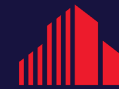


FOR LEASE

1,528 - 24,000 SF



CUSHMAN &
WAKEFIELD

BOERKE



RETAIL DEVELOPMENT **MARKETPLACE 1951**

6340 PEDERSON CROSSING BLVD | DEFOREST, WI



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PROPERTY OVERVIEW



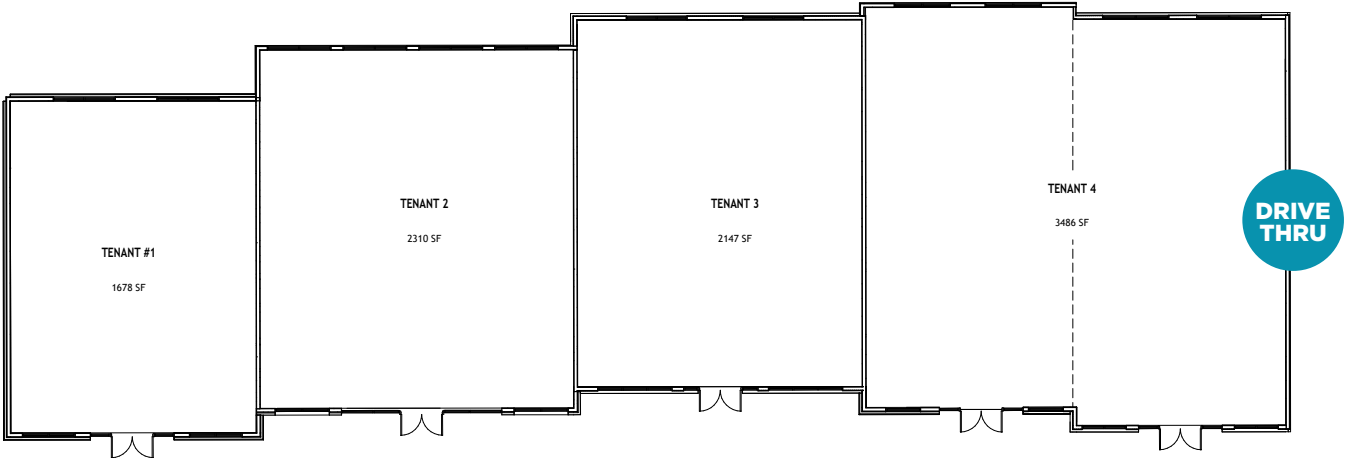
Available SF	1,528 SF - 24,000 SF
Zoning	General Business
Parking	Ample On Site
Asking Rate	CONTACT BROKER

PROPERTY FEATURES

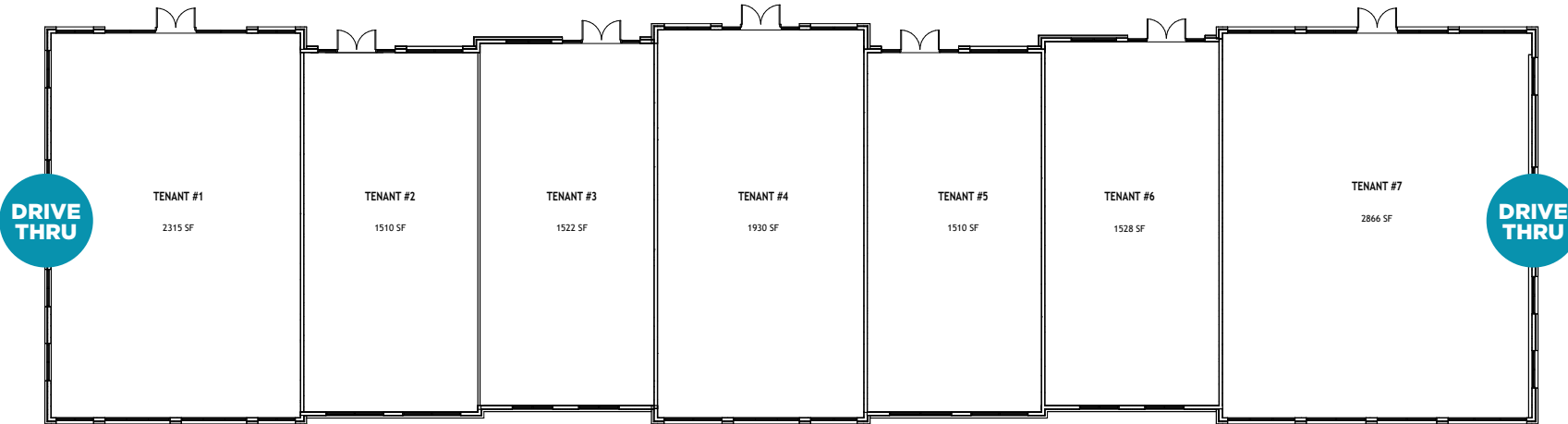
- Brand-new retail development featuring two buildings totaling approximately 24,000 Square Feet
- Endcap and drive-thru opportunities available for tenants seeking maximum visibility and convenience
- Flexible floor plans with spaces demise able to roughly 1,500 Square Feet per unit
- Located in DeForest, one of Dane County's fastest-growing and most desirable communities, surrounding by new residential neighborhoods, schools and local amenities that drive consistent customer traffic
- Modern design and construction with customizable tenant build-out opportunities
- Convenient access to Highway 51 and the I-39/90/94 corridor for regional connectivity



