



FORT MALL

1507 Madison Ave
Fort Atkinson, WI 53538
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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FORT MALL

1507 MADISON AVE
FORT ATKINSON, WI 53538



Wisco Real Estate Sales
321 N Main ST
DeForest, WI 53532
Office: 608-393-4468
www.wiscorealestate.com

Built By: www.crebuilder.com





PROPERTY SUMMARY

Offering Price	\$2,500,000.00
Building SqFt	15,500 SqFt
Lot Size (acres)	2.04
Parcel ID	226-0614-3242-010
Zoning Type	Commercial
County	Jefferson
Frontage	0.00 Ft
Coordinates	42.939953,-88.861469

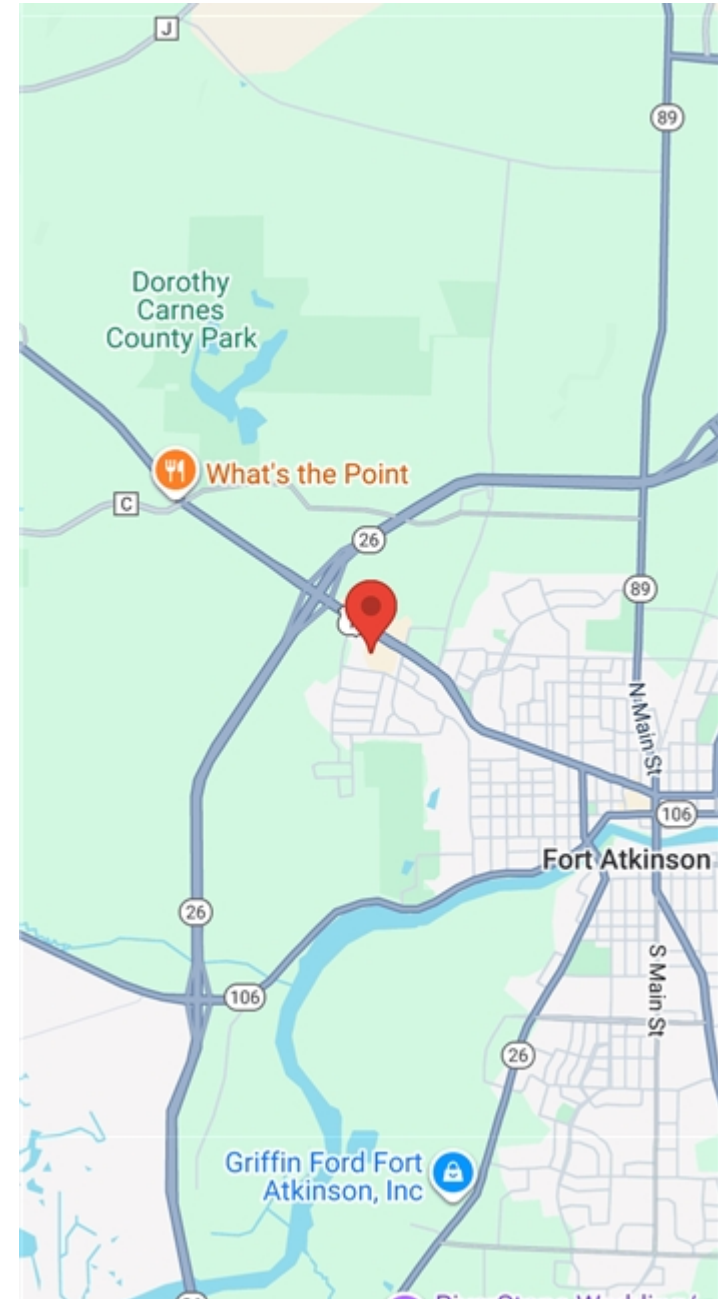
INVESTMENT SUMMARY

Wisco Real Estate Sales, on behalf of the Owner, is pleased to offer for sale Fort Mall, a NNN RETAIL property conveniently located in Fort Atkinson, WI. Fort Mall is strategically located on Madison Ave. The center is currently 97 % occupied with long term leases to national brands Family Dollar and Verizon. The 1,500 sq ft vacancy offers a value-add or owner occupant opportunity. The subject property sits on 2.04 acres, was built in 2005 , and consists of approximately 15,500 SF. There is ample parking and close proximity to anchor grocery tenant Pick n Save. Fort Mall is surrounded by many national retail brands including Kwik Trip, Culvers, Arby's, Pizza Hut and many others. Priced at a 7% Cap.



