

Available

CBRE

Kettle Park West

Vibrant Shopping Corridor Anchored by Walmart

2400 State Road 138 | Stoughton, WI 53589



Contact Us

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Kettle Park West

2400 State Road 138 | Stoughton, WI 53589

Property Overview

Kettle Park West at 2400 State Road 138 in Stoughton, WI offers multi-tenant retail space for lease within a 9,026 square foot commercial building. The property is situated along US Highway 51 and State Highway 138, providing strong visibility and convenient ingress/egress, including roundabout access on Highway 138. The plaza is part of a larger mixed-use district anchored by Walmart and accommodates general retail and commercial uses. Located in a growing market on Stoughton's west side, the site benefits from steady traffic volumes and proximity to surrounding residential neighborhoods and regional routes.

Lots For Sale

- Lot 4 | 1.8 Acres
- Lot 7 | 0.6 Acres

Sale Price

Contact Broker

Leaseable Space

- 1,820 SF
- 3,300 SF

Lease Rate

Contact Broker

NNN Expenses

Contact Broker

Center GLA

10,000 SF

Parking

159 shared parking stalls

Signage

Highly visible building signage parallel to US Hwy 51

Year Built

2018

Co-Tenants

- Great Clips
- T&T Nails
- Santo Tequila Restaurant

Available



Minutes away from
Madison



Anchored by Walmart and
other national retailers



Easy Access from Hwy 51
& State Hwy 138

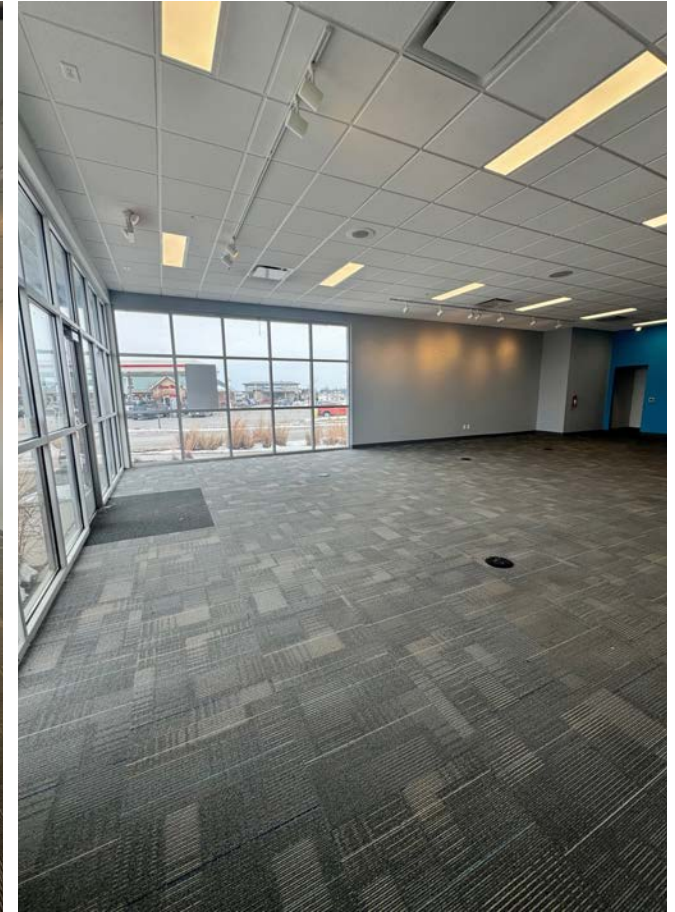
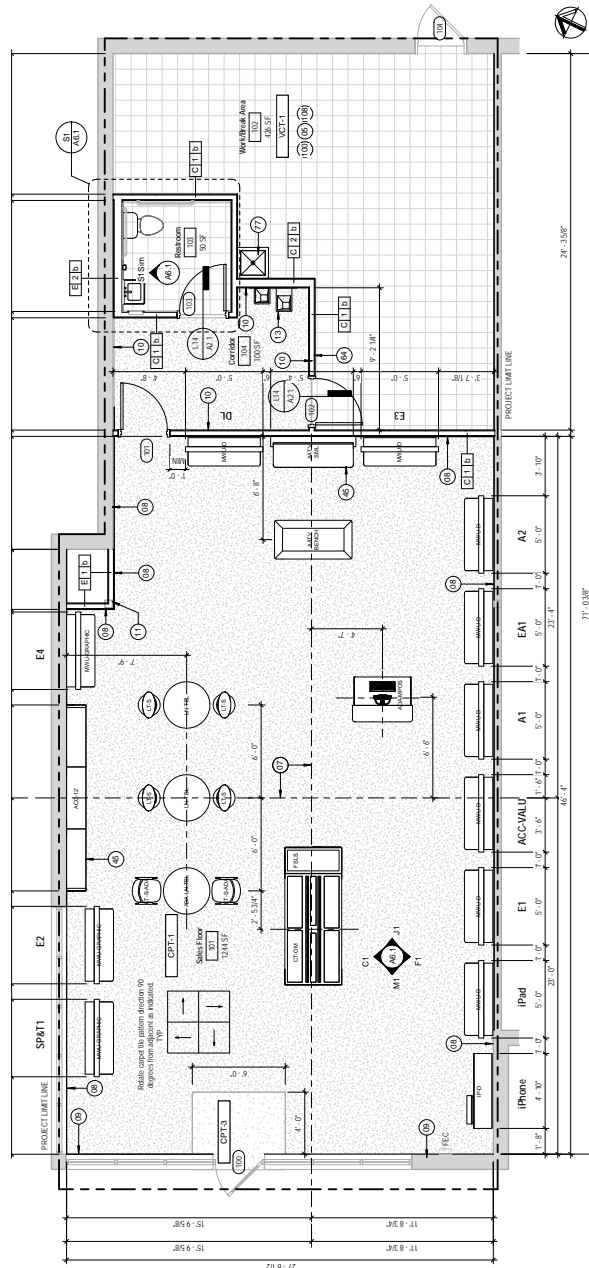


