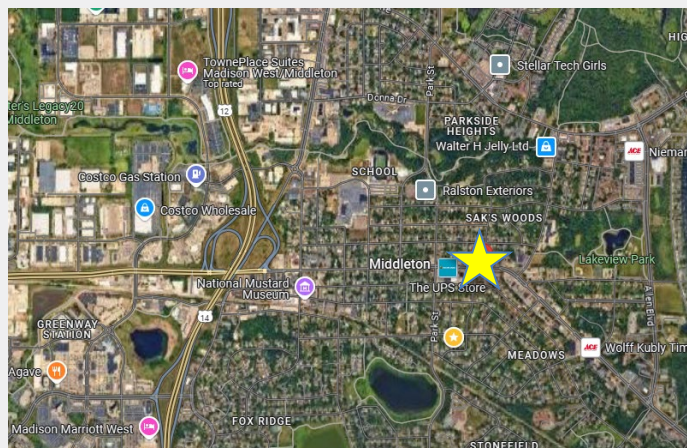




## Property Features

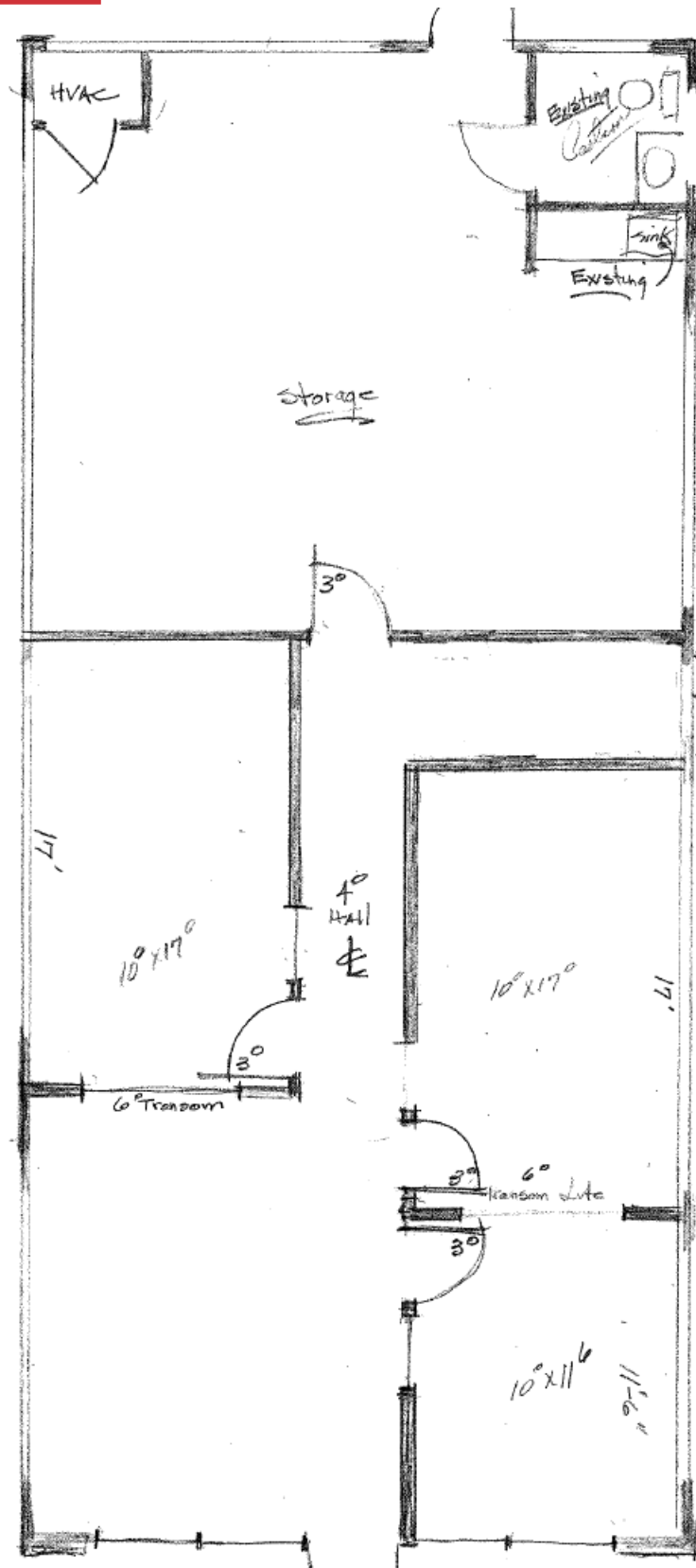
- ✓ Available Space: 1,368 SF, 1,515 – 3,030 SF
- ✓ Lease Rate: \$24/PSF/NNN
- ✓ Endcap of Building
- ✓ In the heart of downtown Middleton
- ✓ Amazing visibility and access
- ✓ Located near Highway 12/14
- ✓ Traffic Counts: 30,800 on University Ave  
42,000 On Highway 12/14
- ✓ Lots of windows – Natural lighting
- ✓ Private entrance and restroom
- ✓ Plenty of parking
- ✓ Exterior building/monument signage available



