



FOR SALE

LEVEL UP FITNESS

225 Hoel Ave,
Stoughton, WI 53589

EXCLUSIVELY LISTED BY

DIONE LAUFENBERG

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LEVEL UP FITNESS

SPECIALTY FLEX FACILITY

OFFERING SUMMARY

\$1,275,000

Available SF: Appx 8,360 SF

County: DANE

Township: CITY OF STOUGHTON

Lot Size: 1.21 ACRE LOT

Zoning: PB

APN: 0511-072-8502-8



FOR QUESTIONS AND ADDITIONAL INFORMATION,
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STANDALONE FLEX SPACE IN STOUGHTON!

OFFERING SUMMARY

- Open and private spaces
- Ample Parking
- Located on a high-traffic corridor
- Ideal for event space (plans available), retail, training, youth center, pet center, or religious facility.
- Outdoor space with the ability to add outdoor seating.



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New Development Coming to Site

Shared Lot with New Wellness Development!



ADJACENT LOT

PHYSICAL THERAPY
YOGA/PILATES
MASSAGE THERAPY
NUTRITION
PERSONAL TRAINING

PROPERTY HIGHLIGHTS

- New Expanded Fitness Center
12,000 SF
- Treatment Room Rentals
- Group Fitness
- Supplements
- Youth Training
- Collaborative Environment

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GREAT FLEX SPACE OPPORTUNITY IN STOUGHTON!



PROPERTY OVERVIEW

Located just minutes from downtown Stoughton, this site provides a strong local customer base while remaining accessible to surrounding communities, including McFarland, Oregon, and the greater Dane County area. Parcels will be divided.

Whether you're expanding your current brand or launching a new concept, 225 Hoel Street offers the opportunity to grow your business in an established and active community.

Ready to level up your business?

Contact us for lease terms, pricing, and a private tour.

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GREAT FLEX SPACE OPPORTUNITY IN DOWNTOWN!



PROPERTY DETAILS

- Personal training studios
- Group fitness rooms
- Bathrooms and Showers
- Ample Parking Lot
- Outdoor Space
- Washer and Dryer
- Retail Space and Front Desk

Property Highlights:

- Spacious open workout area
- High ceilings with flexible layout potential
- Durable fitness-appropriate flooring
- Ample room for equipment, turf, or specialty build-outs
- On-site parking for members and staff
- Easy access to Hwy 51 for commuters



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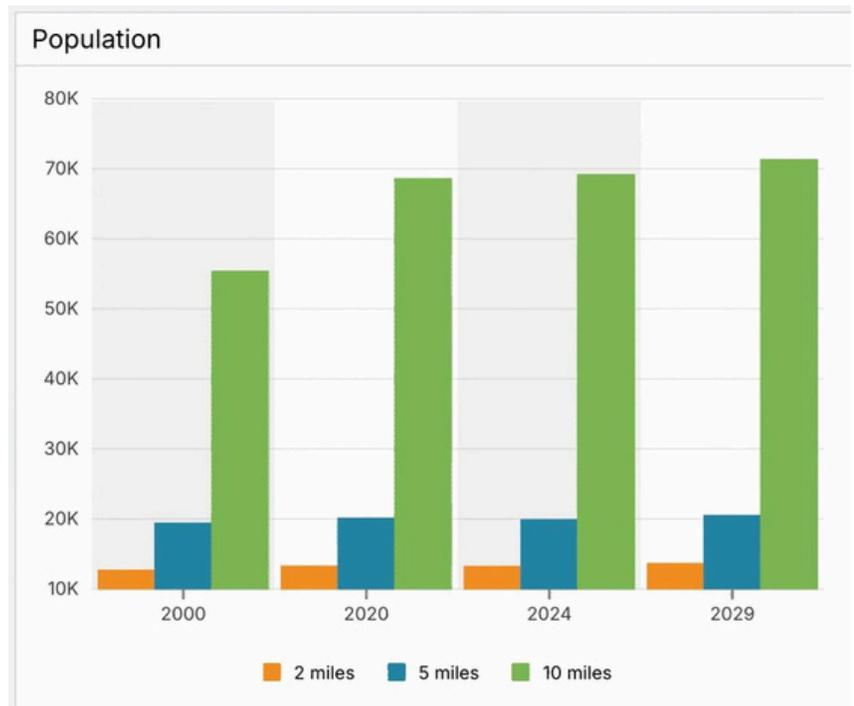
NEW LEASE OPPURTUNITY