Ample Surface
Parking

CBRE

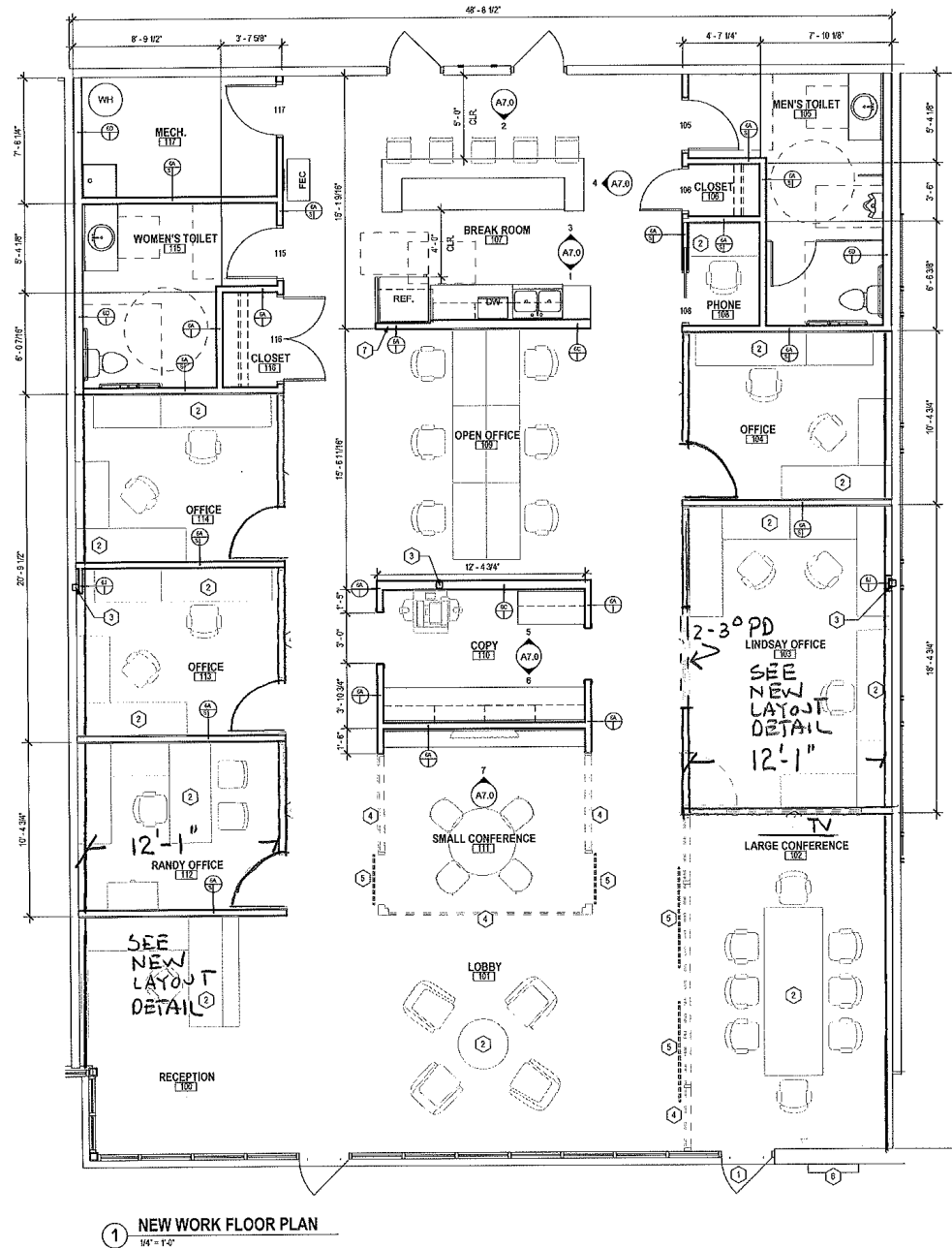
Kettle Park West
 2400 State Road 138 | Stoughton, WI 53589
 1,820 SF (Former AT&T Suite) - Floor Plan & Interior Photos

Available



Kettle Park West
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3,300 SF (Former Century 21 Suite) - Floor Plan & Interior Photos



Lot 4 - 1.8 Acres - Concept Plan



Kettle Park West Site Plan | Lot 4



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Lot 7 - 0.6 Acres - Concept Plan



Kettle Park West Stoughton | Lot 7



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Mid Flight Aerial



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Area Amenities, Demographics & Traffic Count

Available



Demographics	1 Mile	3 Miles	5 Miles
Population	4,880	16,609	20,473
Avg HH Income	\$100,588	\$108,748	\$113,834
Daytime Population	3,797	15,948	18,309

Traffic Counts	VPD
Hwy 51	9,000
Hwy 138	8,700

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



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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.

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.