For more information:

Dan Holvick- Owner/Managing Broker  
608-220-7740 • dan.holvick@nggwi.com  
[Naimadison.com](http://Naimadison.com)

# Floor Plan 103



# Demographics

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6771 University Ave, Middleton, WI 53562

CITY, STATE

**Middleton, WI**

POPULATION

**41,676**

AVG. HHSIZE

**2.26**

MEDIAN HH INCOME

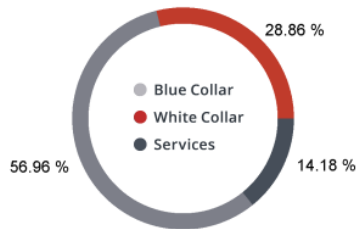
**\$78,280**

HOME OWNERSHIP

Renters: **7,416**

Owners: **11,973**

EMPLOYMENT



**56.06 %**

Employed

**1.46 %**

Unemployed

EDUCATION

High School Grad: **11.36 %**

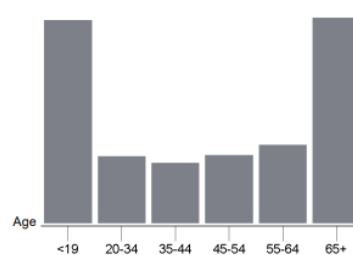
Some College: **17.13 %**

Associates: **6.74 %**

Bachelors: **67.26 %**

GENDER & AGE

47.71 % 52.29 %



RACE & ETHNICITY

White: **81.79 %**

Asian: **2.67 %**

Native American: **0.02 %**

Pacific Islanders: **0.00 %**

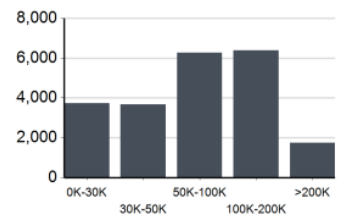
African-American: **3.85 %**

Hispanic: **6.97 %**

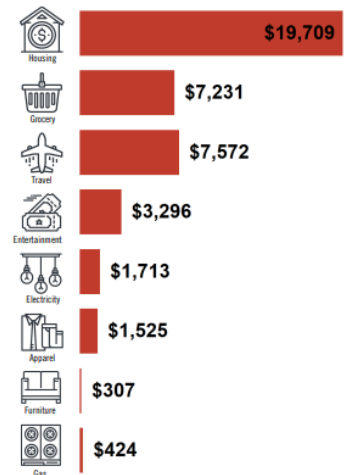
Two or More Races: **4.69 %**

Catylist Research

INCOME BY HOUSEHOLD



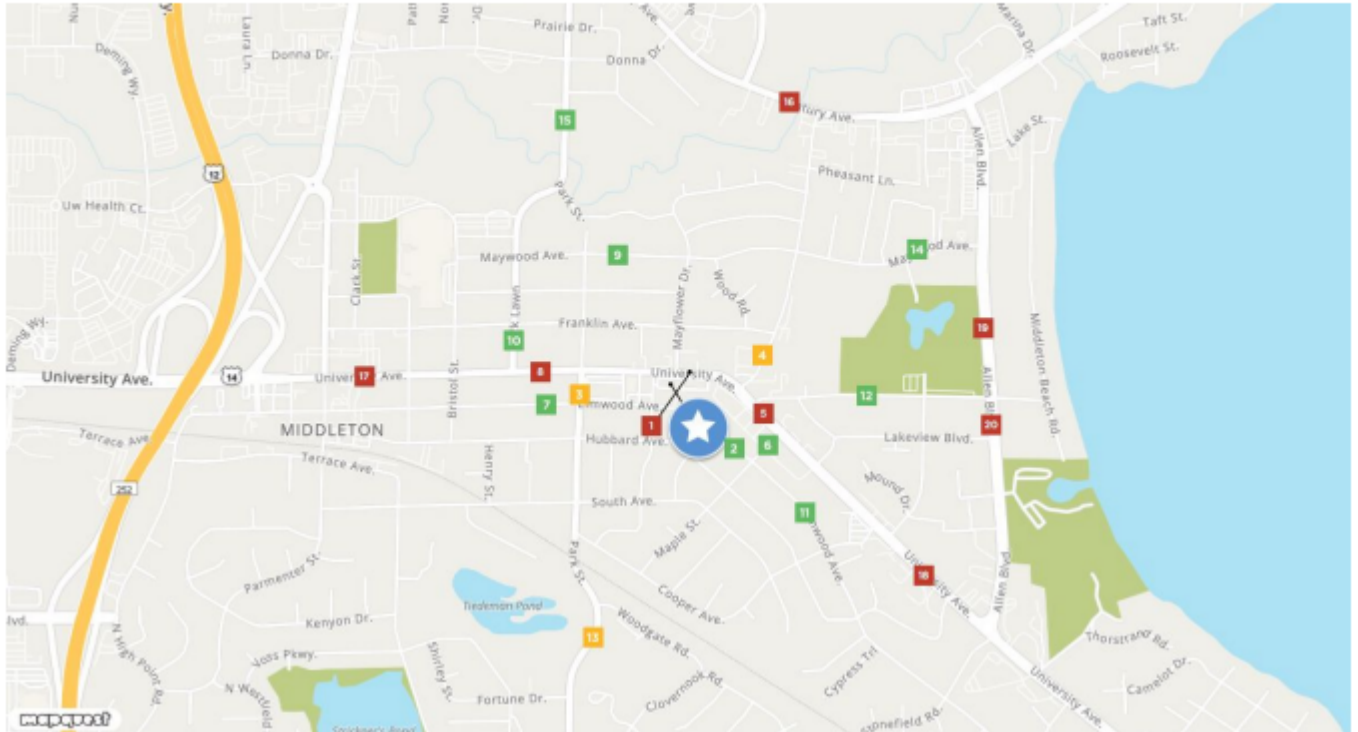
HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

