

RETAIL FOR LEASE

NEW RETAIL DEVELOPMENT - SUN PRAIRIE

1,903 - 5,731 SF AVAILABLE



PUMPKIN PATCH - NEW RETAIL SPACE FOR LEASE

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

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PROPERTY SUMMARY



Property Summary

Available SF:	1,903 - 5,731 SF
Lease Rate:	\$24-28/SF NNN
TI Allowance:	Negotiable
Lease Term:	5-10 Years
Date Available:	Occupancy 2025
Parking:	74 Parking Stalls
Parking Ratio:	4.62/1000
Building Features:	Drive-Thru Rooftop Patios
Delivery Condition:	Grey Box
Zoning:	(PD) Planned Development
Visibility:	Highway 151

Property Overview

Drive-Thru and Roof Top Patio retail spaces available at Sun Prairie's new Pumpkin Patch retail development. Come join other prominent Tenants at one of the only existing retail space opportunities near the S Grand Ave area.

First Floor Drive-Thru Window Space (1,903 - 2,981 SF)
Second Floor Roof Top Patio Space (2,000-5,731 SF)

Tenants will be additionally responsible for real estate taxes, building insurance, CAM, trash/recycling, phone/data, janitorial, and utilities.

Highway 151 Traffic Count - 52,800 Vehicles Per Day

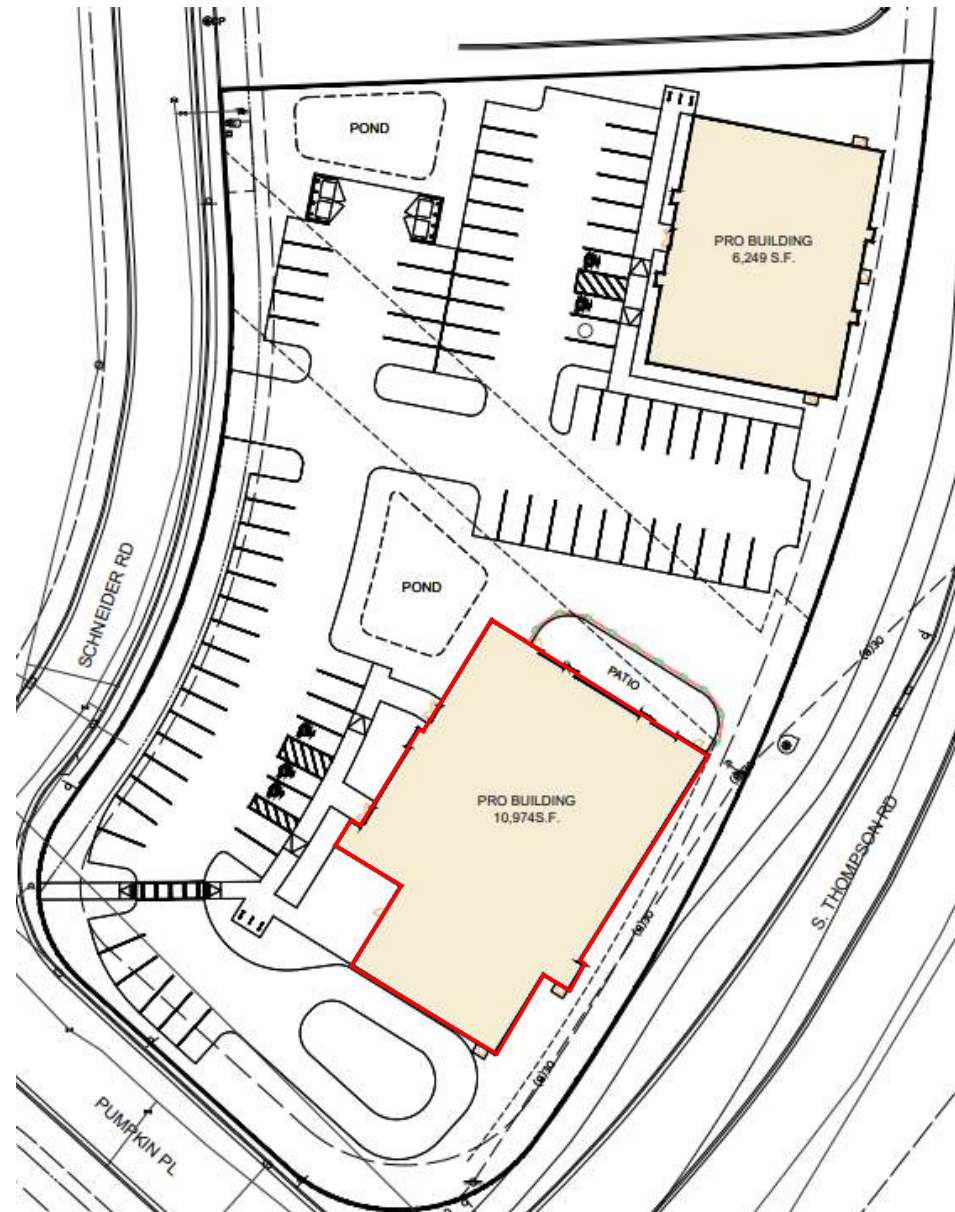
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SITE PLAN



