

EAST TOWNE MALL BOX



For Sale
\$2,300,000

1760 Eagan Road
Madison, WI

Key Commercial Real Estate LLC
608-729-1800 | www.keycomre.com



MAJOR RETAIL CORRIDOR

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REAL ESTATE, LLC

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Property Details

OVERVIEW

Great opportunity to own part of the East Towne Mall area. Large 3.3 acres **box site located directly across from the mall entrance** and main entrance to Culvers. High traffic count near mall. Single tenancy or easily demise to former multi-tenant use of 20,000 sf, 12,000 sf and 8,000 sf users.

REDEVELOPMENT OPPORTUNITY

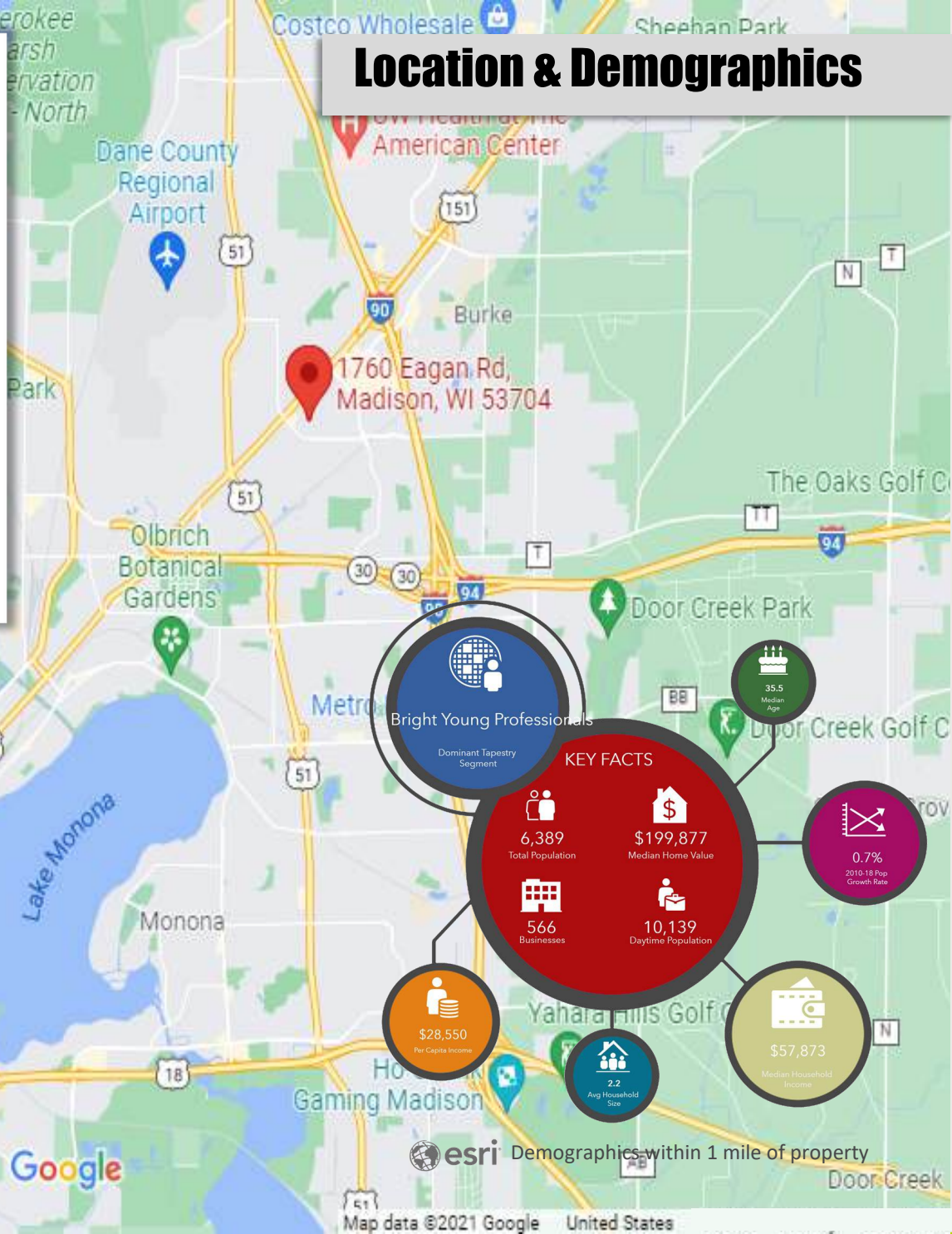
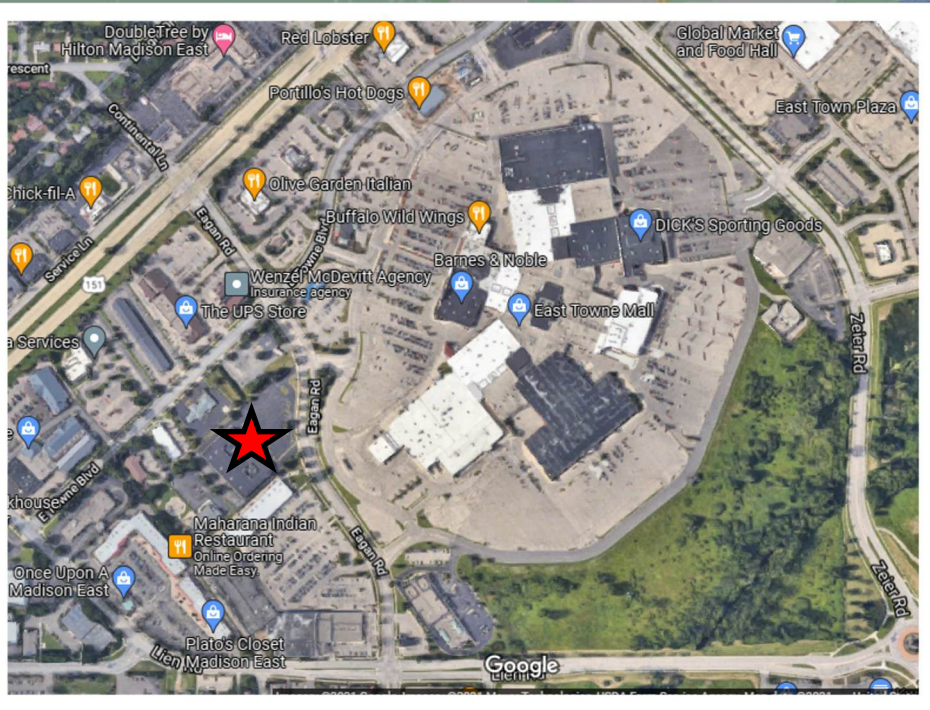
The property is part of the Great East Towne Area Plan and the City of Madison Concept Plan indicates a future Land Use of Medium Residential.