NORTH BLDG



SOUTH BLDG



RENDERINGS - NORTH BLDG



RENDERINGS - SOUTH BLDG



BUILD TO SUIT OPPORTUNITY



BTS FEATURES

- Build to suit opportunities available on adjacent parcel, demisable
- Flexible site plan allowing for tailored building size, configuration, and design
- Collaborative design and construction process led by an experienced development team
- Ideal for users seeking new construction with control over layout, materials, and branding

**CONTACT BROKER
FOR BTS OPTIONS**

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AERIAL MAP



DEFOREST DEVELOPMENTS



COMMERCIAL

- ★ 1** Market 1951
Retail / For Lease
- 2** DeForest Yards
Mixed Use / Recreation / Retail / Residential
- 3** Young Blood Beer Company
Restaurant/Brewery
- 4** Kwik Trip Distribution Center
Industrial
- 5** Madison Logistic Park
Industrial (Completed)
- 6** DeForest Distribution Center
Industrial (Completed)
- 7** FedEx Freight Facility
Industrial (Completed)
- 8** PinSeekers
Entertainment/Recreation (Completed)
- 9** TDC DeForest IV
Industrial
- 10** Hickory Lane Spec
Industrial
- 11** Buc-ees
Travel Center
- 12** Hampton Inn
Hotel
- 13** Pomp's Tire
Automotive Service

RESIDENTIAL

- 1** The Residences at Bear Tree
100 Units (Completed)
- 2** Covered Bridge Residences
364 Luxury Units (Completed)
- 3** Homestead Addition
60 Single Family Homes
- 4** The Ridge at Fox Hills
44 Condominium Units
- 5** Buhler Farms
92 Mixed Residential Units
- 6** Springs at DeForest
320 Units Multifamily
- 7** Riverstone Townhomes
47 Condominium Units
- 8** River Road Multifamily
226 Units
- 9** Bellflower Pointe
42 Condominium Units
- 10** Hidden Valley Condos
34 Condominium Units
- 11** Terripin Run
248 Units

DEFOREST YARDS

- » DeForest Yards is a mixed-use development by Cascade Development in the Savannah Brooks PUD in DeForest, combining residential, dining/retail, recreation, and entertainment elements.
- » The goal is to create a “destination-type” district for DeForest, offering amenities that draw not only residents but visitors and events.

LEGACY20 ARENA DEFOREST

- » Indoor & Outdoor entertainment offerings:
 - 55,616 SF facility including ice rinks and training center
 - Outdoor ice arena to host hockey in winter
 - In summer, will convert to a multipurpose community space with markets, fitness, concerts, and events
 - Planned indoor/outdoor bar & patio area
 - Currently under construction; to be completed in 2026

RESIDENTIAL

- » Residences at DeForest Yards
 - Two separate buildings totaling 253 units
 - Building 1 (91 units) opened in February of 2025
 - Building 2 (162 units) is under construction
- » Future Apartments
 - Four buildings totaling 250 units, currently under construction

RETAIL & DINING

- » Young Blood Beer Co. (a local brewery); under construction
- » Aranda's Mexican Restaurant (2nd location); under construction



