



**FOR LEASE**  
OFFICE - RETAIL

RETAIL - OFFICE SPACE - MCFARLAND WI  
4802 Farwell Street, McFarland, WI 53558

- High Traffic Primary Street
- Close to Other Businesses
- Popular McFarland WI Suburb of Madison
- Manageable 520 sqft



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**RE/MAX PREFERRED**

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### Property Summary

Building SF:	2,912
Lease Rate:	\$22.00/sqft
Lot Size:	0.52 Acres
Parking:	1-5 Spaces
Year Built:	1990
Zoning:	CG-Gen Com
LEASEABLE SQFT	520 sqft

### Property Overview

520 SQFT of High Traffic and Good Visibility Retail Space for Lease

### Location Overview

This vibrant retail space is ideally situated in McFarland, a fast-growing suburb just minutes from downtown Madison. Known for its strong community feel and steady residential growth, McFarland offers excellent visibility and easy access from US Highway 51. The area supports a mix of local businesses, schools, and recreational amenities, making it an attractive destination for both daily foot traffic and destination shoppers.





### McFarland WI Retail Opportunity!

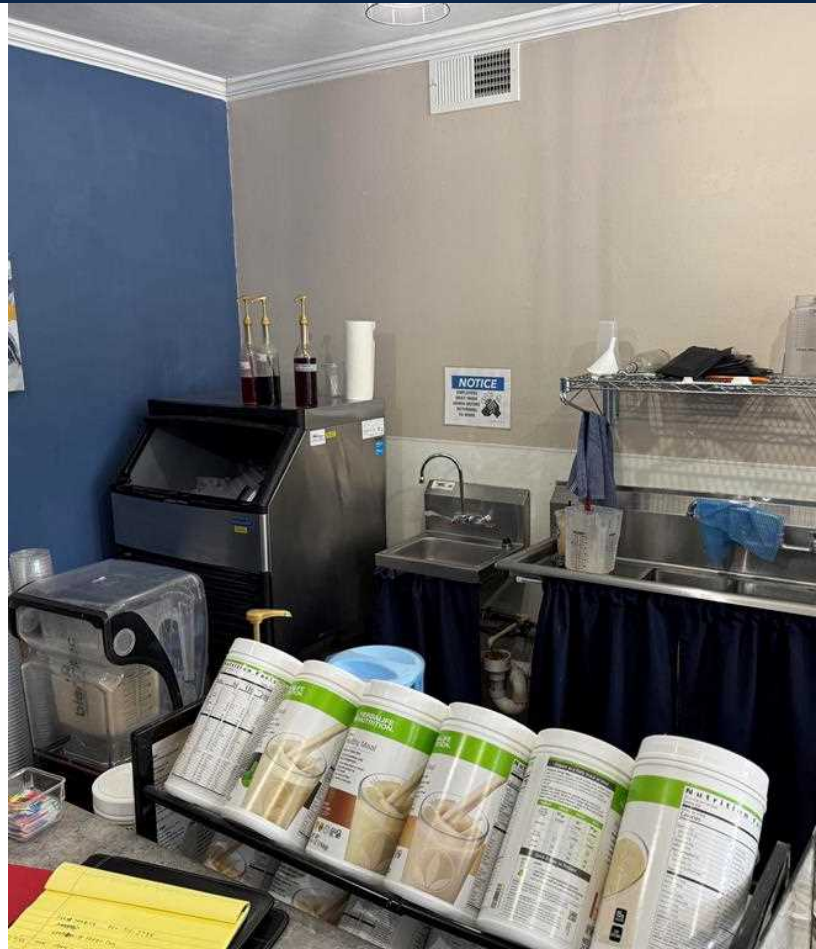
Prime retail or Office space available in a highly popular area in McFarland! Currently utilized as a Nutrition Store, this versatile space also permits a retail/Office presence. Position your business for success in this booming area of McFarland! Situated on a high-traffic primary street with over an estimated 6,100 daily vehicles this property offers unmatched visibility and accessibility. Surrounded by a thriving community of well-established businesses, popular restaurants, and bustling bars, it's the perfect environment to draw in customers. With a proven track record of successful ventures at this location, it's the ideal opportunity to make your mark in McFarland.



