



**BLACKDEER  
INVESTMENT  
GROUP**

1609 Landmark Drive  
Cottage Grove, WI 53527

**RENTAL  
PRICE**

**PER  
FOOT**

**\$18.50 NNN**



# PROPERTY FOR LEASE

## ABOUT THE PROPERTY

Located Right off Interstate 94 at the Cottage Grove exit this is perfect for retail, office or bring your vision. Most units have common area bathrooms or build your own to suit your need. TI is negotiable upon request. High traffic counts near hotel, restaurants and more.

## Property Features

- Unit 104 2,229 square feet
- Unit 114 3,536 square feet
- Unit 106 3,536 square feet
- Fast growing area on the East Side of Madison

CALL TO BOOK A SHOWING.

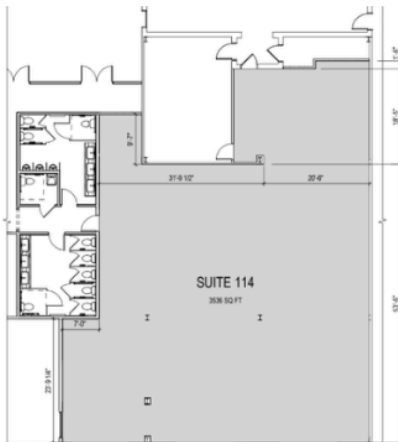
 **(920) 988-4141**

 [ryan@blackdeerig.com](mailto:ryan@blackdeerig.com)

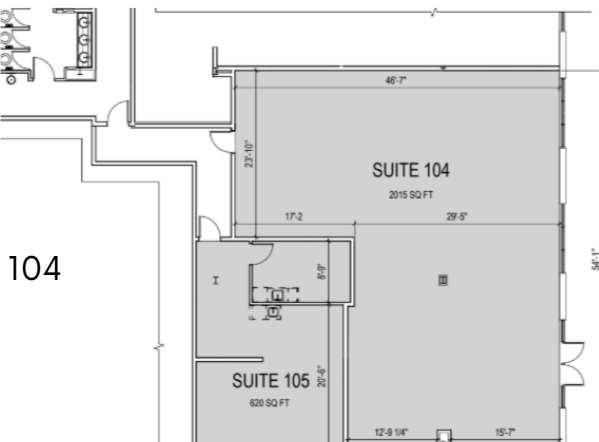
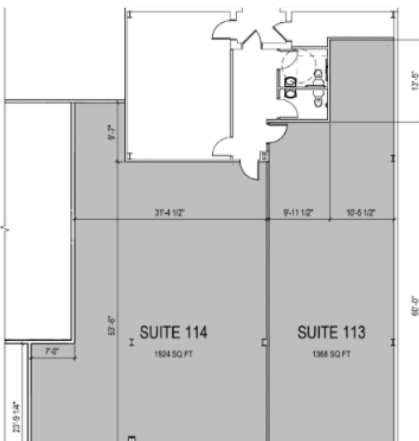
 [www.mywisconsinproperties.com](http://www.mywisconsinproperties.com)



114



114 Split



104

# SPACES AVAILABLE

- Unit 114 is a large wide open floorplan measuring 3,536 sqft
- Unit 114 can be split if needed (see image)
- Unit 106 is a built out office (3,536) with two conference rooms, five offices, and a beautiful reception area
- Unit 104 is a new corner unit being built out totaling 2,229 sqft