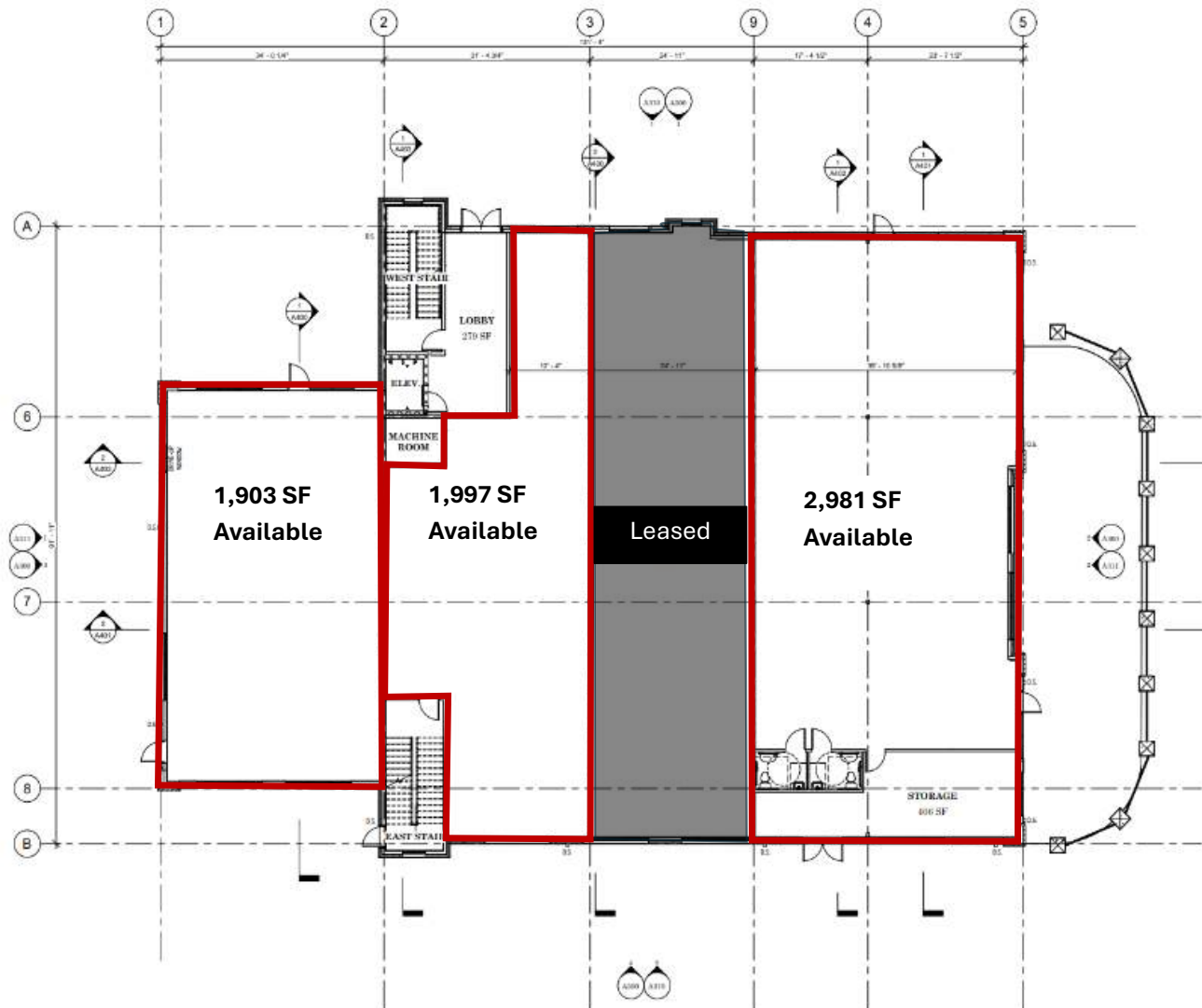
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DRIVE-THRU (1,903 SF)