HIGHLIGHTS

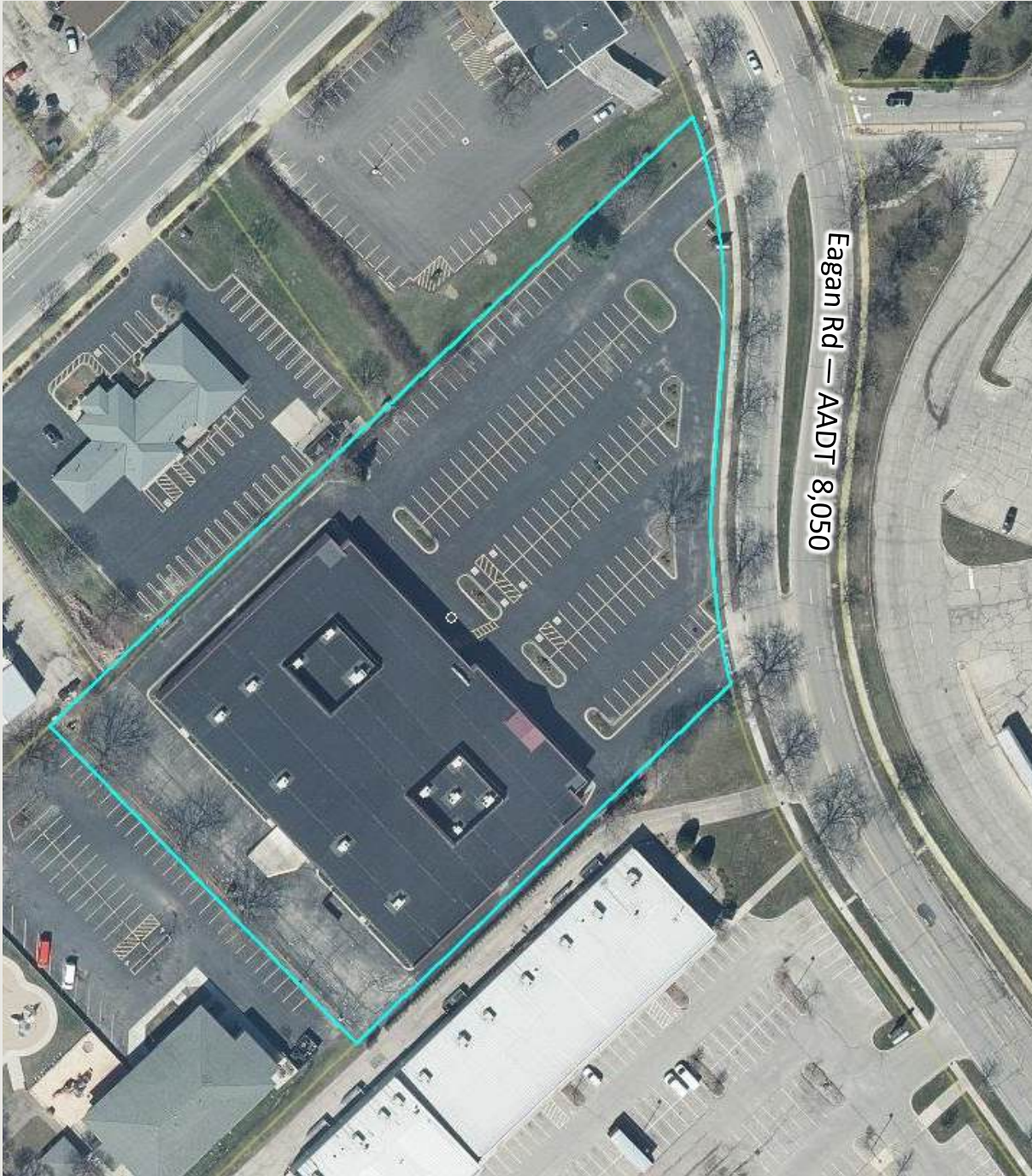
- **Building Size:** 40,000 sf
- **Parcel Size:** 3.31 acres
- **Year Built:** 1974/1994 remodeled
- **Parking:** 143 surface stalls
- **Zoning:** CC — Commercial Center
- **RE Taxes:** \$47,818 (2025)
- **Assessment:** \$2,568,000 (2024)
- **Price:** \$2,300,000