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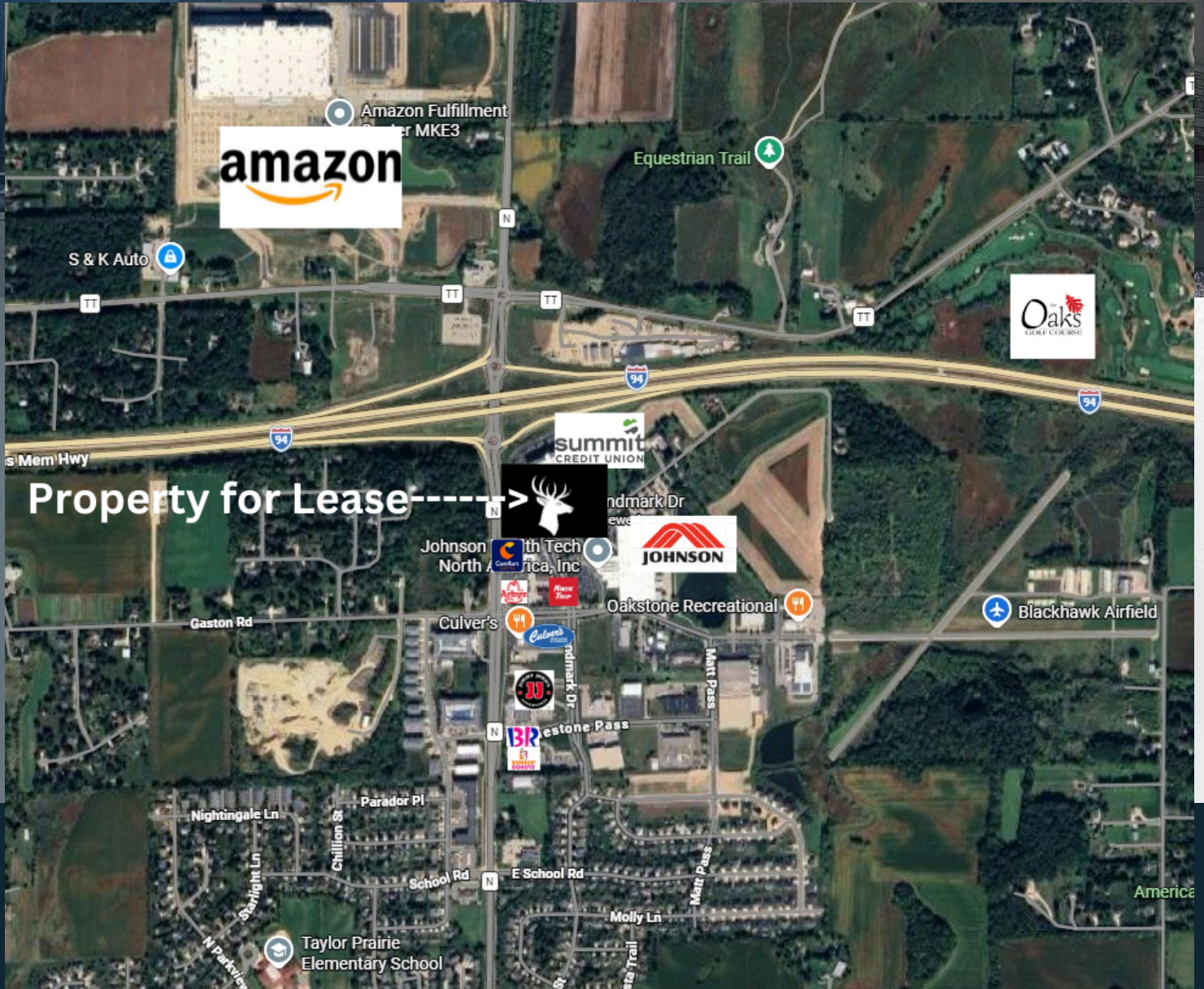