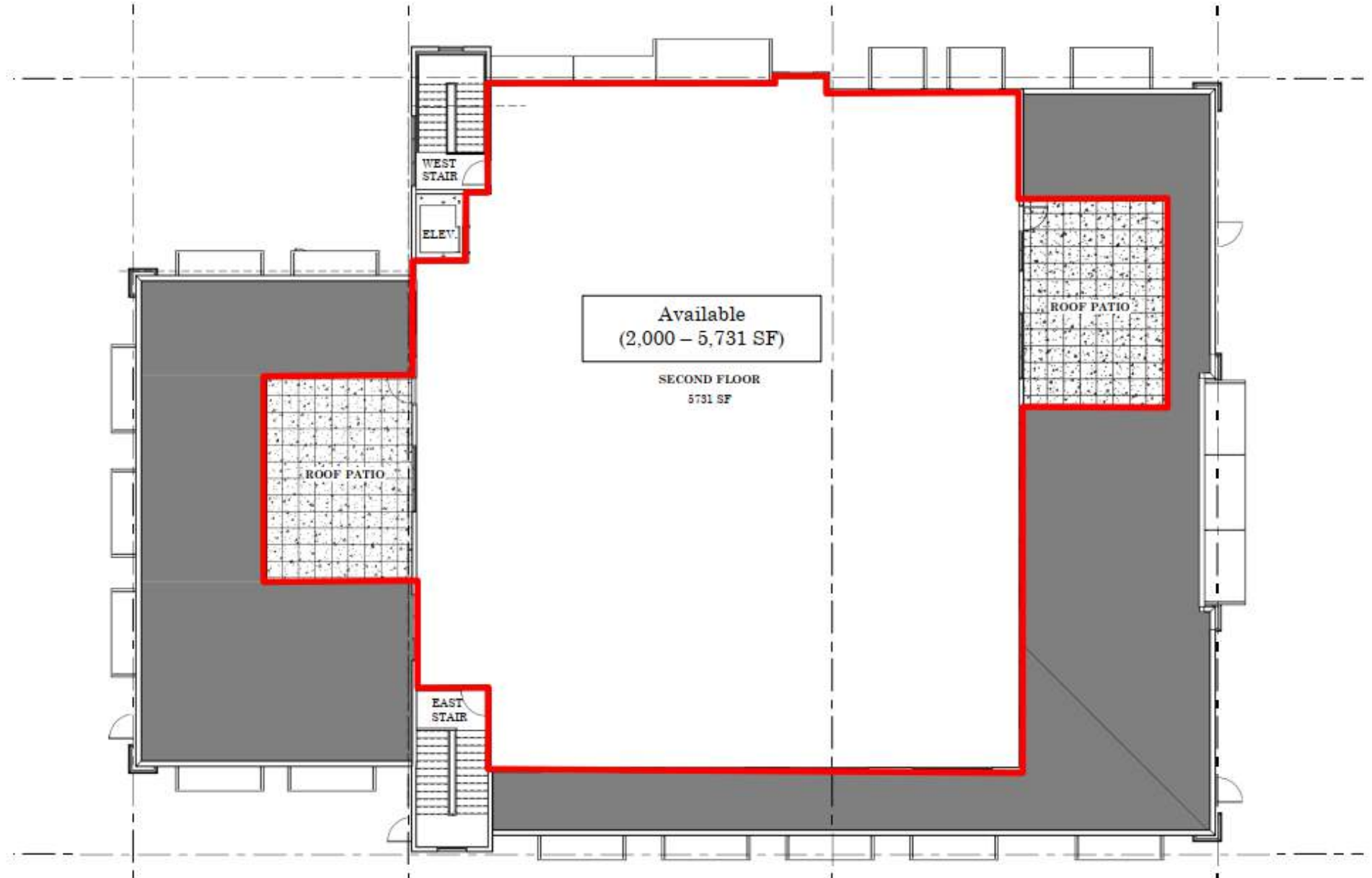
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SECOND FLOOR (2,000-5,731 SF)