# PROPERTY PHOTOS

## RETAIL OFFICE SPACE - MCFARLAND WI

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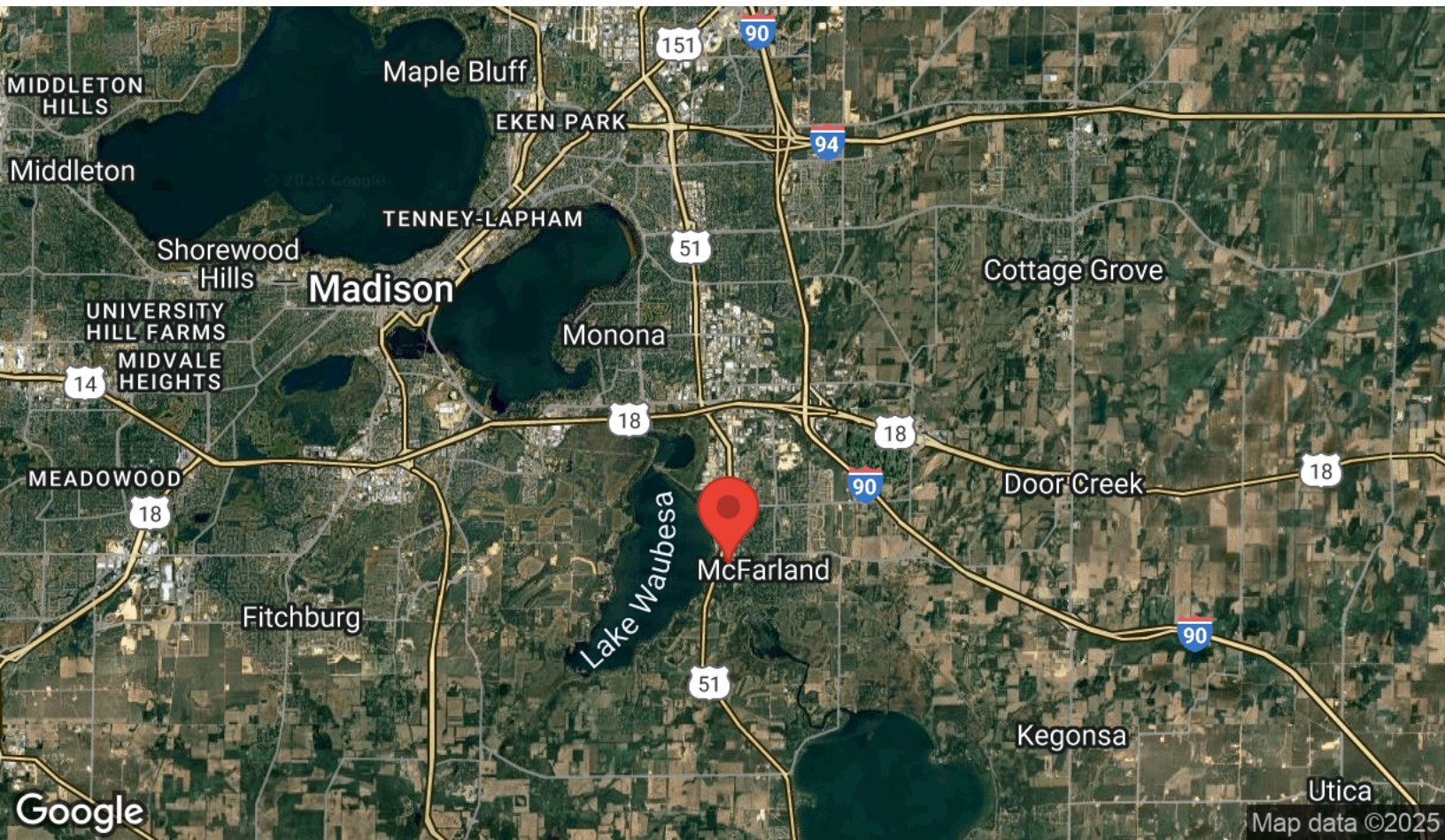
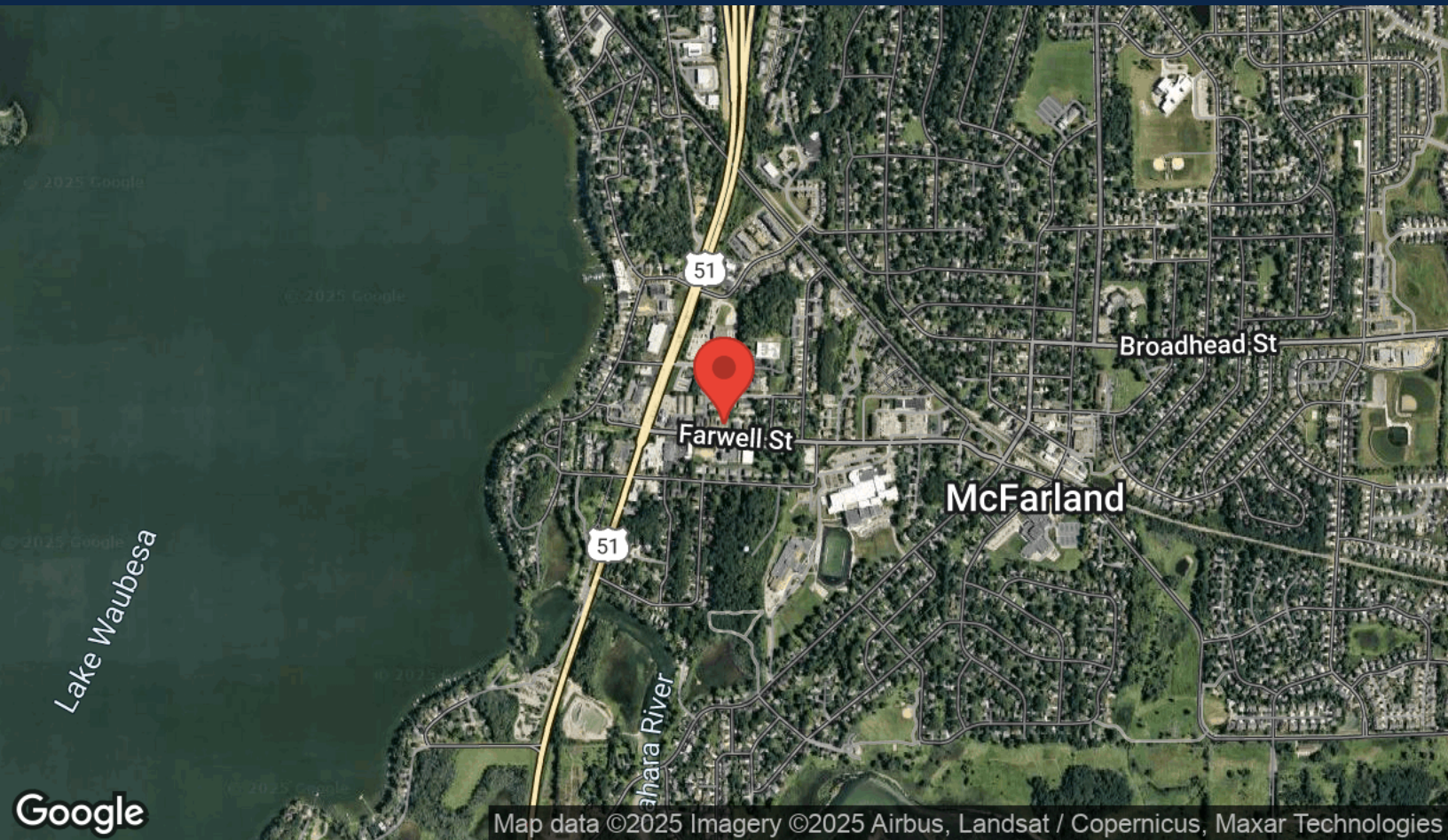