DEMOGRAPHICS

POPULATION

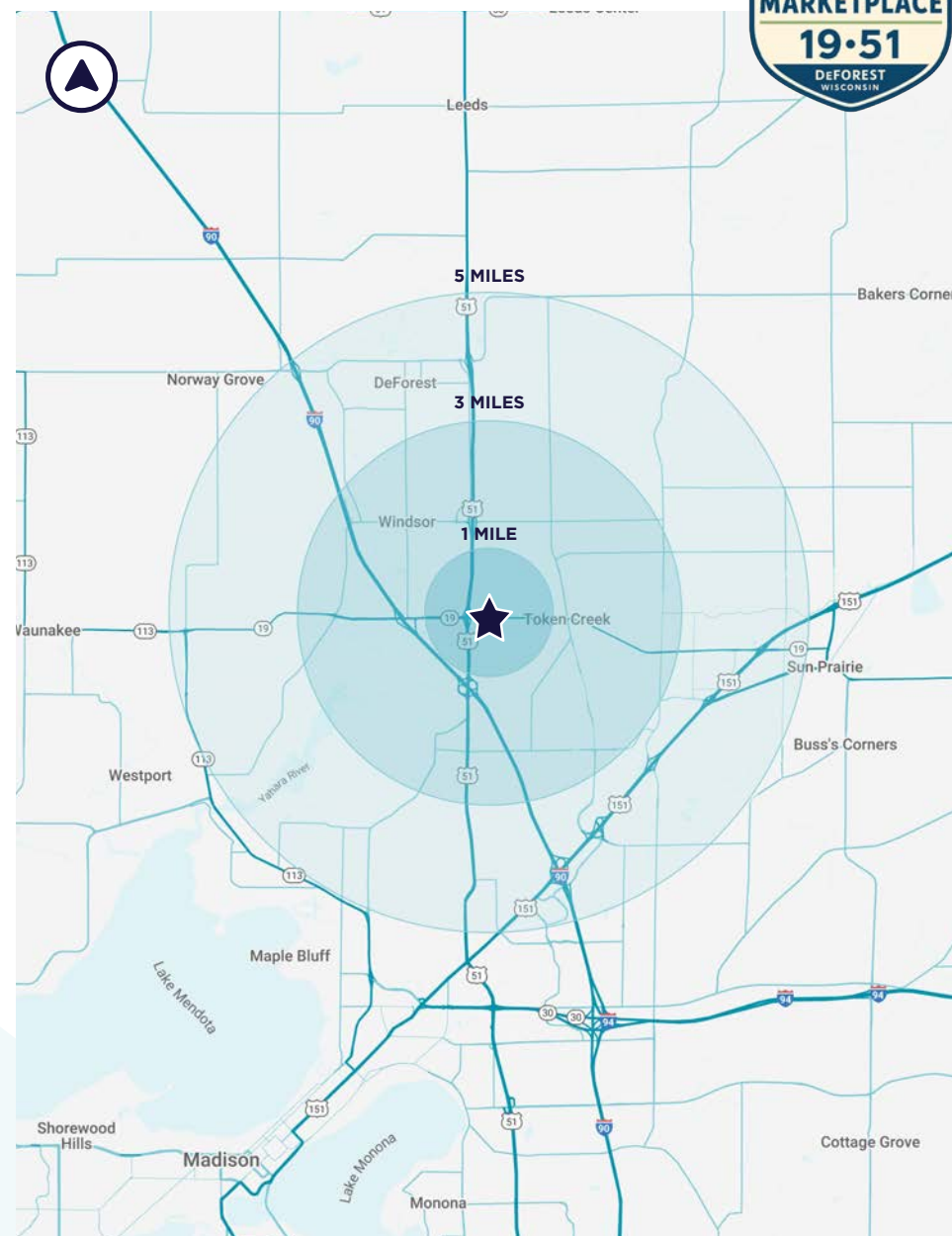
	1 MILE	3 MILES	5 MILES
Estimated Population (2025)	1,052	20,499	74,637
Median Age (2025)	39.1	37.0	37.1
Any College (Some College or Higher)	582 76.7%	10,679 77.0%	39,053 76.2%
College Degree + (Bachelor Degree or Higher)	345 45.4%	6,854 49.4%	24,722 48.2%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Estimated Households (2025)	411	7,940	31,044
Estimated Average Household Income (2024)	\$173,971	\$143,833	\$121,851

DAYTIME DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Businesses (2025)	90	586	2,299
Total Employees (2025)	1,490	12,979	36,093



STATE OF WISCONSIN

DISCLOSURE 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 sub agent 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.



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