YOUR NEW BUSINESS LOCATION AWAITS

PROPERTY DETAILS

Updates and Renovations
Fully renovated in 2015

- Improvements:
- New roof (2015)
- New HVAC (2015)
- Modernized floor plan
- Two locker rooms
- Physical therapy room
- Group fitness room
- Multiple dedicated training zones
- Laundry room
- Security system
- Ample parking
- Significant outdoor space for expansion or training use

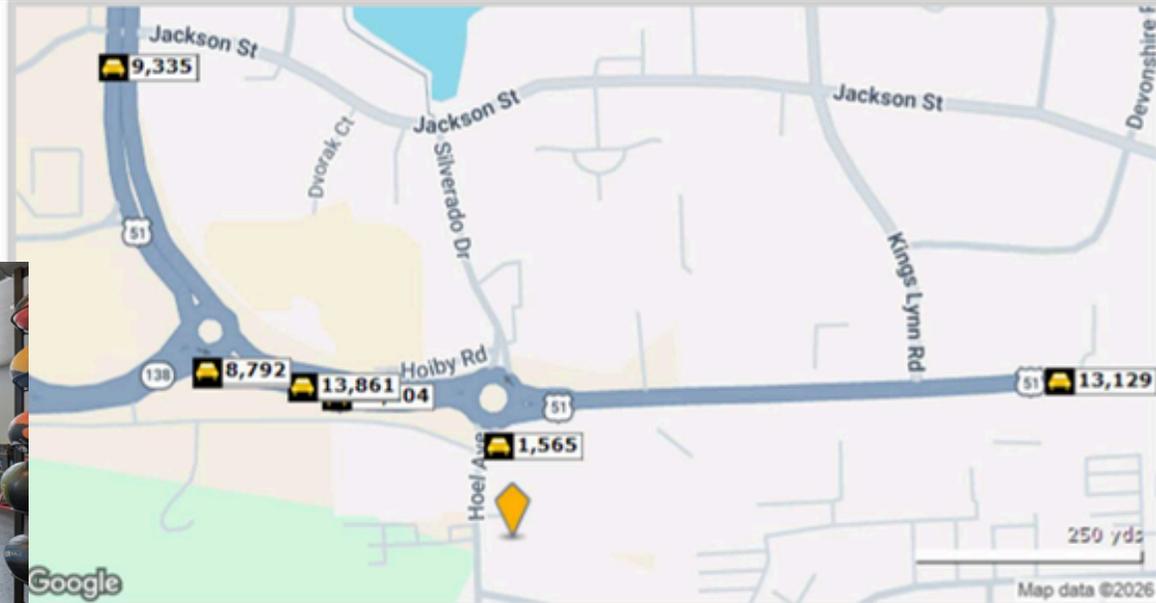


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LOCATION DETAILS

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Building Type: **Class C Office**
 Class: **C**
 RBA: **4,500 SF**
 Typical Floor: **4,500 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**