INVESTMENT HIGHLIGHTS

- Family Dollar has been in place for 20 years and has an additional 10 years of lease term remaining.
- Verizon recently signed a new lease with 10 years remaining.
- Mix of national and local tenants.
- Ample parking available with over 67 parking spaces for shoppers and more in the rear for employees.
- 1507 Madison Ave, Fort Atkinson, WI 53538 is being offered at \$2,500,000.00 with a net operating income of \$175,000 (7% Cap).
- Glass Storefronts with Aluminum Frames.
- Stabilized, fully leased retail center with long term tenant leases.
- 1,500 sq ft vacancy allows for value-add or owner occupancy.





GREAT CLIPS

Papa Murphy's
TAKE 'N BAKE PIZZA

CASH STORE

FAM





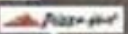
Fort Atkinson
High School
1,000 Students



DUNKIN'



Subway



Goodwill



Kwik
TRIP

MADISON AVE



FAMILY FARM

Pick 'n Save

MADISON
COLLEGE

12-200 VPD

12



Adams



A Family of Companies

CHINA DRAGON

GREAT CLIPS



CASH STORE

FAMILY DOLLAR



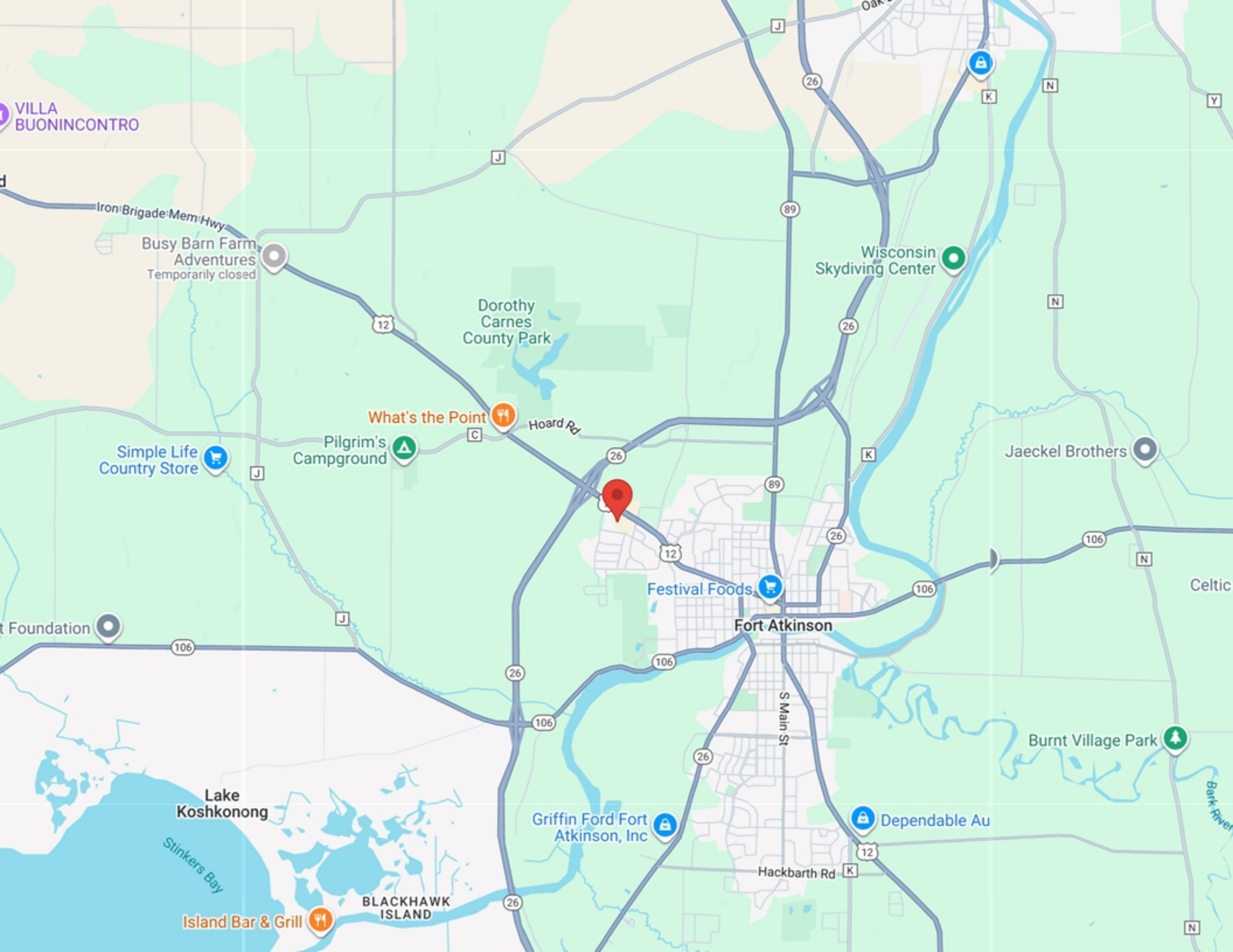
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,159	12,908	19,102
2010 Population	3,560	13,742	20,276
2025 Population	3,681	13,587	19,880
2030 Population	3,953	13,650	19,847
2025-2030 Growth Rate	1.44 %	0.09 %	-0.03 %
2025 Daytime Population	3,230	17,683	23,136