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ELEVATIONS



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GRAND AVE AREA MAP



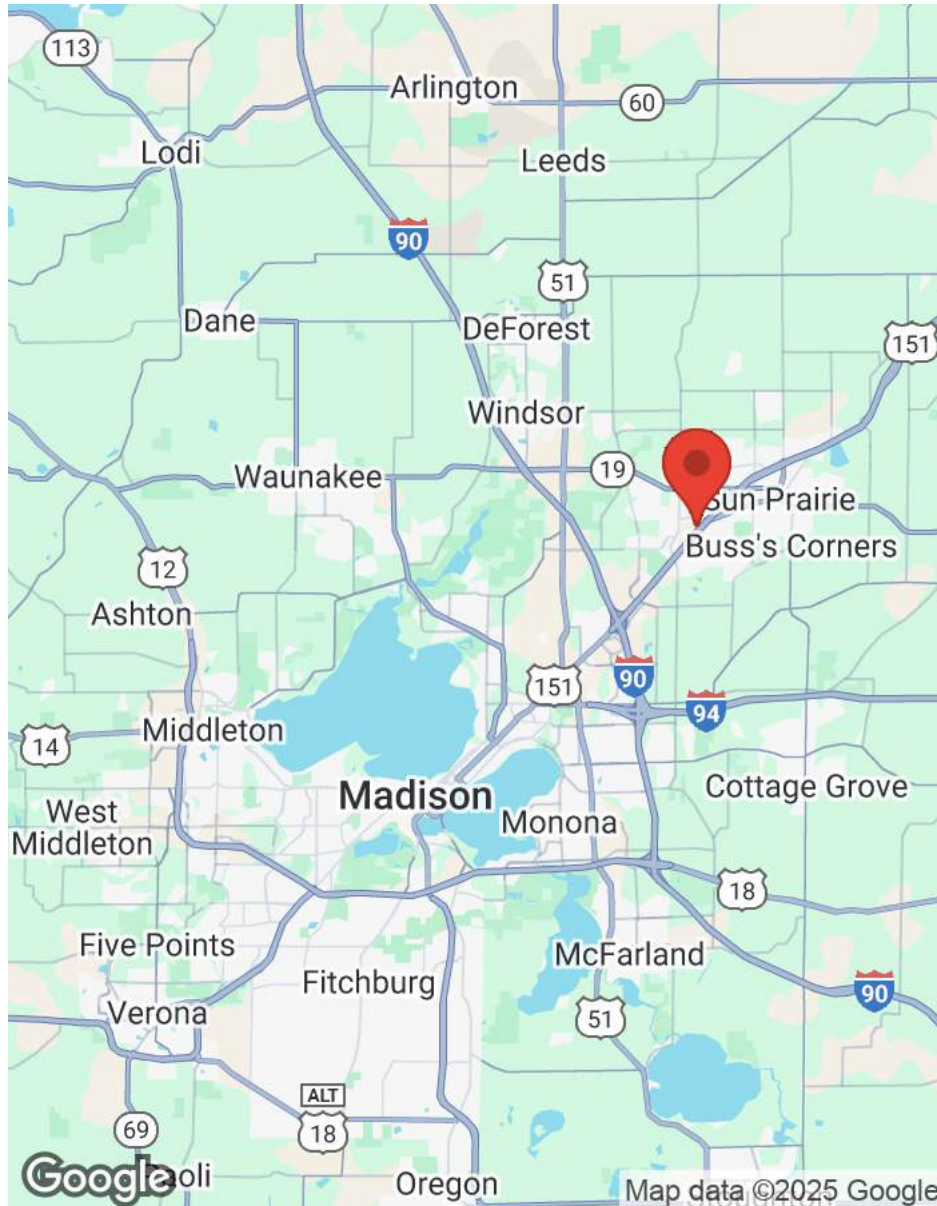
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LOCATION MAPS