Location & Demographics



Site & Building Details

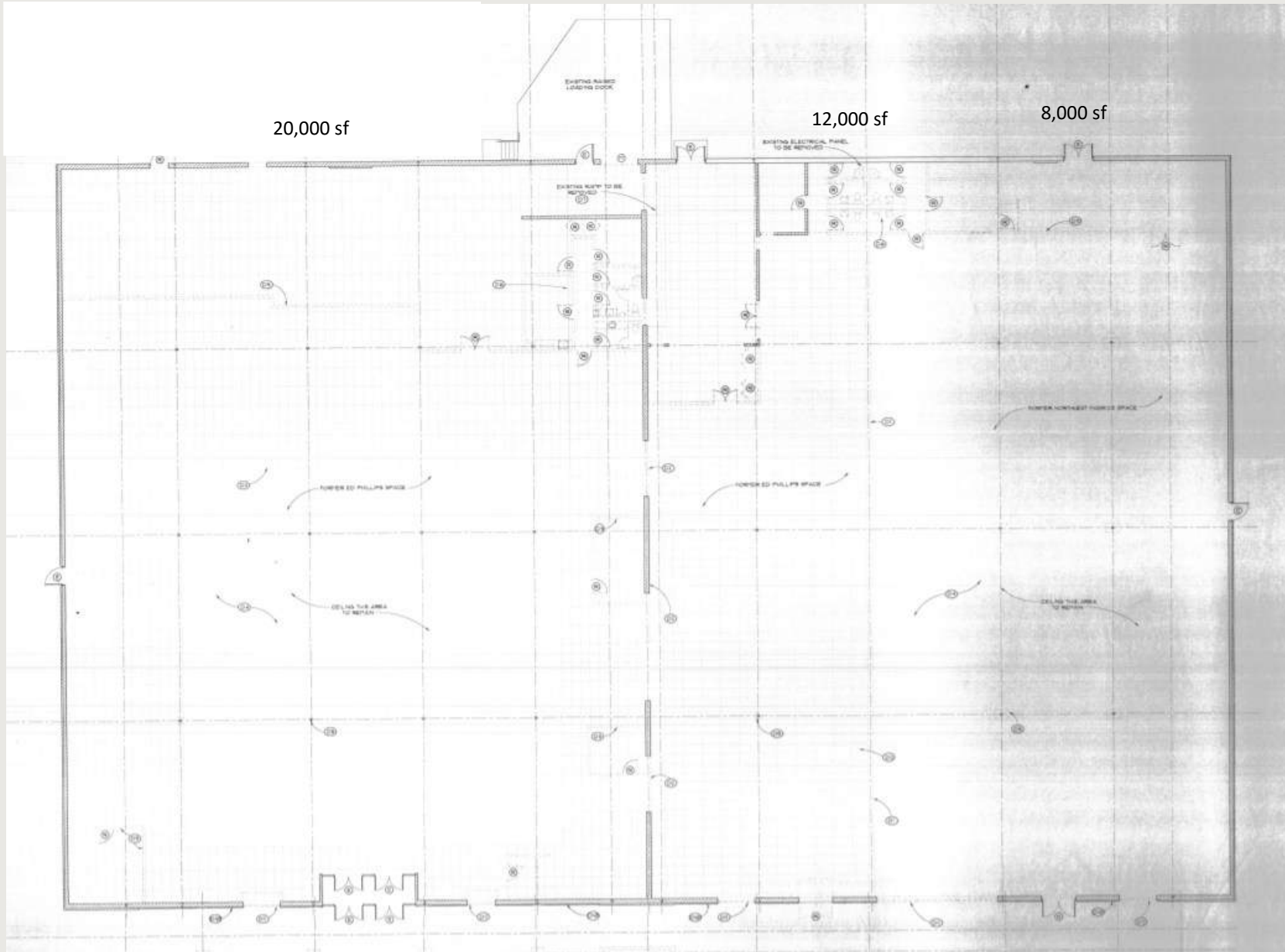


- **Stories:** 1
- **Frame:** PE Steel
- **Wall Type:** Masonry built, brick and concrete block
- **Roof Type:** Flat, older/age unknown, repaired 2015
- **Roof Frame:** Steel
- **Roof Cover:** Built Up
- **Ceiling Height:** Approx. 12' to grid & 15' to deck (height varies from front to back)
- 13 rooftop units
- **OH Door/Loading:** Open loading dock with 2 bays and (1) 8' x 8' overhead door. Double door in rear.
- **Signage:** Double-sided lit monument sign. 2 wayfinding signs at each entrance
- Many nearby **national and regional businesses** include Culvers, Chase Bank, Wells Fargo, Summit, Animart, Dick's Sporting Goods, Flix Brewhouse, JC Penney, Rogans Shoes, Princeton Club, Barnes and Noble, DSW, Ulta, Dollar Tree, Kohls, Office Depot, Best Buy, Ashley, Bob's, La-Z-Boy, Party City, PetSmart, Burlington, Ross, Marshalls, Joann Fabrics, Starbucks, Chick-fil-A and many more



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Floor Plan



Future Land Use Concept Plan

LAND USE CONCEPTS

- RMU - Regional Mixed-Use
- CMU - Community Mixed-Use
- E- Employment
- GC- General Commercial
- I- Industrial
- LR- Low Residential
- LMR- Low Medium Residential
- MR- Medium Residential
- P- Parks
- BRT Stations
- BRT Lines

Potential Streets

- Phase 1
- Phase 2

Bike Path

- Existing
- Planned



This property is part of the Greater East Towne Area Plan with the Concept Plan indicating a future use of Medium Residential. Allowable height is 2-5 stores and a density of 20-90 dwellings per acre. Further details on this plan can be located:

https://www.cityofmadison.com/dpced/planning/documents/Greater_East_Towne_Area_Plan.pdf



Pictures



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36

37

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39

40

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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Drafted by Attorney Debra Peterson Conrad