

For Lease

CBRE

Meadowood Shopping Center

Neighborhood Center Anchored by Walgreens

5704-5750 Raymond Road | Madison, WI 53711



Contact Us

Dina Stetler
Vice President
+1 608 577 0969
dina.stetler@cbre.com

Retail

Meadowood Shopping Center
5704-5750 Raymond Road | Madison, WI 53711

For Lease

Property Overview

Densely populated Walgreens anchored retail center with Old National Bank, Madison Public Library and many more long term co-tenants drawing in a variety of visitors. Strong visibility and ease of access. Close to Bus lines with over 6,200 household units within a one-mile radius.

Available Space	• 8,122 SF (Divisible)
Lease Rate	\$10.00 PSF NNN
OpEx	\$4.43 PSF
TIA Package	Contact Broker
GLA	+/- 55,000 SF
Lot Size	2.97 Acres
Parking	200 stalls
Signage	On Building Signage



8,122 SF
(Divisible)



Convenient Access
to Hwy 18/151



200 Surface
Parking Stalls

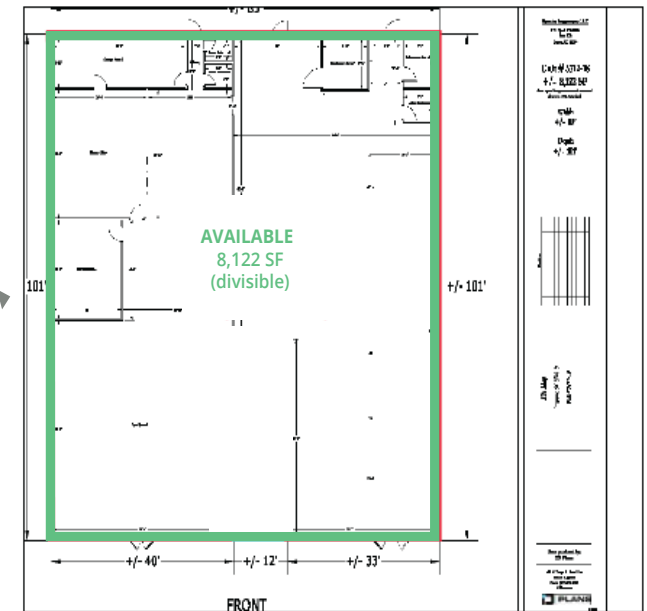
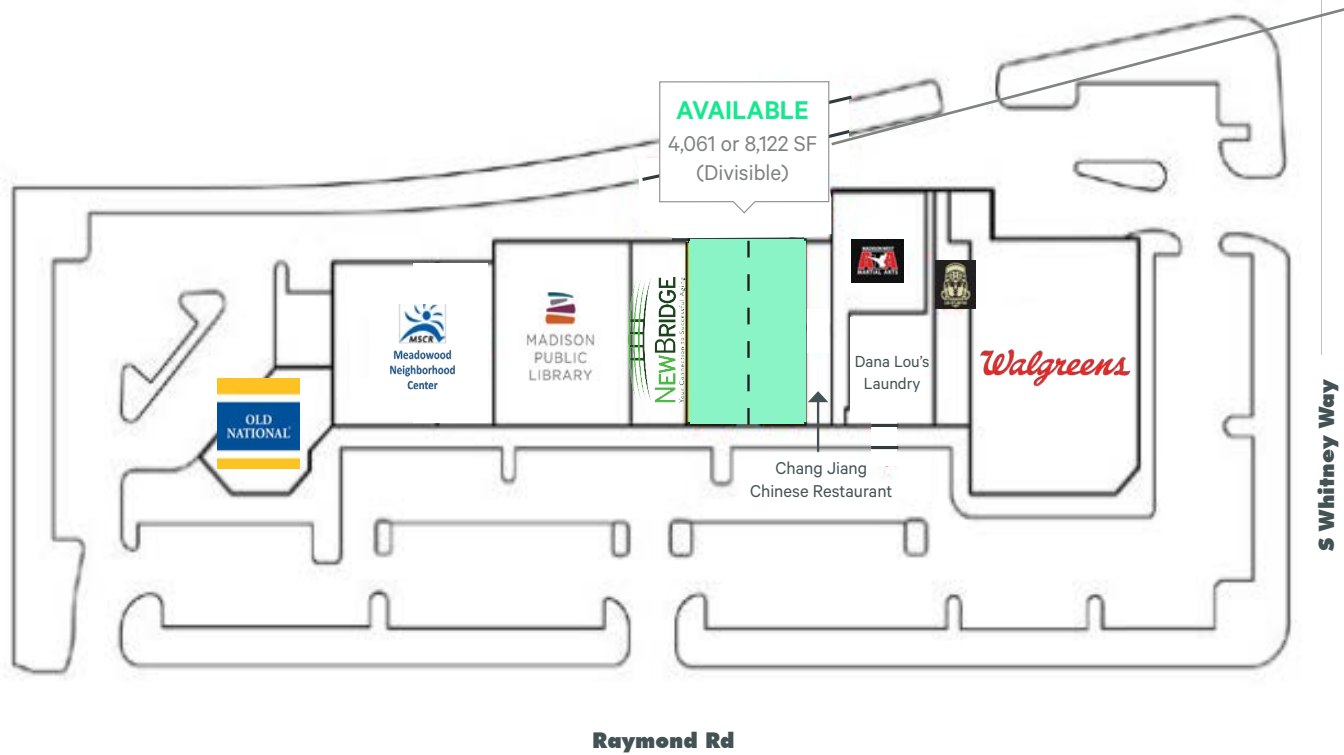