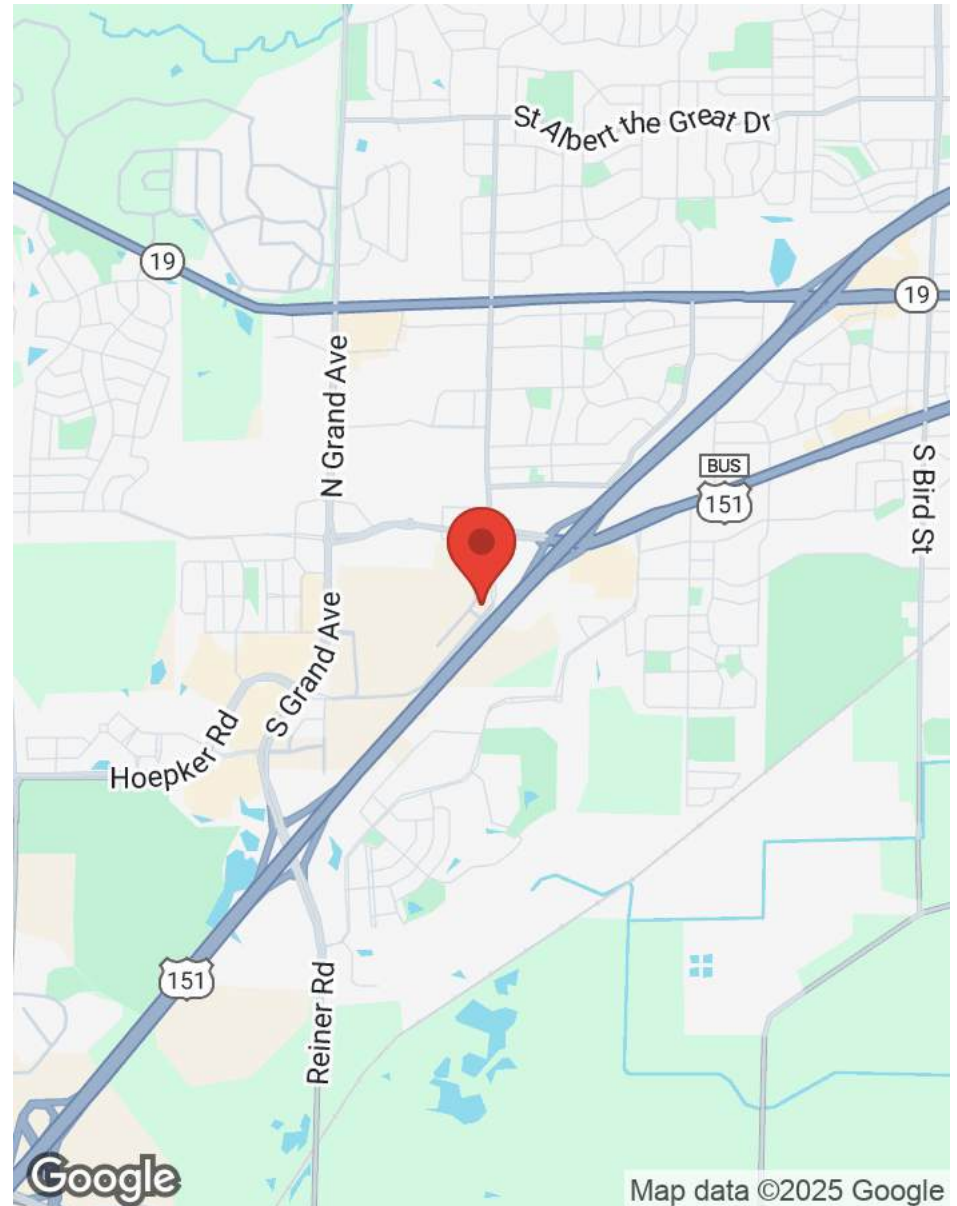


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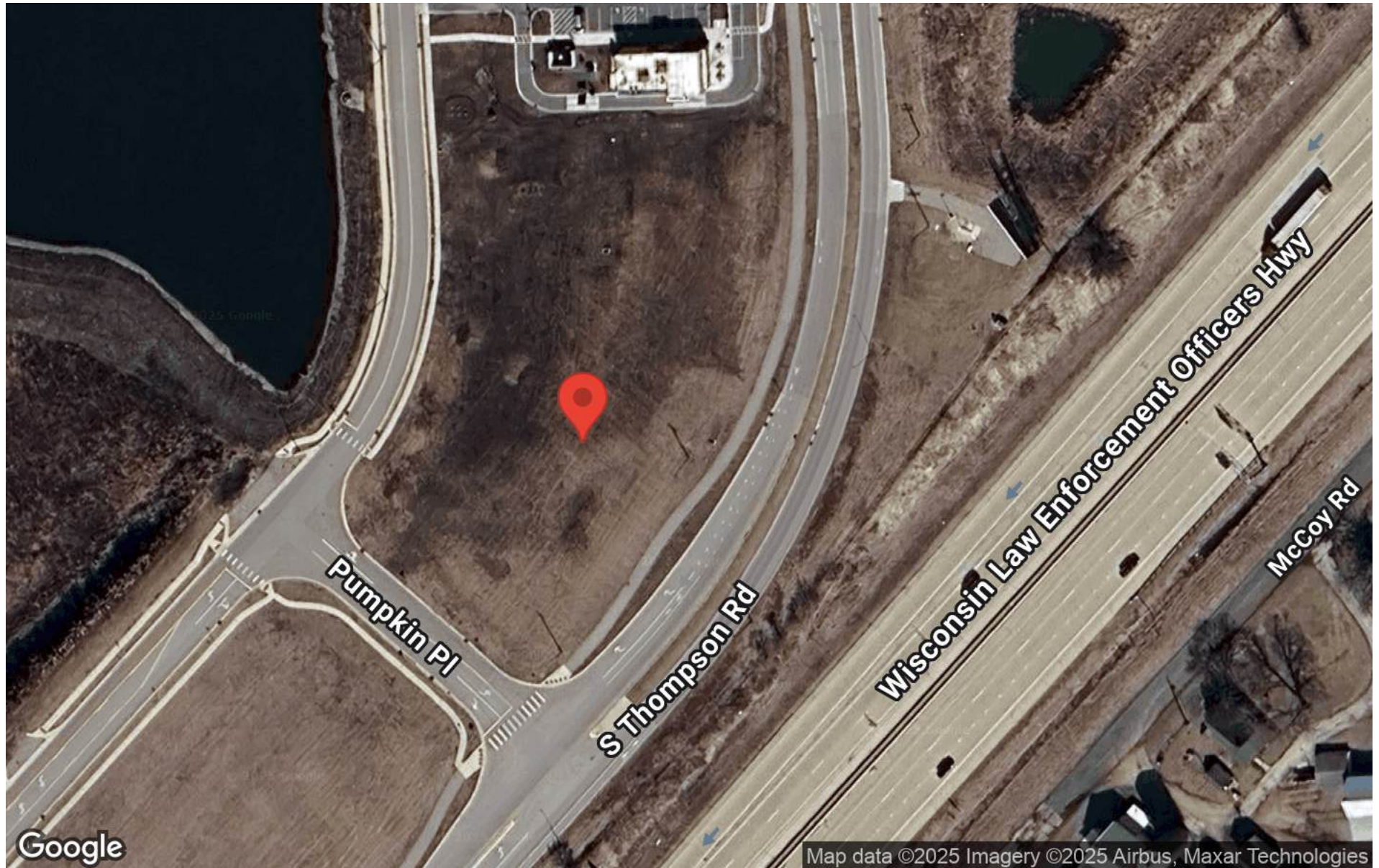
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Map data ©2025 Google

