

For Lease

CBRE

Sugar Creek Commons

1st Floor Retail Space Available

503 W Verona Avenue | Verona, WI 53593



Contact Us

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Property Overview

CBRE | Madison is pleased to offer Retail Space for Lease at the brand-new development, Sugar Creek Commons. Located in Verona, WI, home to one of Dane County's largest employers, Epic Health Systems, Sugar Creek Commons is conveniently situated within the New Downtown Overlay District on the west side of Verona.

A highlight of the development is the newly landscaped pedestrian plaza. The property offers a built-in customer base; 141 market rate multifamily units are in operation above the commercial space and a second phase of an additional 143 units delivered. Phase III has an anticipated delivery of Spring 2027. In addition, just down the road sits the pedestrian friendly Verona High School with a growing student base of over 1,600. Don't miss this exclusive retail opportunity in the growing Verona market.

Available Space 1,300 SF - 5,868 SF

Lease Rate \$22.00 PSF

CAM \$6.50 PSF

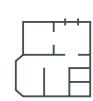
TI Allowance Negotiable

Year Built 2022

Parking 153 Surface Stalls



2022
Construction



1,300 - 5,868 SF
Available



153 Surface
Parking Stalls

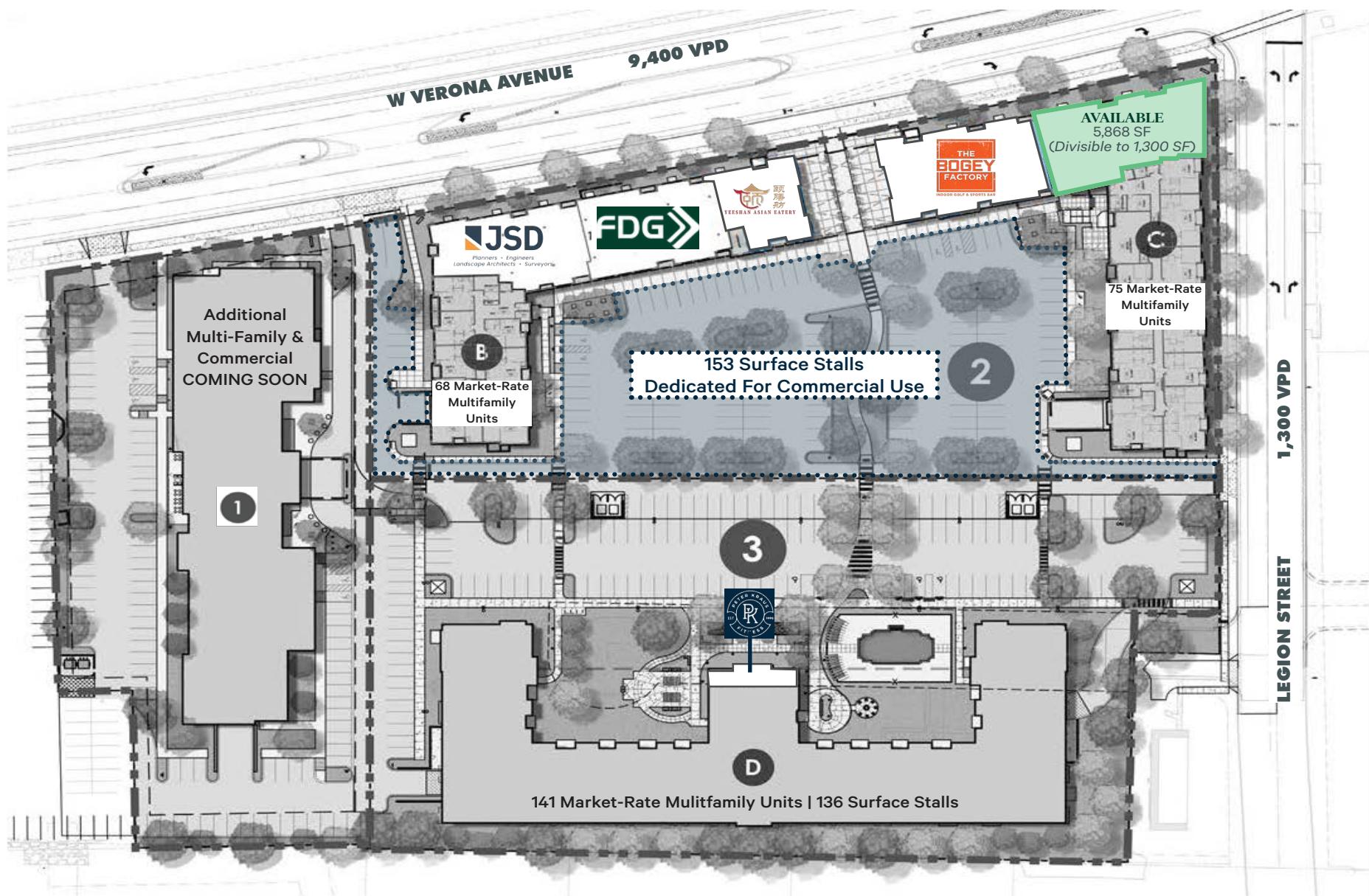


Building Signage
Available



14,100 VPD

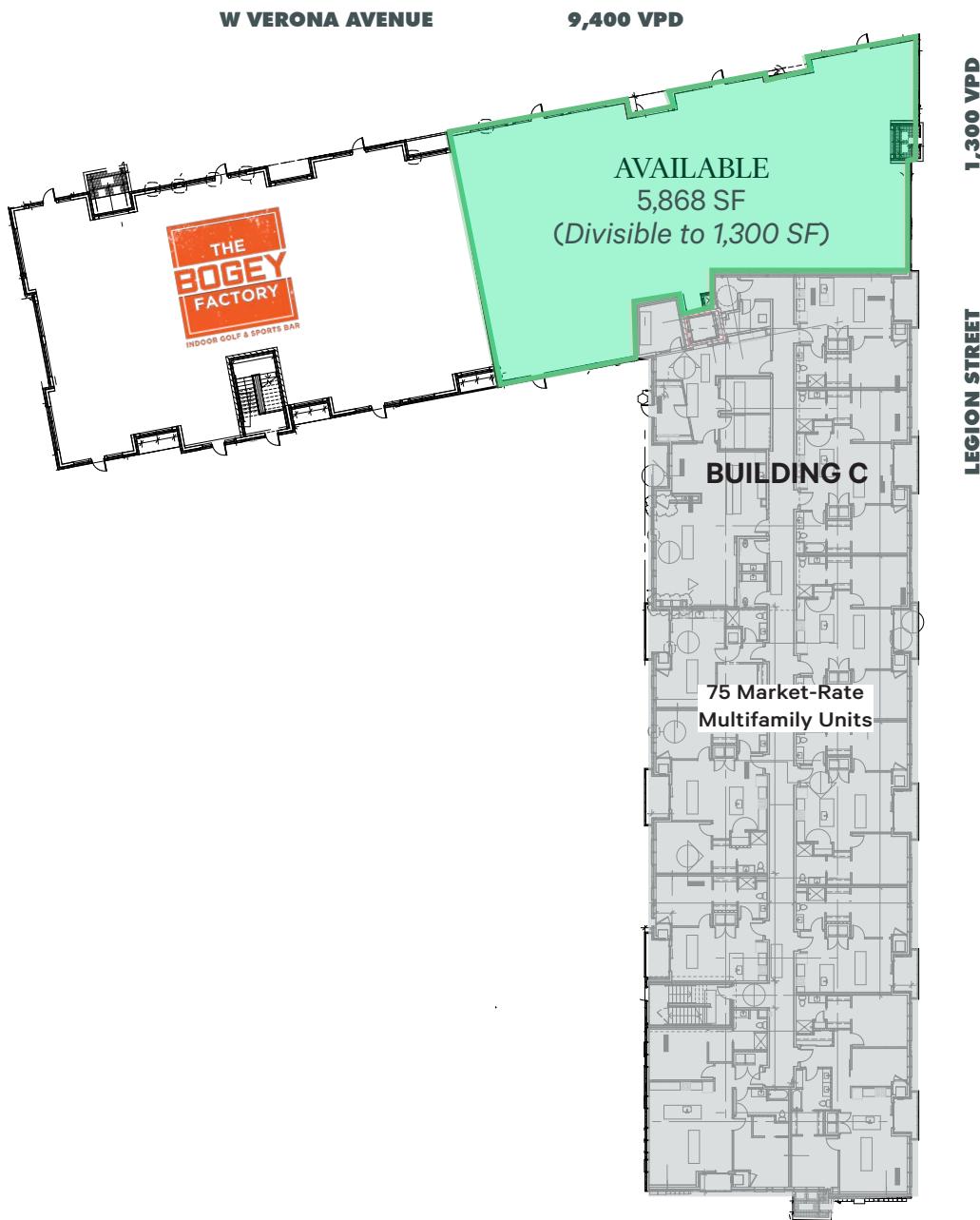
Site Plan



Sugar Creek Commons
503 W Verona Avenue | Verona, WI 53593

For Lease

Floor Plan - Building C

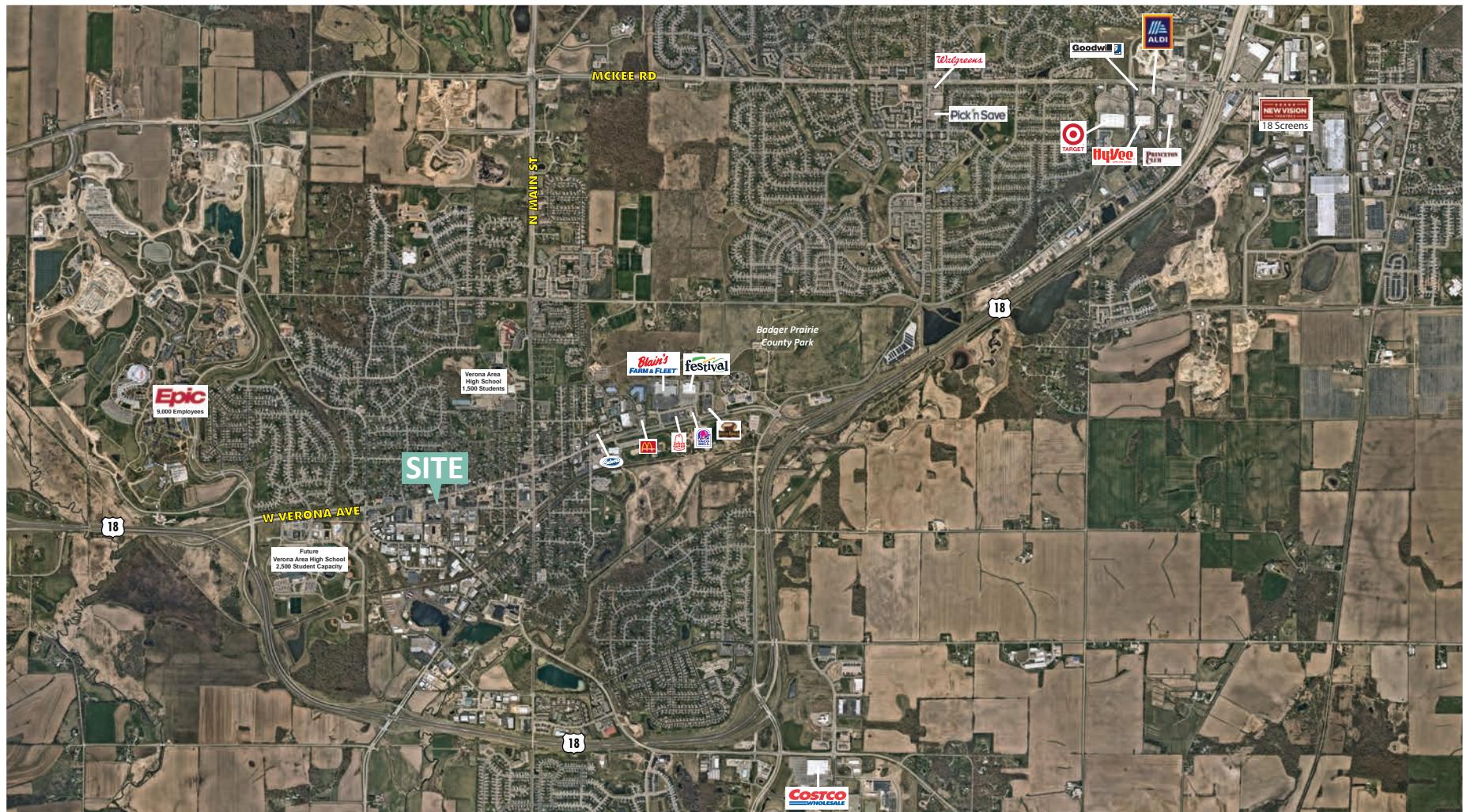


Interior Photos



CBRE

Mid Flight Aerial, Demographics & Traffic Count



Demographics	1 Mile	3 Miles	5 Miles
Population	8,455	31,073	78,949
Avg HH Income	\$141,893	\$143,539	\$135,401
Daytime Population	9,089	30,483	65,643

Traffic Counts	VPD
W Verona Avenue	9,400
Legion Street	1,300

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



THE UNIVERSITY
of
WISCONSIN
MADISON



MADISON
AREA TECHNICAL
COLLEGE



EDGEWOOD
UNIVERSITY

HERZING
UNIVERSITY

Notable Area Employers



13,000 Employees



24,000 Employees



21,000 Employees



Alliant
Energy



CUNA
MUTUAL
GROUP



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www.cbre.com/wisconsin

CBRE

State of Wisconsin Broker Disclosure

To Non-Residential Customers

CBRE

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(I) 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.