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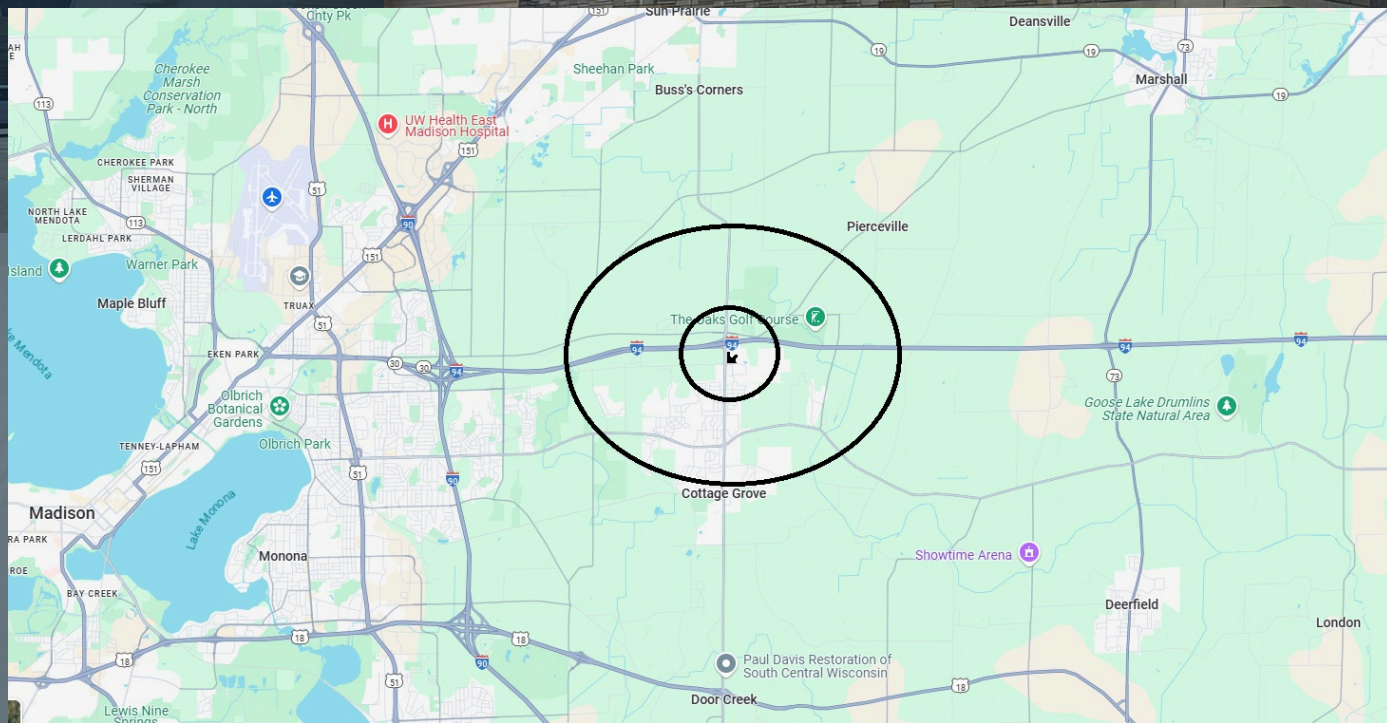
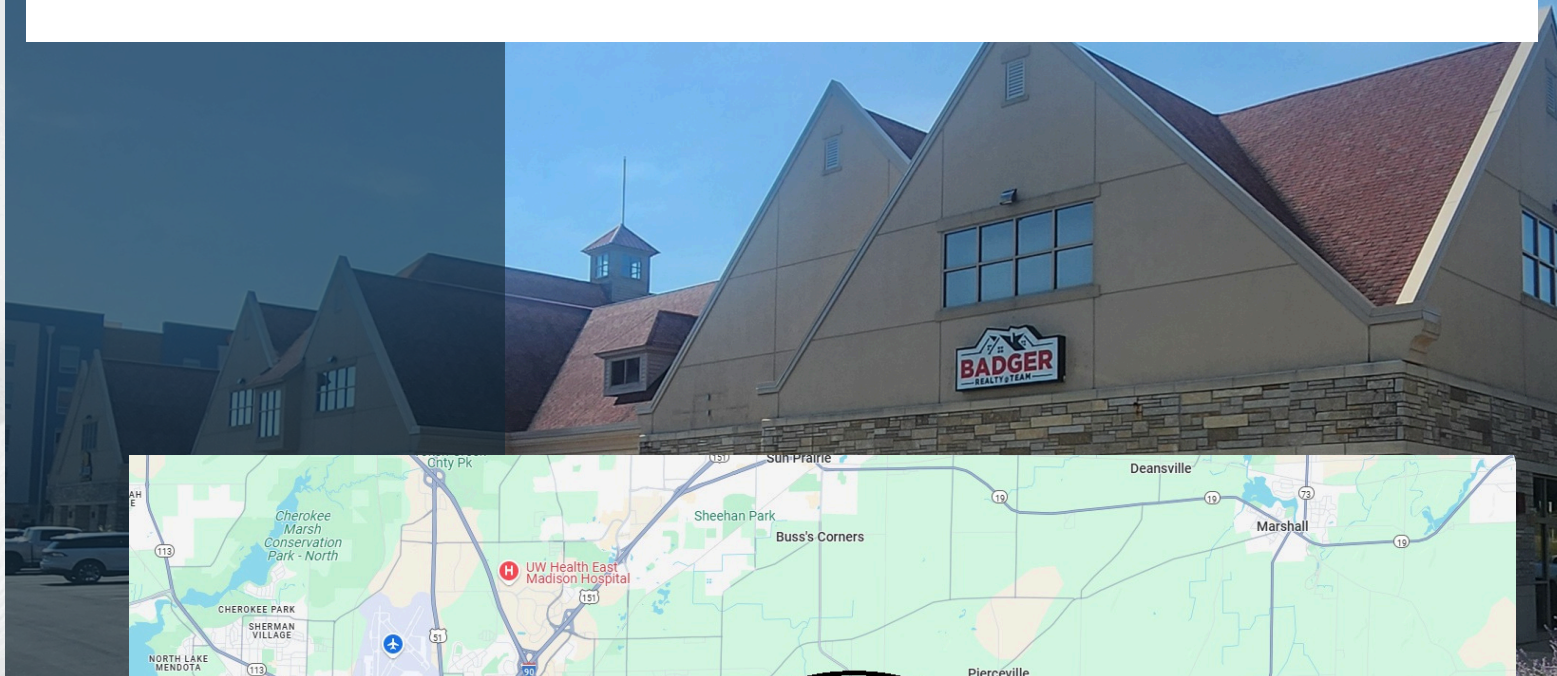