AERIAL MAP



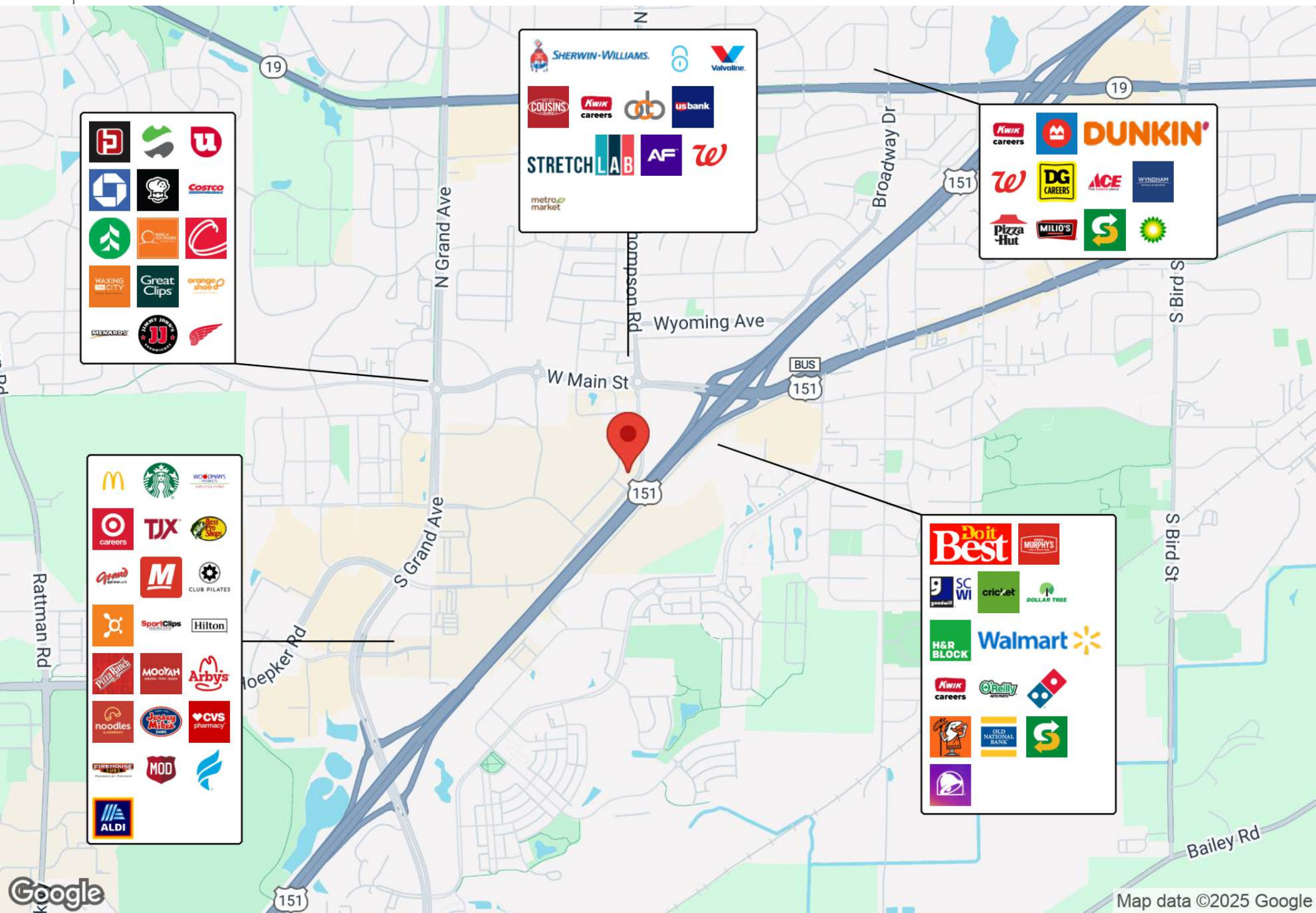
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