On Building Signage
Available



11,900VPD

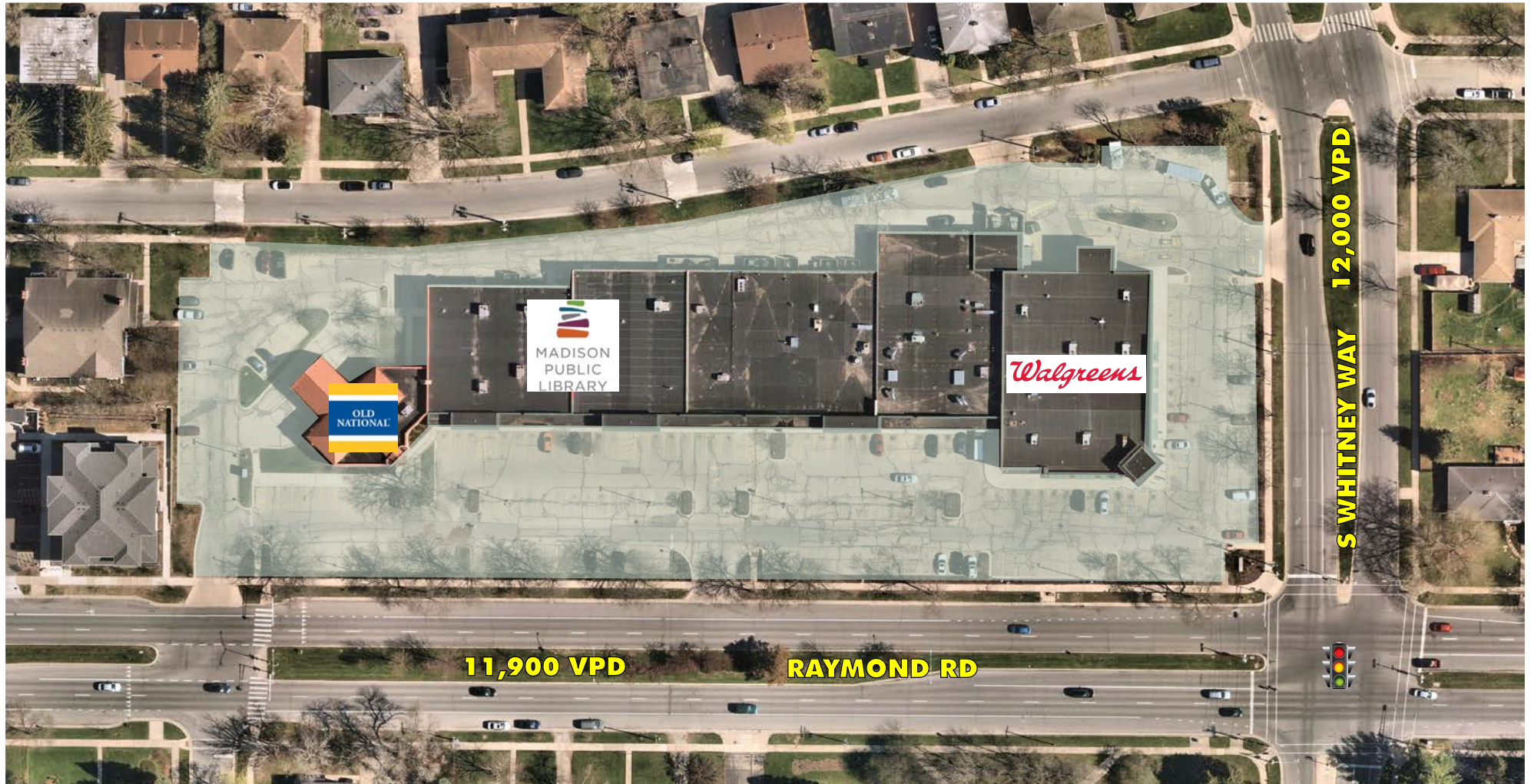
Site Plan & Floor Plan



Meadowood Shopping Center
5704-5750 Raymond Road | Madison, WI 53711

For Lease

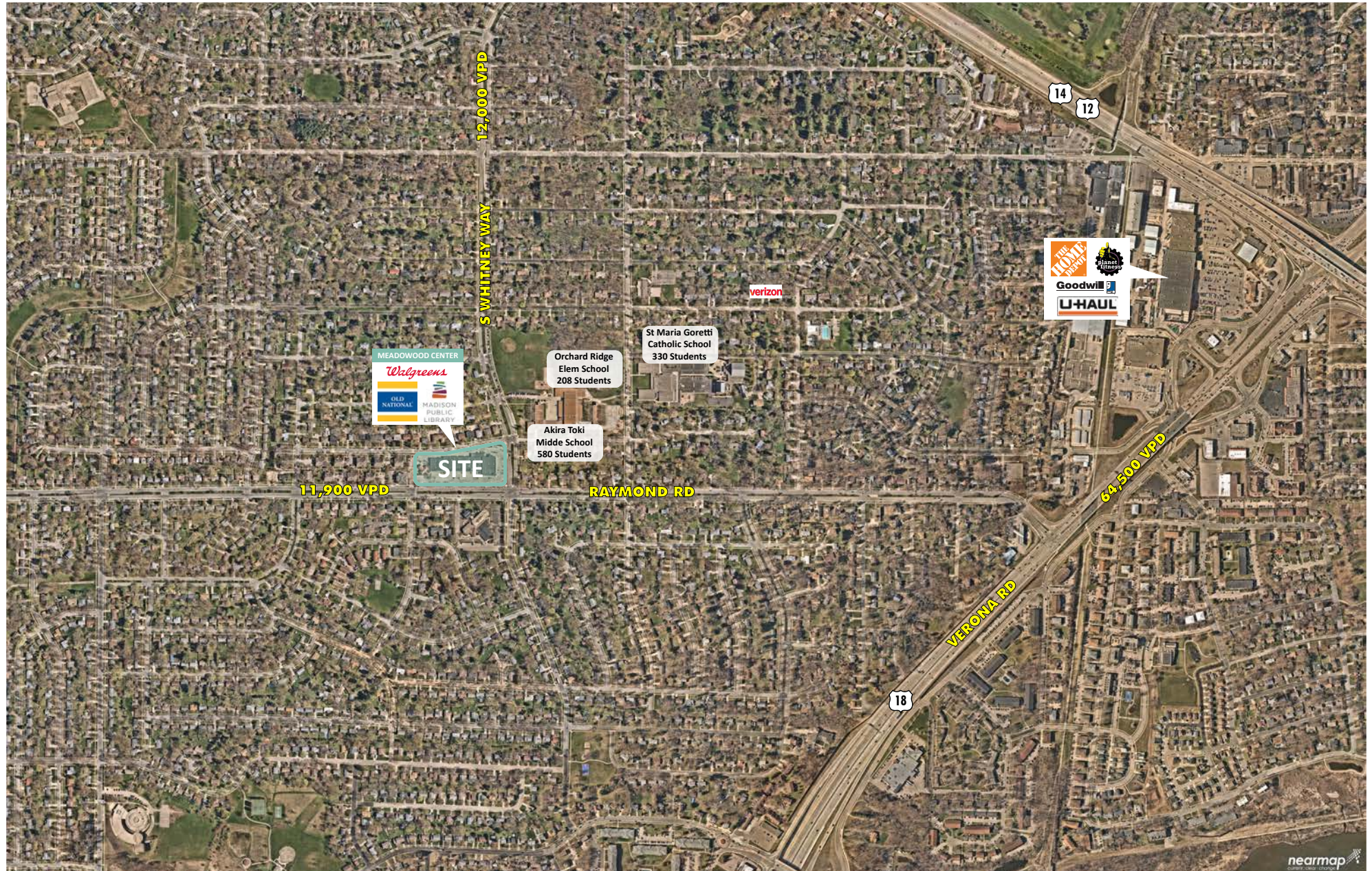
Low Flight Aerial, Demographics & Traffic Count



Demographics	1 Mile	3 Miles	5 Miles
Population	15,827	92,698	207,967
Avg HH Income	\$105,085	\$125,616	\$121,864
Daytime Population	11,390	86,313	255,349