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**Demographics    1 Mile    3 Miles    5 Miles**

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| Total Households  | 3,844     | 8,148     | 21,674    |
| Total Population  | 10,360    | 22,010    | 58,488    |
| Average HH Income | \$123,750 | \$132,707 | \$132,717 |

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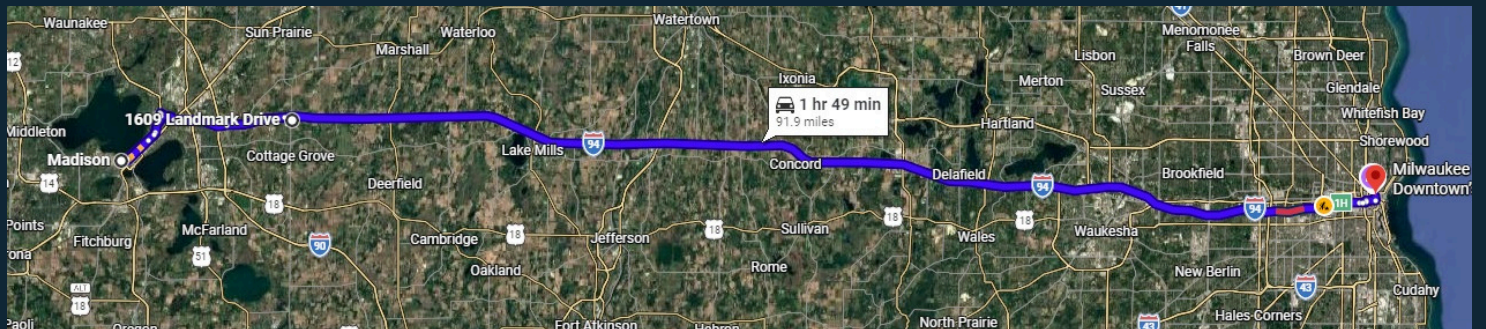


Perfect location for any business in Southern Wisconsin. This property sits on the main corridor between the two largest metropolitan markets.

### Traffic Counts

|                  |        |
|------------------|--------|
| Interstate 94    | 47,200 |
| County Highway N | 11,300 |

|                               |    |
|-------------------------------|----|
| Minutes to downtown Madison   | 24 |
| Minutes to downtown Milwaukee | 67 |



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