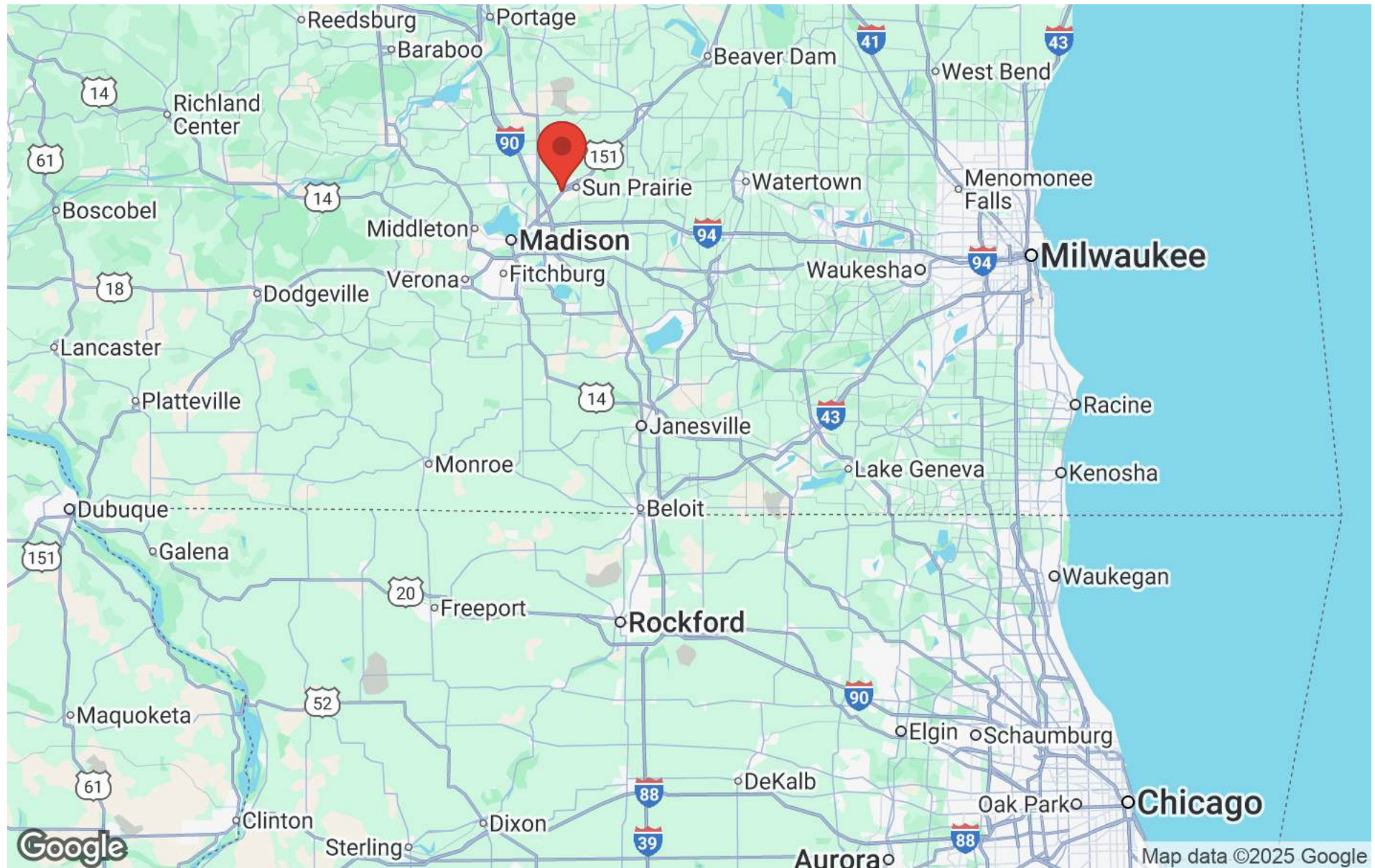
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BUSINESS MAP