# LOCATION MAPS

RETAIL OFFICE SPACE - MCFARLAND WI

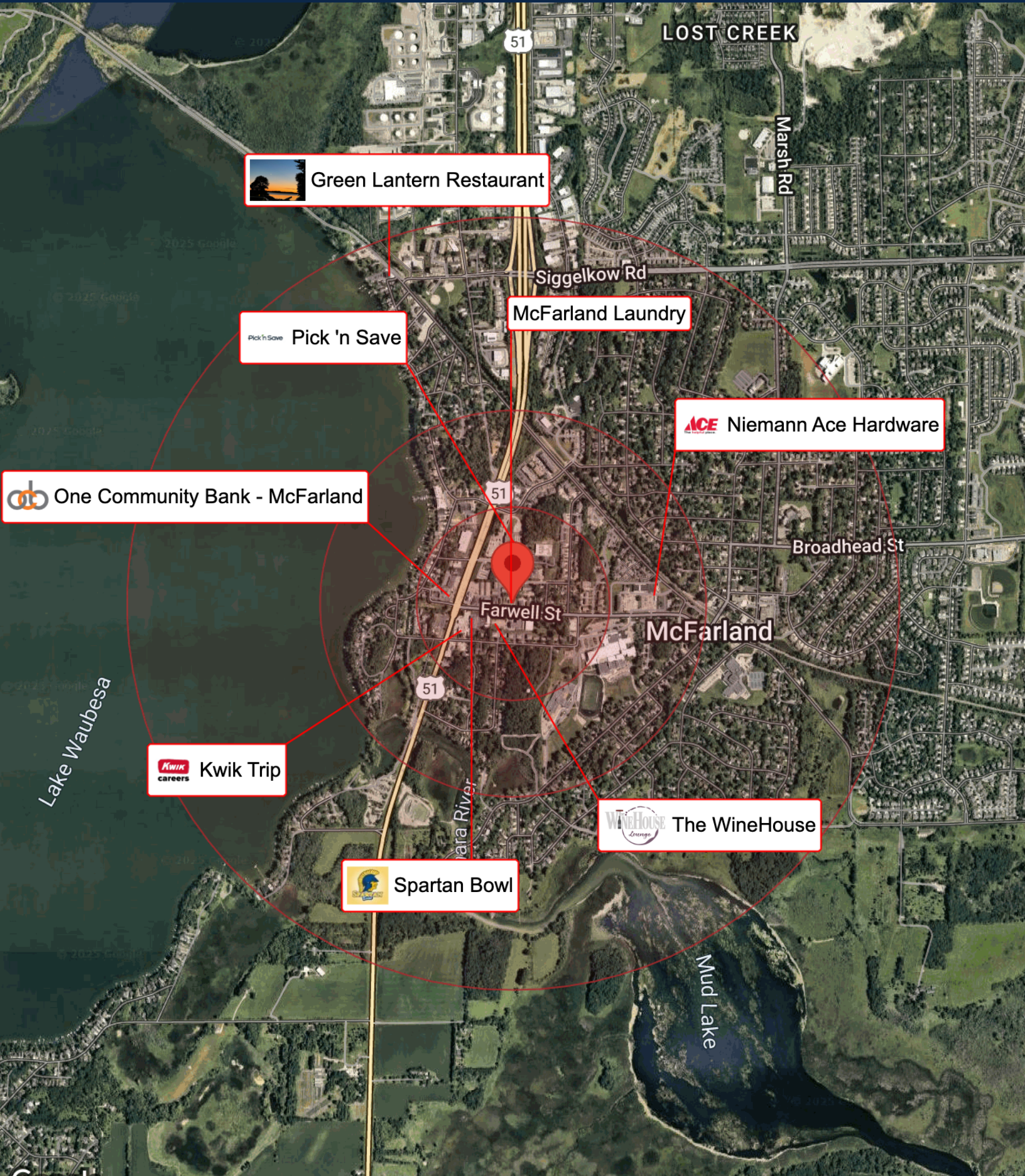
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# BUSINESS MAP