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	80	534	811
\$15000-24999	19	236	332
\$25000-34999	70	406	492
\$35000-49999	169	645	930
\$50000-74999	195	837	1,232
\$75000-99999	210	829	1,227
\$100000-149999	504	1,549	2,054
\$150000-199999	221	552	918
\$200000 or greater	70	301	538
Median HH Income	\$ 101,765	\$ 82,071	\$ 82,892
Average HH Income	\$ 110,438	\$ 95,822	\$ 99,606

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,232	5,245	7,527
2010 Total Households	1,450	5,651	8,185
2025 Total Households	1,538	5,889	8,532
2030 Total Households	1,669	6,003	8,648
2025 Average Household Size	2.34	2.27	2.29
2025 Owner Occupied Housing	1,134	3,840	5,794
2030 Owner Occupied Housing	1,147	3,917	5,899
2025 Renter Occupied Housing	404	2,049	2,738
2030 Renter Occupied Housing	522	2,086	2,749
2025 Vacant Housing	50	264	453
2025 Total Housing	1,588	6,153	8,985



VILLA
BUONINCONTRO

Iron Brigade Mem Hwy

Busy Barn Farm
Adventures
Temporarily closed

Dorothy
Carnes
County Park

What's the Point

Hoard Rd

Simple Life
Country Store

Pilgrim's
Campground

Wisconsin
Skydiving Center

Jaeckel Brothers

Festival Foods

Fort Atkinson

S Main St

Burnt Village Park

Lake
Koshkonong

Stinkers Bay

BLACKHAWK
ISLAND

Island Bar & Grill

Griffin Ford Fort
Atkinson, Inc

Dependable Au

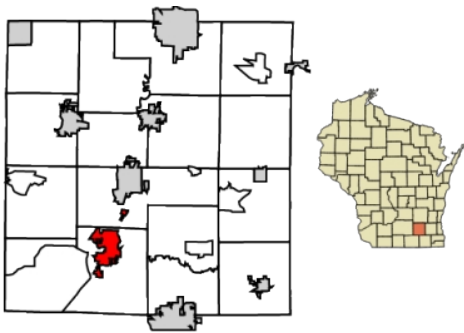
Hackbarth Rd





ABOUT FORT ATKINSON

Fort Atkinson is a city in Jefferson County, Wisconsin, United States. It lies along the Rock River a few miles upstream from Lake Koshkonong. The population was 12,579 at the 2020 census.



CITY OF FORT ATKINSON	
County	Jefferson
AREA	
City	5.8 sq mi
Land	5.7 sq mi
Water	0.1 sq mi
Elevation	787 ft
POPULATION	

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WISCO REAL ESTATE SALES ADVISOR
FOR MORE DETAILS.**

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