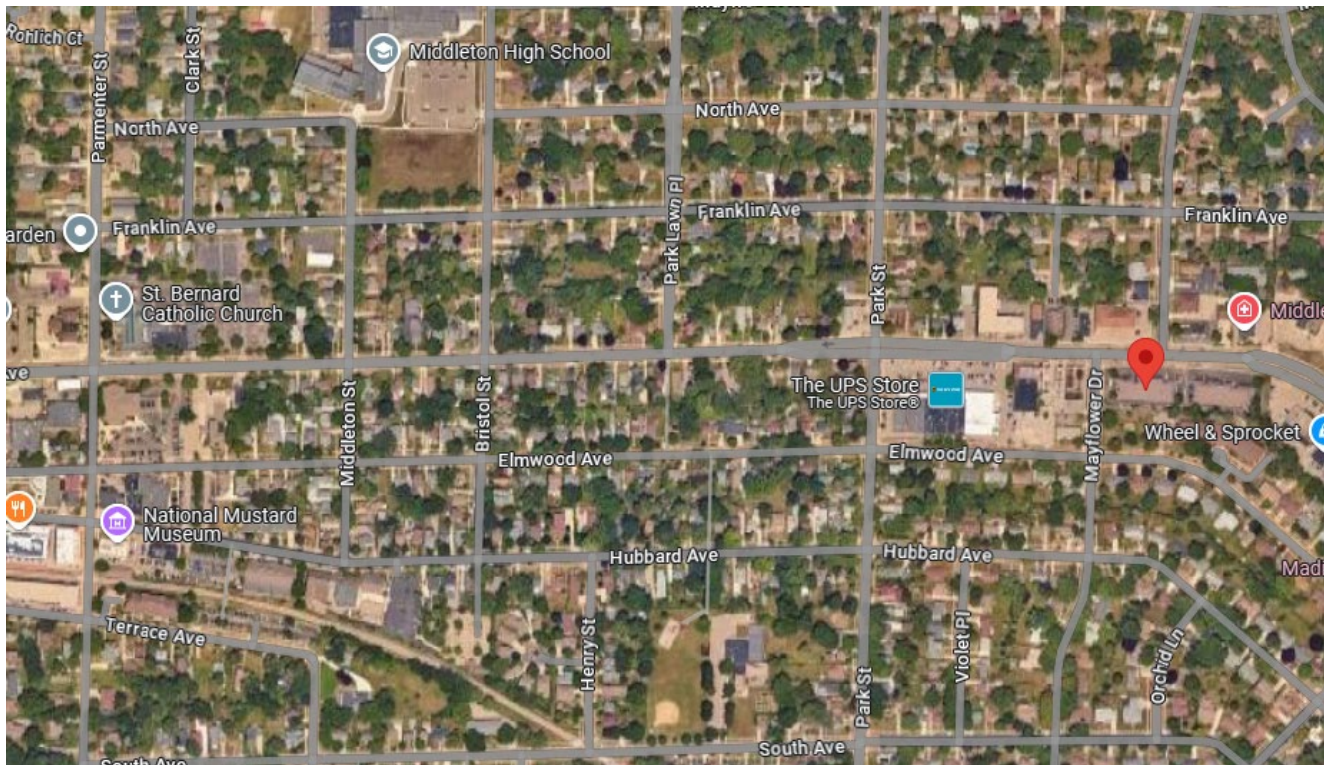
# Traffic

## Traffic Counts



|                                                                                                             |                                                                                                                   |                                                                                                               |                                                                                                           |                                                                                                              |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>CTH MS</b> <b>1</b><br>Mayflower Dr<br>Year: 2022 23,000                                                 | <b>Elmwood Avenue</b> <b>2</b><br>Mayflower Dr<br>Year: 2022 520<br>Year: 2009 1,400<br>Year: 2002 1,200          | <b>Park Street</b> <b>3</b><br>Elmwood Ave<br>Year: 2022 8,100<br>Year: 2015 11,600<br>Year: 2012 11,100      | <b>Branch Street</b> <b>4</b><br>Franklin Ave<br>Year: 2022 7,300<br>Year: 2015 6,500<br>Year: 2009 7,100 | <b>CTH MS</b> <b>5</b><br>Maple St<br>Year: 2022 17,600                                                      |
| <b>Maple Street</b> <b>6</b><br>University Ave<br>Year: 2022 940<br>Year: 2009 1,500<br>Year: 2002 1,700    | <b>Elmwood Avenue</b> <b>7</b><br>PkSt<br>Year: 2022 770<br>Year: 2009 1,500<br>Year: 2002 1,800                  | <b>CTH MS</b> <b>8</b><br>Park Lawn Pl<br>Year: 2022 18,800                                                   | <b>Maywood Avenue</b> <b>9</b><br>PkSt<br>Year: 2022 990<br>Year: 2009 710<br>Year: 2002 1,600            | <b>Park Lawn Place</b> <b>10</b><br>Franklin Ave<br>Year: 2022 1,400<br>Year: 2009 2,400<br>Year: 2002 2,000 |
