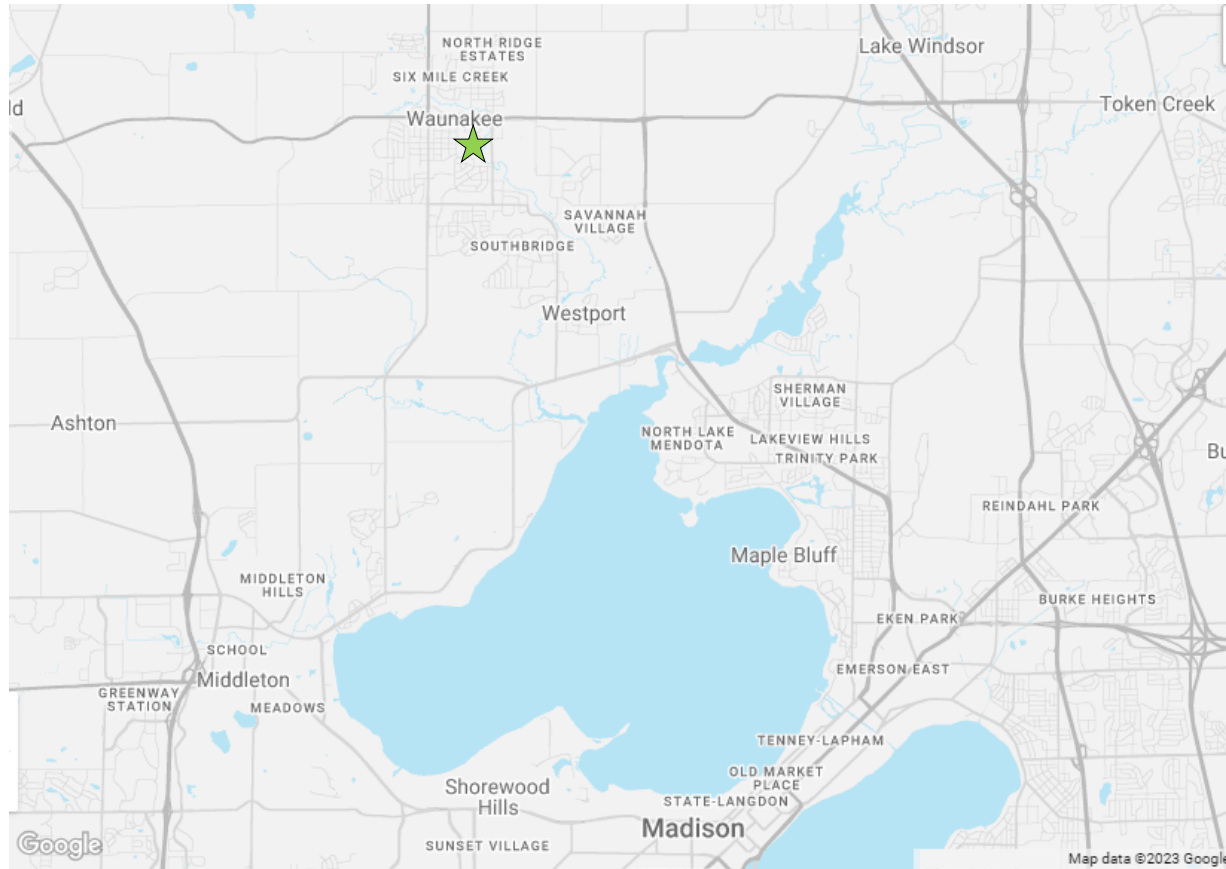
- **Parking:** Ample on-site parking available

- **Co-Tenants:** The Lone Girl Brewing Company, Red Barn Company, The Tasting Room, Orange Shoe Fitness, Madison Medispa and several professional office users

