

Colliers

LENNAR

The Meadows



Lot 4

Walmart Supercenter



Lot 7



HWY 138 - 8,700 VPD

HWY 151 - 14,200 VPD

Prime Development Opportunity

Kettle Park West

2400 State Road 138
Stoughton, WI 53589



KETTLE
PARK
WEST

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Property Overview

Kettle Park West | Stoughton, WI

Kettle Park West in Stoughton, WI, is a vibrant shopping corridor that brings together a diverse mix of retailers, restaurants, specialty stores, and essential amenities. Anchored by Walmart, it serves as a central hub for the community, offering everything from everyday necessities to unique shopping experiences. With its convenient location and welcoming atmosphere, Kettle Park West has become a popular destination for residents and visitors alike, providing a one-stop spot for shopping, dining, and socializing. Whether you're running errands, enjoying a meal, or exploring local shops, Kettle Park West is at the heart of Stoughton's retail scene.



Lot 4	1.8 Acres For Sale or BTS
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Lot 7	0.6 Acres For Sale or BTS
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Pricing Info	Contact Broker
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- Established market located minutes away from Madison.
- Prime Walmart outlots.
- Located along highly trafficked US Hwy 51 and State Hwy 138.
- Great ingress/egress on Hwy 51 and round about access on State Hwy 138.



Strong Retail
Surrounding



Parking
Available



1.8 AC & 0.6 AC
Available



Strong Visibility
23,200 VPD

Site Plan

Kettle Park West | Stoughton, WI



Lot 7 Information

Kettle Park West | Stoughton, WI



- 2,000 SF Total Building Size
- 25,000 SF Total Lot Size
- 92 parking stalls (1 per 200-SF)
- Subsurface storm water system in place
- Majority of site work is complete

Lot 4 Aerial

Kettle Park West | Stoughton, WI



Property Location

Kettle Park West | Stoughton, WI



An aerial photograph of Madison, Wisconsin, taken from a high vantage point looking down at the city. The city is situated on a peninsula, with the Koshongong River to the west and the Monona River to the east. The city is densely packed with buildings, including many tall skyscrapers. The sun is setting in the background, creating a bright orange and yellow glow that reflects off the water. The sky is filled with dark, dramatic clouds. A dark blue banner is overlaid on the top left of the image, containing the text 'About the Area' in a large, white, sans-serif font, and 'Metro Madison' in a smaller, white, sans-serif font below it.

The city is able to attract top-notch talent through a true live, work, play mantra. Downtown Madison is centered around the State Capitol building with the surrounding neighborhood home to upscale retailers, corporate offices, luxury apartments and condos, and some of the finest dining options in the state.

The well educated workforce, fueled by nationally ranked UW-Madison, tends to pursue economic stability through careers in business, technology and professional services. The Madison metro area has seen continued steady growth in these sectors thanks to notable names like Epic Systems, UW Healthcare and American Family Insurance. The combination of the strong education system and stable nationally recognized corporations encourages the young workforce to stay in the Madison area, a trend that will likely draw additional employers and lead to further growth.

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

Broker 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. The 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:

- The duty to provide 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 with 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.
- 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 to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and 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.

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/>