

For Lease

CBRE

# High Point Centre

West Towne Mall Retail Corridor | 1,450 - 3,280 SF Available

7475 Mineral Point Road | Madison, WI 53717



## Contact Us

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Retail

## Property Overview

### West Towne Mall Retail Corridor

High Point Centre provides an outstanding leasing opportunity for retailers seeking high visibility, strong consumer demographics, and prime placement within one of Madison's most active commercial corridors. Excellent exposure and signage opportunities are ideal for visibility-drive businesses. This 85,000+ SF center is anchored by Hy-Vee Wine & Spirits, Dollar Tree and Goodwill. Other major retailers in the area include Kohl's, Best Buy, Dick's Sporting Goods, Barnes & Noble, and Nordstrom Rack.

#### Available Space

**Suite 3** - 2,310 SF (Available 60 days post lease execution)

**Suite 5** - 2,800 SF\*

**Suite 7** - 1,800 SF\*

**Suite 18** - 1,450 SF\*

**Suite 21** - 2,890 SF\*

**Suite 29** - 3,280 SF (Available March 1, 2026)

\*Properties have Immediate Availability

#### Lease Rate

\$16 - \$18 PSF NNN

#### NNN Expense

\$7.15 PSF NNN

#### Center GLA

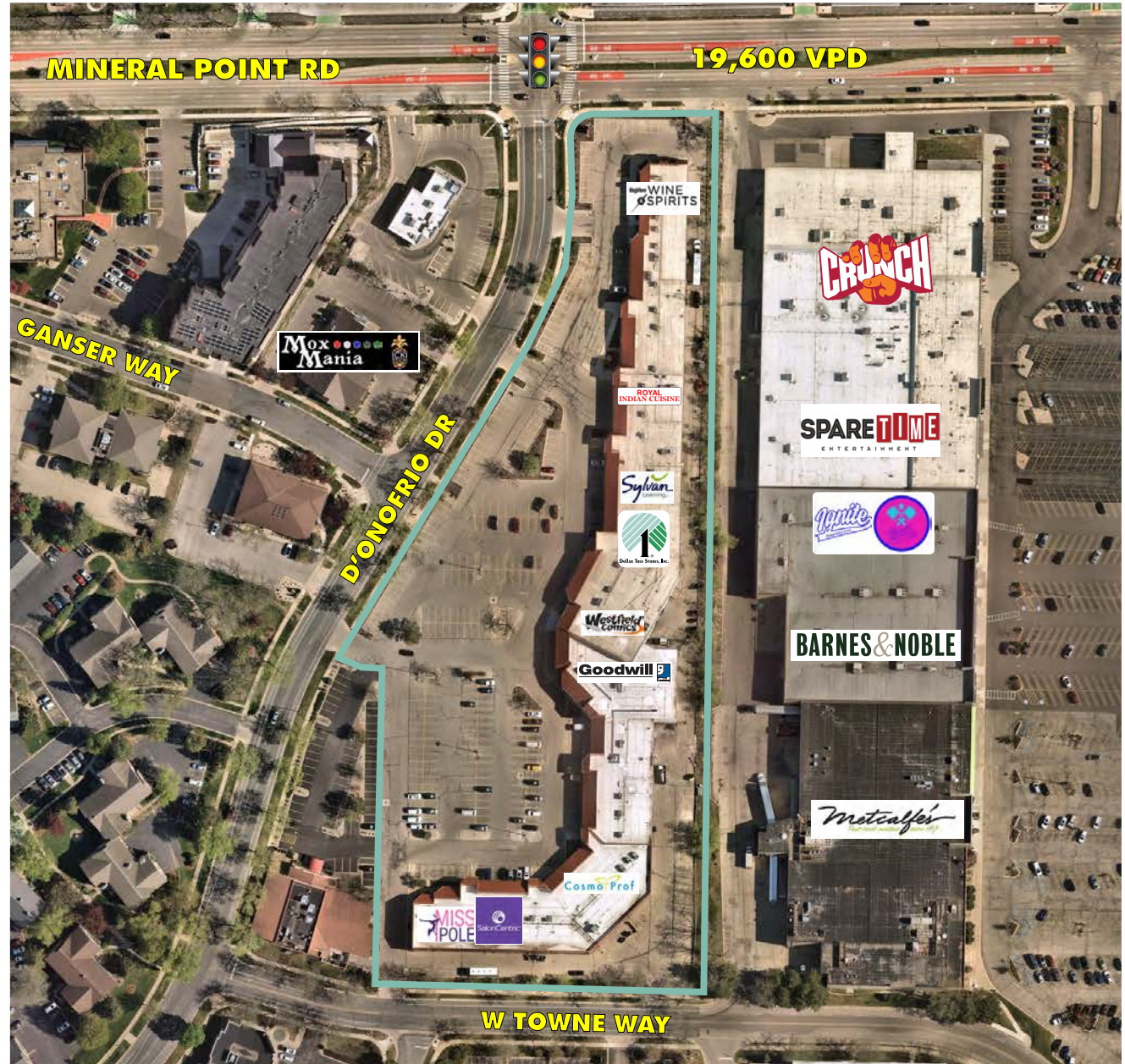
85,000+ SF

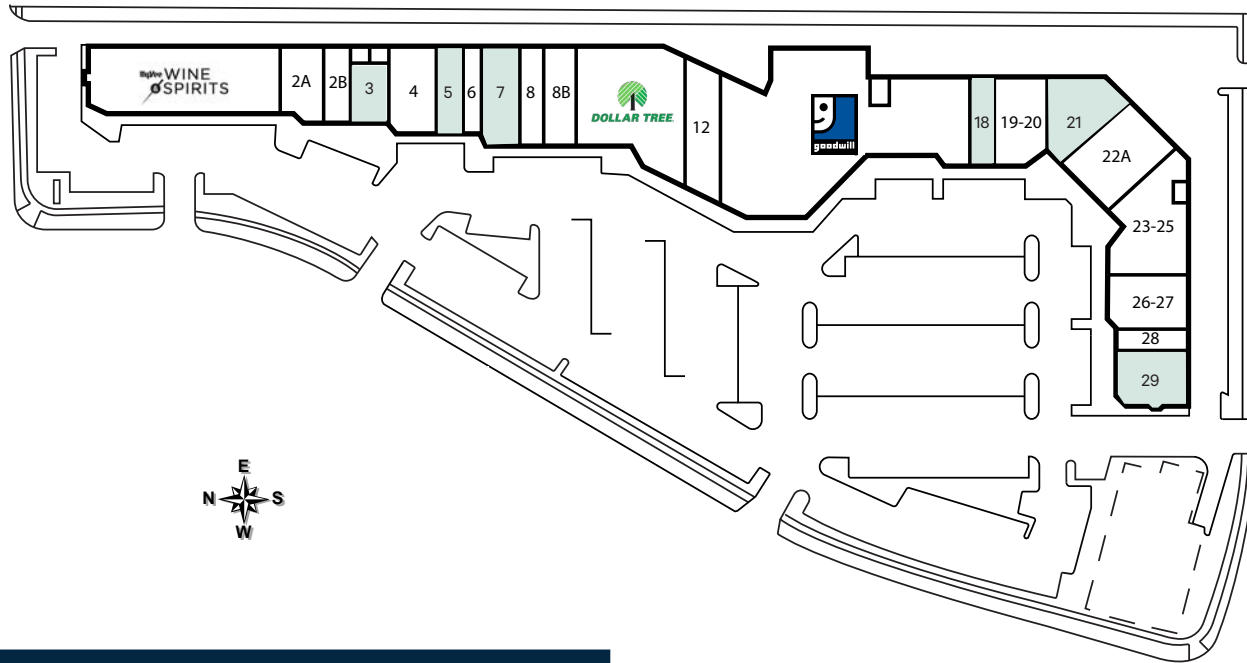
#### Amenities

Monument and Building signage, Expansive parking, and Street visibility

#### Parking

419 Stalls





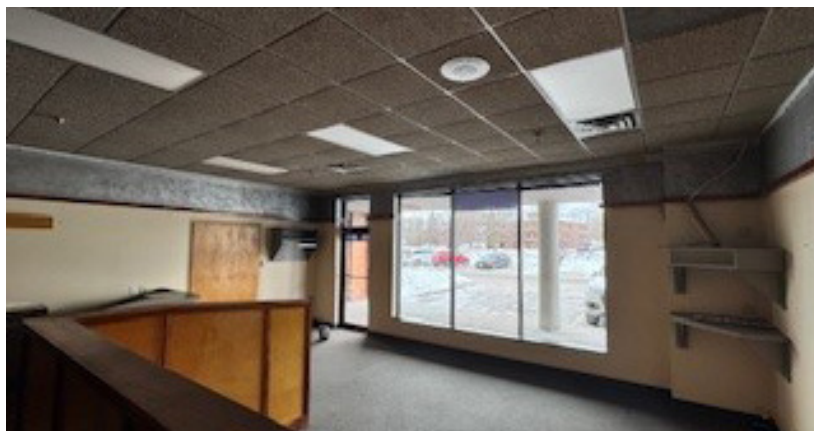
Suite	Tenant	SF
1	Hy-Vee Wine & Spirits	
2A	Athletico	
2B	Natural Nails	
3	<b>AVAILABLE</b> (Available 60 days post lease execution)	<b>2,310</b>
4	Royal Indian Restaurant	
5	<b>AVAILABLE*</b>	<b>2,800</b>
6	Hearing Life	
7	<b>AVAILABLE*</b>	<b>1,800</b>
8	Sylvan Learning Center	
8B	Balance Chi Massage	
9-11	Dollar Tree	