REGIONAL MAP



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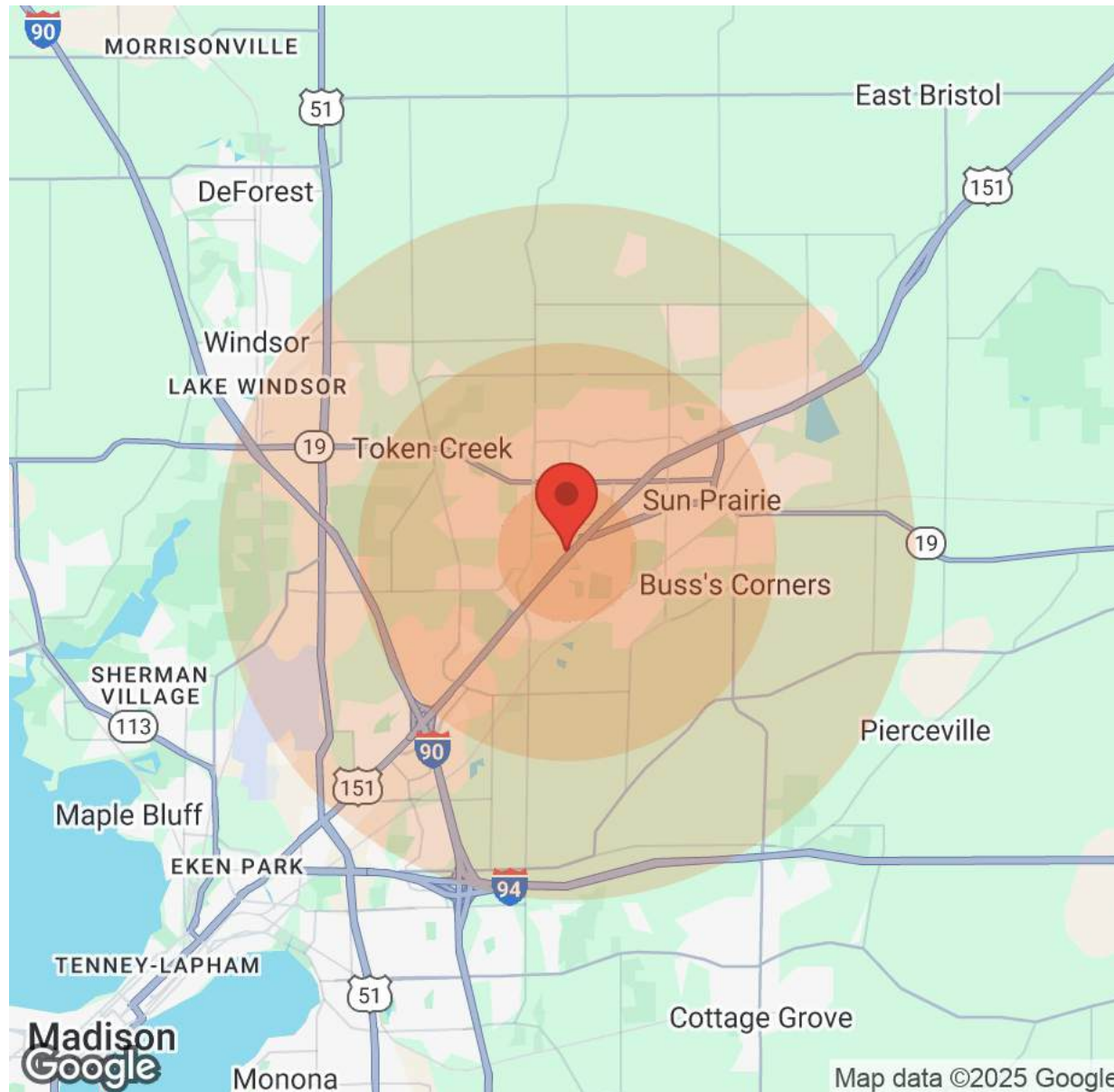
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City of Sun Prairie – Reasons to Open for Business:

- Home to one of the fastest growing retail areas in the state.
- One of the most successful downtown redevelopment areas in the state.
- One of the region's most successful employment centers with growing manufacturing, technology, and entrepreneurial sectors.
- 7% population growth year over year.
- Major retailers include Costco, Target, Bass Pro Shops, TJ Maxx, Woodman's, Menards, & Walmart.

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,016	14,836	29,559
Female	1,860	14,766	29,140
Total Population	3,876	29,602	58,699

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	584	5,884	11,370
Ages 15-24	475	4,318	8,042
Ages 25-54	1,794	11,687	23,773
Ages 55-64	423	3,468	6,983
Ages 65+	600	4,245	8,531

Income	1 Mile	3 Miles	5 Miles
Median	\$61,064	\$62,757	\$61,683
< \$15,000	84	728	1,450
\$15,000-\$24,999	200	814	1,831
\$25,000-\$34,999	198	1,013	2,308
\$35,000-\$49,999	343	1,571	2,842
\$50,000-\$74,999	382	2,550	5,209
\$75,000-\$99,999	319	2,076	4,227
\$100,000-\$149,999	199	2,278	4,098
\$150,000-\$199,999	95	566	1,252
> \$200,000	31	306	719

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,015	12,382	25,019
Occupied	1,883	11,601	23,448
Owner Occupied	766	6,945	14,522
Renter Occupied	1,117	4,656	8,926
Vacant	132	781	1,571

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DISCLOSURE TO CUSTOMER

State of Wisconsin - Disclose to Non-Residential Customers

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

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. A 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
 - (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - (c) 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.
 - (d) 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).
 - (e) 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 of other parties.
 - (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
 - (g) 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 or 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 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. At a later time, you may also provide the Firm or 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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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://www.doc.wi.gov> or by telephone at 608-240-5830.