

RETAIL SPACE FOR LEASE



**4124 E. WASHINGTON AVENUE
MADISON WI 53704**

PROPERTY HIGHLIGHTS

- LOCATED NEAR EAST TOWNE MALL
- INTERSTATE CLOSE BY
- EAST WASHINGTON AVENUE VISIBILITY
- GREAT SIGNAGE
- 13' – 14' CEILING HEIGHTS
- 400 AMP 3 PHASE
- 90 SHARED PARKING STALLS
- 52,000 TRAFFIC COUNTS PER DAY
- BUILT IN 2011
- RETAIL CENTER - 2 BUILDINGS TOTALLING 12,610 SQ

INFO ON AVAILABLE SPACE

- 3,705 SQUARE FEET AVAILABLE
- ASKING \$30.00 – \$35.00
- CAM/TAXES \$9.00 to \$9.50 per SQ. FT
- SPACE AVAILABLE 02/01/2020

NOTABLE NOTES:

- DENSELY POPULATED AREA
- FIRST AVAILABLE SPACE IN THE CENTER IN NINE YEARS
- NEAR a HEAVILY TRAFFICKED SIGNALIZED INTERSECTION



A FEW NEIGHBORS AT LAKE CITY PLAZA



STARBUCKS



CHICK-FIL-A



EYEMART EXPRESS



TACO BELL



TOPPERS PIZZA

ENDLESS POSSIBILITIES AT THE PLAZA



Boardwalk Investments, LLC

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