Suite	Tenant	SF
12	Westfield Comics	
13-17	Goodwill	
18	<b>AVAILABLE*</b>	<b>1,450</b>
19-20	Premier Dance Academy	
21	<b>AVAILABLE*</b>	<b>2,890</b>
22A	CosmoProf	
23-25	Phenix Salon Suites	
26-27	Salon Centric	
28	Miss Pole	
29	<b>AVAILABLE</b> (March 1, 2026)	<b>3,280</b>
Total GLA		83,872

\*Immediate Availability

High Point Centre  
7475 Mineral Point Road | Madison, WI 53717  
Suite 5 - 2,800 SF - Former Hair Salon

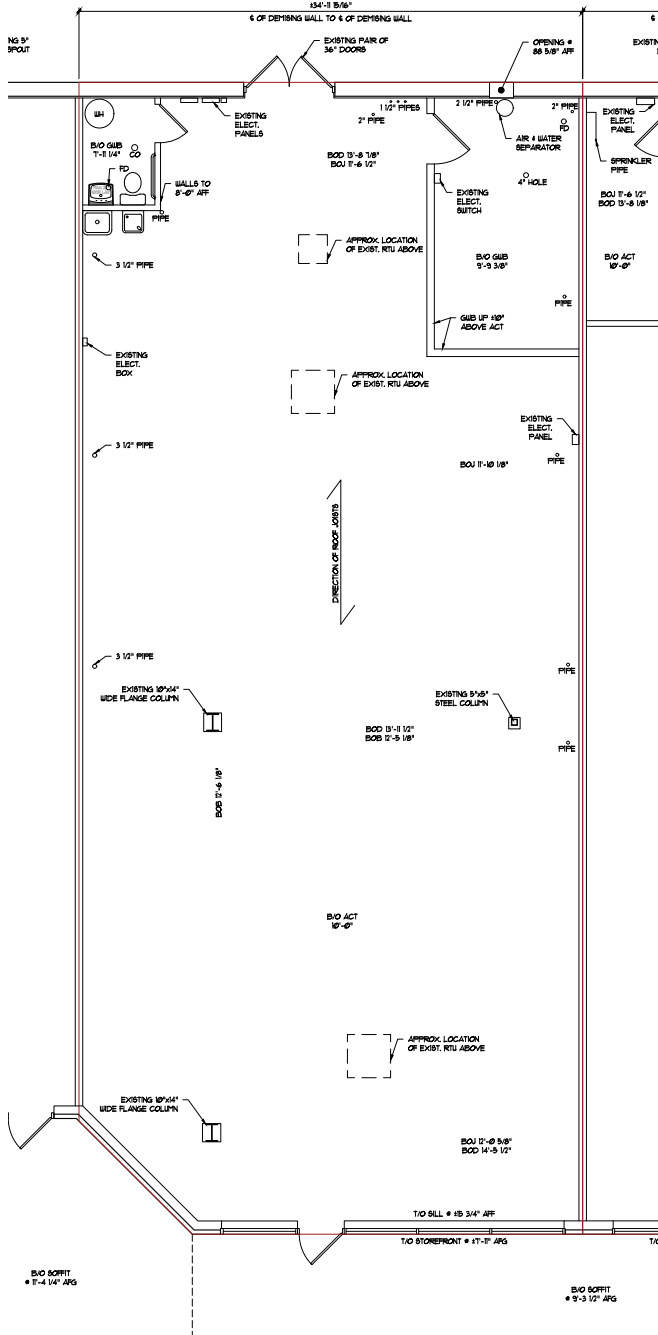
For Lease



Conceptual Redesign of Suite 5



Floor Plan - Suite 7 - 1,800 SF



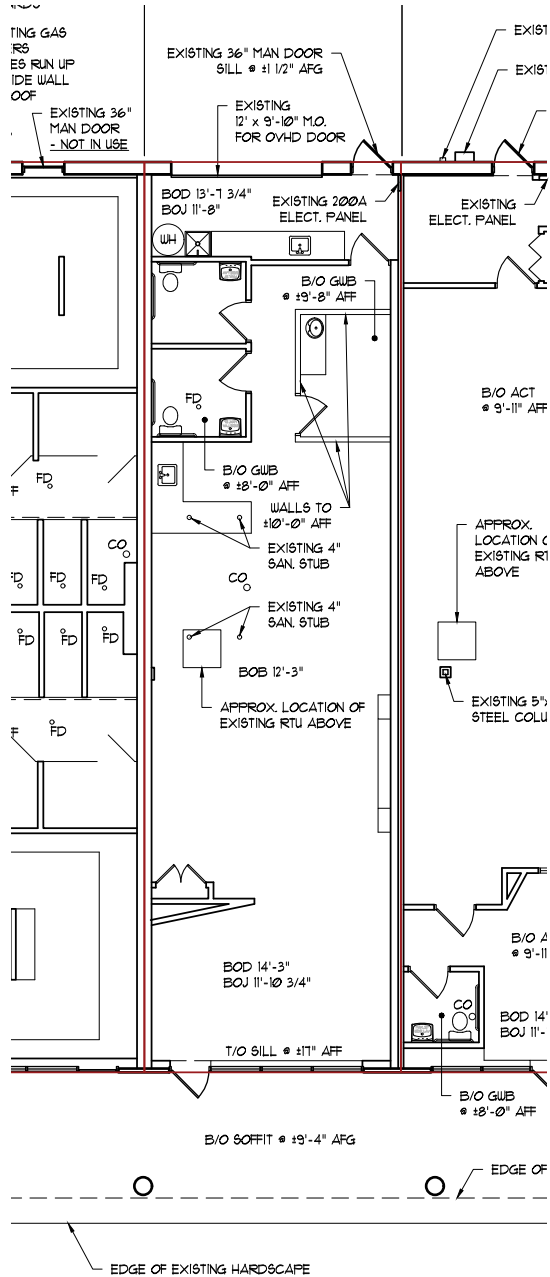
Interior Photos



Conceptual Redesigns of Suite



Floor Plan - Suite 18 - 1,450 SF



Interior Photos



Conceptual Redesigns of Suite 18



High Point Centre  
 7475 Mineral Point Road | Madison, WI 53717  
 High Flight Aerial, Demographics, and Traffic Count

For Lease



Demographics	1 Mile	3 Miles	5 Miles
Population	11,300	87,797	168,876
Avg HH Income	\$104,202	\$129,008	\$152,068
Daytime Population	17,326	93,137	192,634

Traffic Counts	VPD
Mineral Point Rd	19,600

# Metro Madison

## About the Area



**Madison**, Wisconsin's capital, has a metro population of about 681,000, making it the state's second-largest city. Madison combines a strong job market with a well-developed urban core. The downtown area, centered on the State Capitol, includes corporate offices, residential developments, and a range of dining and retail options. This mix of career prospects, education, and livability makes Madison an appealing place to live and work.

A strong local education-to-employment pipeline, anchored by UW-Madison and its technical college system aligns with stable, nationally recognized employers. This dynamic encourages graduates to remain in Madison, supports a highly skilled labor pool, and continues to attract new employers and economic expansion. As of September 2025, the Madison Metro's unemployment rate was 2.3%, reflecting strong labor market conditions.

With a moderate cost of living compared to larger metros, short commutes, and distinct neighborhoods that cater to different lifestyles, Madison combines Midwestern charm with big-city amenities, making it an attractive choice for families, professionals, and retirees alike.

### Blending Midwestern Charm & Big-City Benefits

- + Top-notch Education
- + Thriving Job Market
- + Vibrant Cultural Scene
- + Affordable, Balanced Living
- + Outstanding Natural Environment
- + Four Season Recreation

### Major Colleges & Universities



### Notable Area Employers



# High Point Centre

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Madison, WI 53717

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# State of Wisconsin Broker Disclosure To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

## Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 within 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 (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

## Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

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

\_\_\_\_\_  
(Insert information you authorize to broker to disclose such as financial qualification information)

## Consent to Telephone Solicitation

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

## 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/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.*

## 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 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.

*No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.*