RETAIL OFFICE SPACE - MCFARLAND WI  
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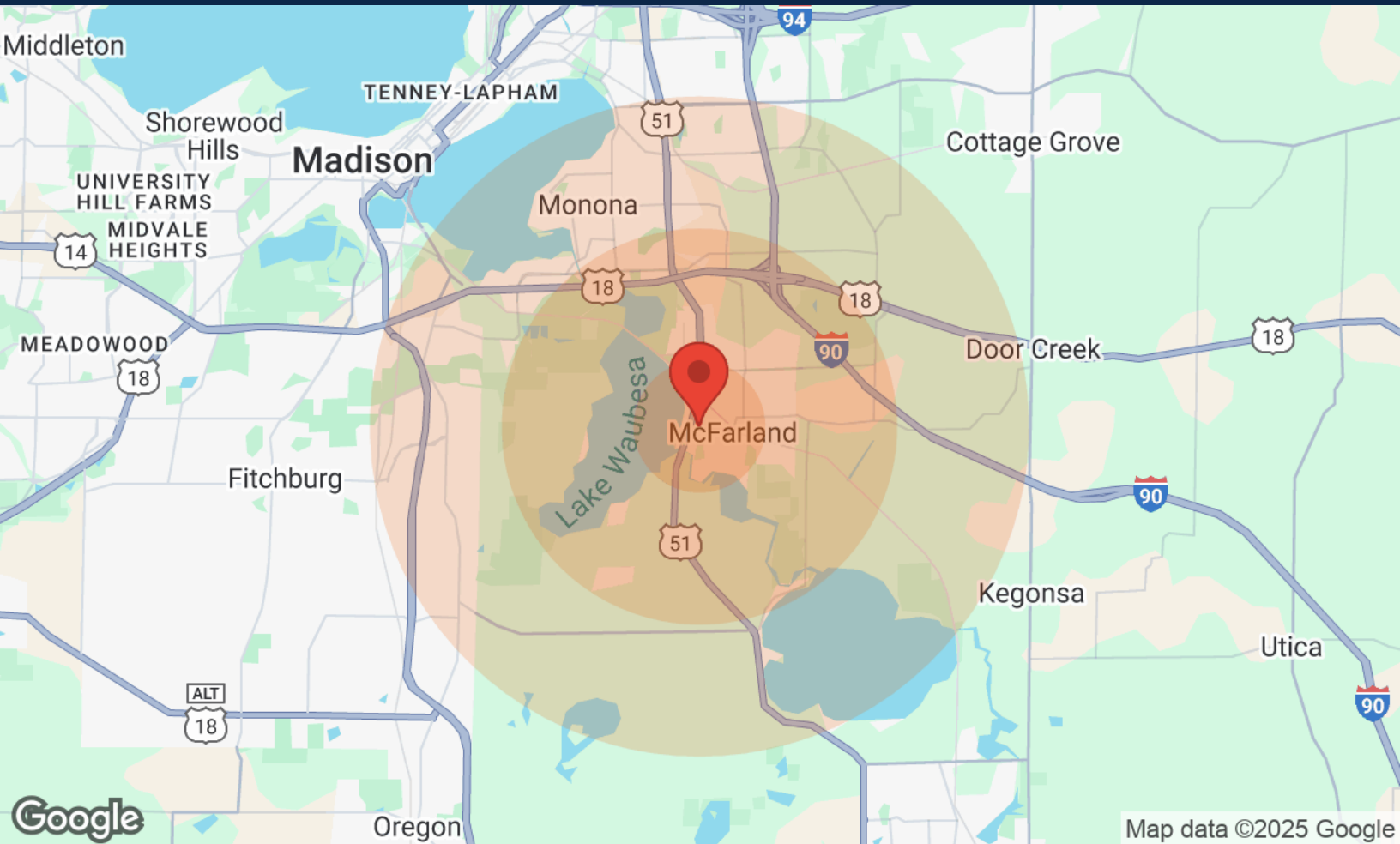




# DEMOGRAPHICS

## RETAIL OFFICE SPACE - MCFARLAND WI

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Population	1 Mile	3 Miles	5 Miles
Male	1,849	8,494	23,345
Female	1,857	8,514	24,252
Total Population	3,706	17,008	47,597

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	609	3,091	8,186
Ages 15-24	509	2,394	5,914
Ages 25-54	1,417	6,039	18,356
Ages 55-64	529	2,391	6,655
Ages 65+	642	3,093	8,486

Income	1 Mile	3 Miles	5 Miles
Median	\$55,206	\$71,833	\$61,924
< \$15,000	82	313	1,878
\$15,000-\$24,999	117	376	1,854
\$25,000-\$34,999	70	407	1,885
\$35,000-\$49,999	307	930	2,567
\$50,000-\$74,999	421	1,719	4,856
\$75,000-\$99,999	263	1,357	3,370
\$100,000-\$149,999	164	1,118	2,602
\$150,000-\$199,999	45	270	658
> \$200,000	116	301	658

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,732	7,172	21,688
Occupied	1,634	6,701	20,329
Owner Occupied	939	4,951	13,707
Renter Occupied	695	1,750	6,622
Vacant	98	471	1,354



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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# STATE OF WISCONSIN BROKER DISCLOSURE

## To 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 Broker must provide you the following disclosure statement:

### **BROKER DISCLOSURE TO CUSTOMERS**

You are the 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 the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove 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 within 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 (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of 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(l) 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 by law, or 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 (see "definition of material adverse facts" below).
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 below. At a later time, you may also provide the broker with other information that you consider to be confidential.

### **CONFIDENTIAL INFORMATION:**

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

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(Insert information you authorize to 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/> or by phone at (608)240-5830.

### **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 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.