| <b>Elmwood Avenue</b> <b>11</b><br>S Gateway St<br>Year: 2022 720<br>Year: 2009 1,500<br>Year: 2002 1,500   | <b>Mendota Avenue</b> <b>12</b><br>Gateway St N<br>Year: 2022 1,300<br>Year: 2009 1,200<br>Year: 2002 1,000       | <b>North Gammon Road</b> <b>13</b><br>Woodgate Rd<br>Year: 2022 8,500<br>Year: 2015 8,200<br>Year: 2012 9,900 | <b>Maywood Avenue</b> <b>14</b><br>Amherst Rd<br>Year: 2022 1,400<br>Year: 2009 1,700<br>Year: 2002 2,800 | <b>Park Street</b> <b>15</b><br>Brookdale Dr<br>Year: 2022 2,500<br>Year: 2018 2,900<br>Year: 2015 3,900     |
| <b>Century Avenue</b> <b>16</b><br>Branch St<br>Year: 2022 15,700<br>Year: 2018 19,400<br>Year: 2015 18,200 | <b>University Avenue</b> <b>17</b><br>Middleton St<br>Year: 2022 17,100<br>Year: 2018 22,300<br>Year: 2015 21,800 | <b>CTH MS</b> <b>18</b><br>Countryside Ln<br>Year: 2022 17,000                                                | <b>Mendota Ave</b> <b>19</b><br>Year: 2022 17,200                                                         | <b>Lakeview Blvd</b> <b>20</b><br>Year: 2022 14,800                                                          |

## Map



## **BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### **BROKER DISCLOSURE TO CUSTOMERS**

3 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  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.  
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of

21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

### **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_  
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_  
38 \_\_\_\_\_

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

### **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

### **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 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**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.