Traffic Counts	VPD
Raymond Road	11,900
S Whitney Way	12,000

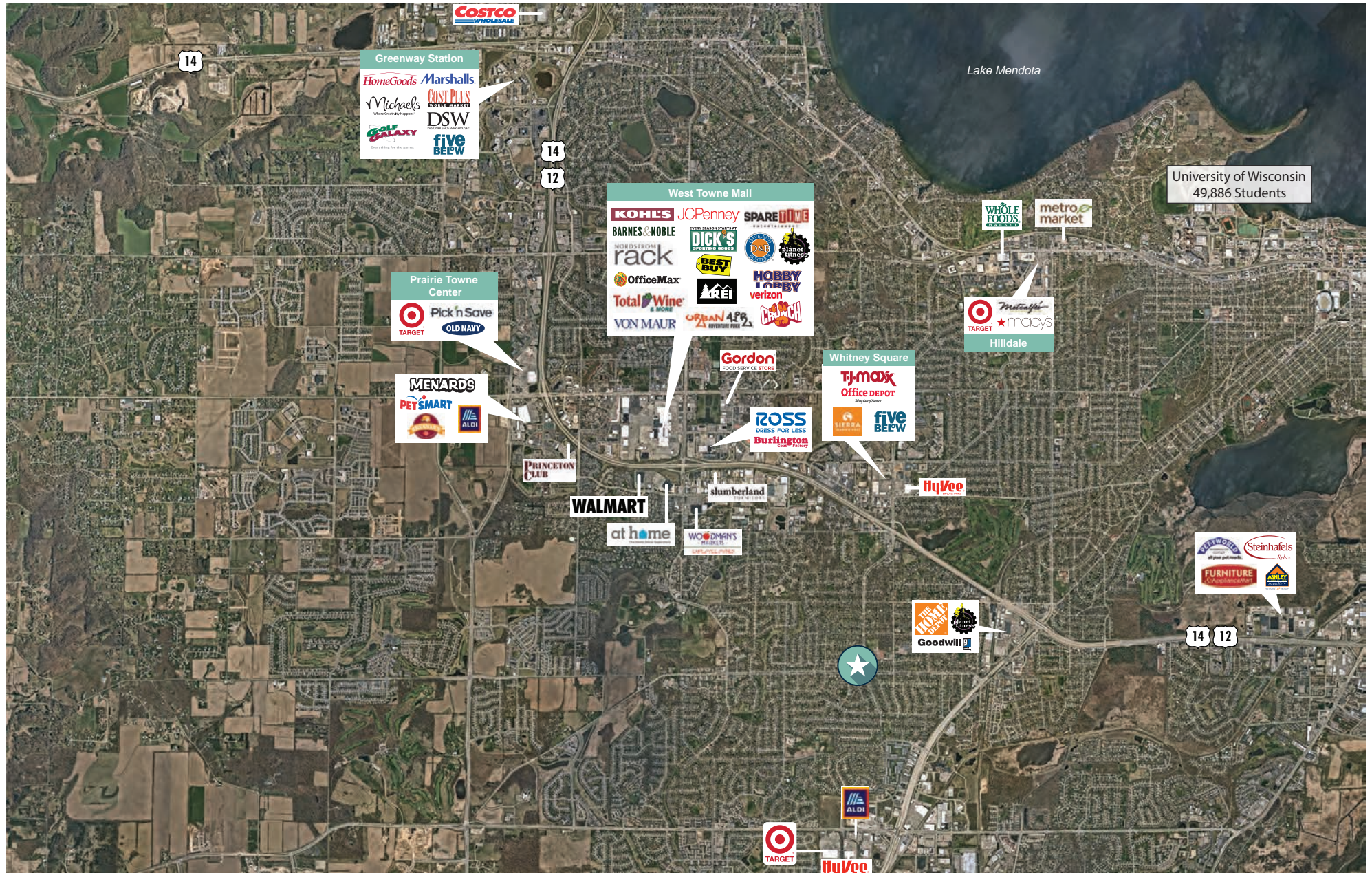
Mid Flight Aerial



Meadowood Shopping Center
5704-5750 Raymond Road | Madison, WI 53711

For Lease

High Flight Aerial



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



Meadowood Shopping Center

5704-5750 Raymond Road
Madison, WI 53711

Contact Us

Dina Stetler
Vice President
+1 608 577 0969
dina.stetler@cbre.com

CBRE - Madison
10 E Doty Street, Suite 410
Madison, WI 53703
+1 608 663 5445

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Content contained in this material has been generated in whole or in part by or with the assistance of generative artificial intelligence.

www.cbre.com/wisconsin

CBRE

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.

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.