- **Visibility:** 14,800 AADT



Location & Demographics



Population

1 mi: 8,183
3 mi: 17,778
5 mi: 28,694



Medium Home Value

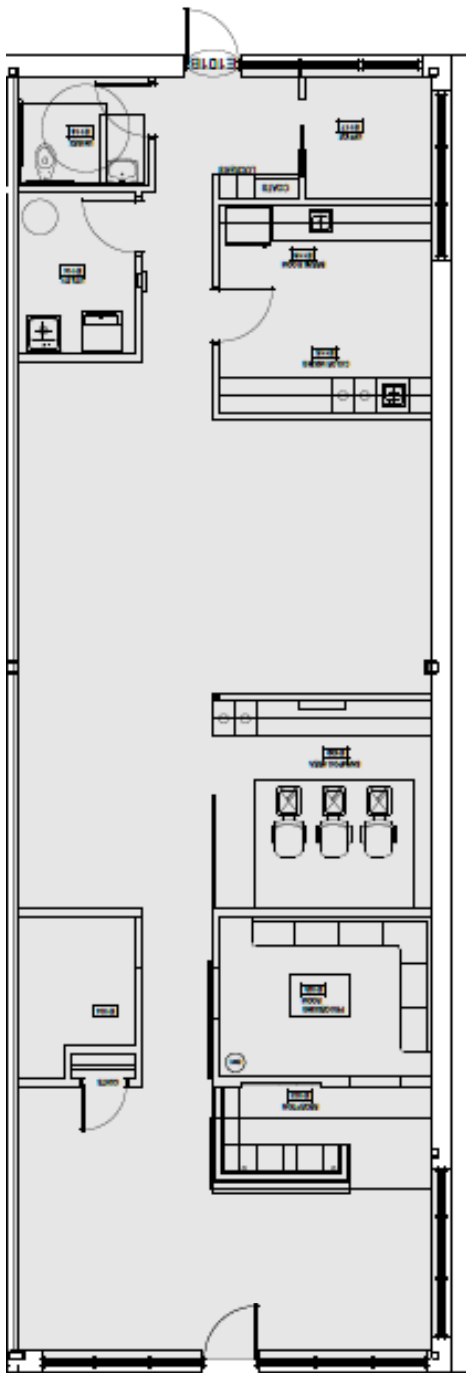
1 mi: \$368,243
3 mi: \$416,550
5 mi: \$425,320



Median Household Income

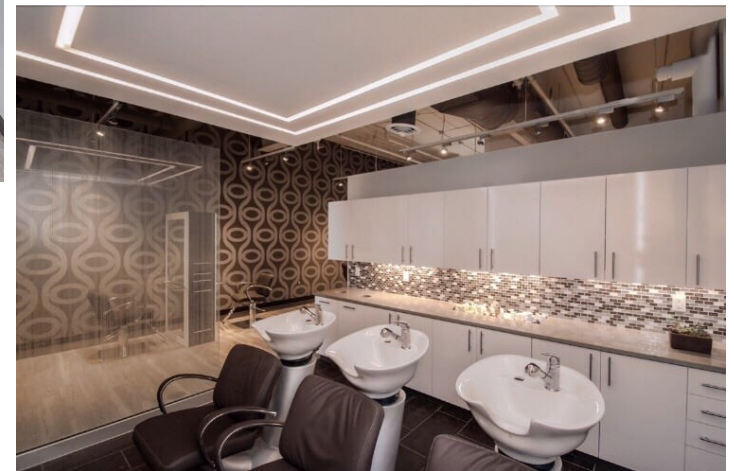
1 mi: \$102,200
3 mi: \$120,774
5 mi: \$106,671





Retail Floor Plans

- 1,769 SF of open, flexible retail space
- Layout features reception, waiting area, open space, break room, office and utility room with laundry.
- Ample on-site parking for customers and staff
- High visibility and excellent street presence along Main Street
- Ideal for boutique, specialty retail, wellness, or service-oriented businesses.
- Current tenant, Ecco Salon, is relocating due to growth. No salon use allowed but barbershop use is permitted.
- Available Q4 2025



Office Floor Plan

Suite 221
1,269 RSF

Suite 225
3,218 RSF



Suite 221

- 1,269 S RSF
- 4 private offices, many windowed with a view overlooking vibrant Main Street.
- Open collaborative workspace
- East facing wall is exposed brick
- Use of common restrooms, conference room and patio.

Suite 225

- 3,218 RSF
- Large open reception/waiting area
- 8 small private office and 2 large conference/ group rooms
- Exposed brick and sliding barn doors
- Kitchenette
- Use of common restrooms, conference room and patio.



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

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

39 _____

40 _____

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

DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

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

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Key Commercial Real Estate LLC, 211 S. Paterson Street, Suite 320 Madison, WI 53703

Deborah Ernsland

Phone: (608)729-1800

Fax:

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Broker Disclosure