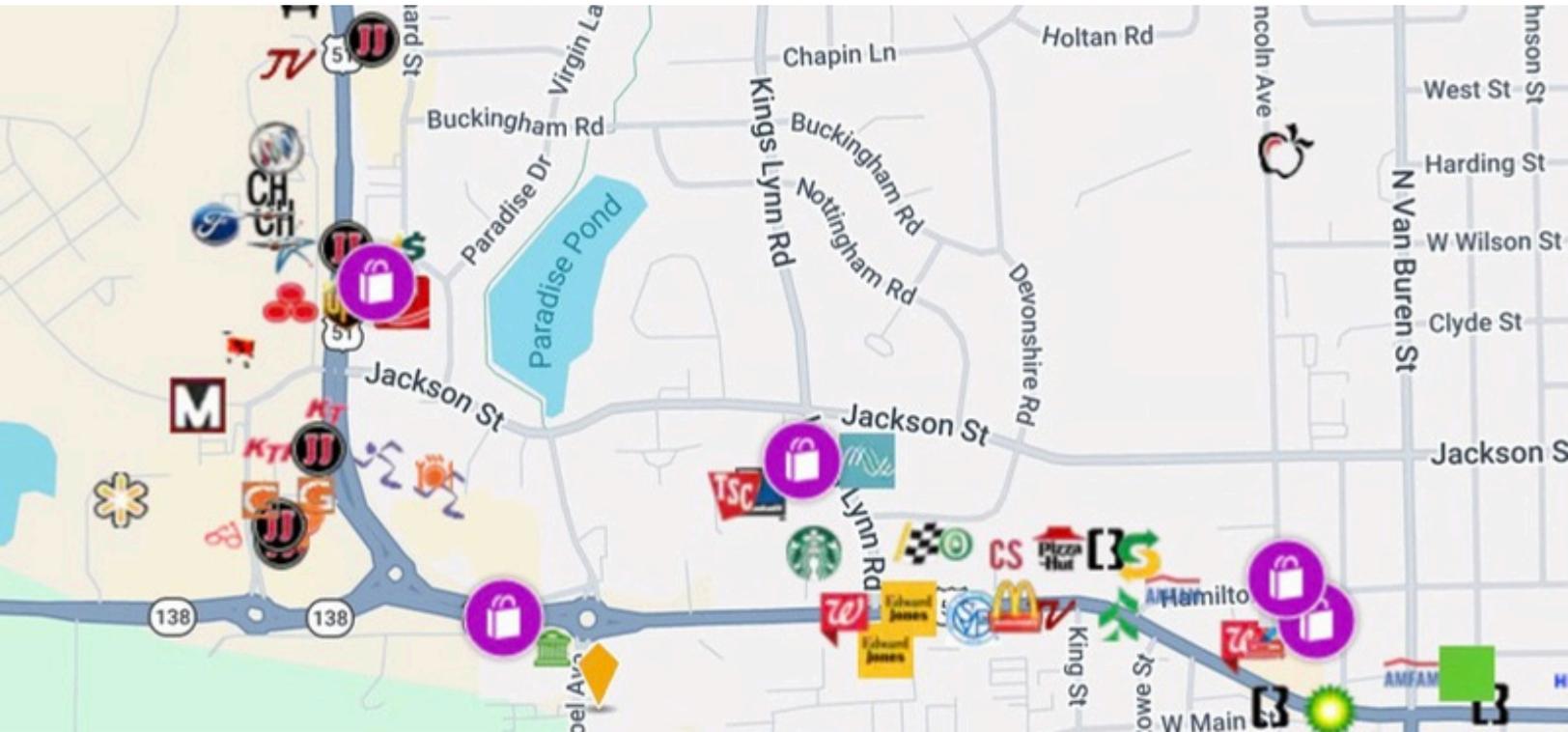


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Hoel Ave	McComb Rd	0.01 SW	2023	1,576	MPSI	.06
2 Hoel Ave	McComb Rd	0.01 SW	2025	1,565	MPSI	.06
3 US Highway 51	Hwy 138	0.04 NW	2025	13,804	MPSI	.14
4 US Hwy 51	State Hwy 138	0.04 NW	2020	13,963	MPSI	.17
5 US Hwy 51	Hwy 138	0.04 NW	2024	13,861	MPSI	.17
6 State Hwy 138	Hwy 51	0.02 NE	2025	8,762	MPSI	.22
7 State Hwy 138	Hwy 51	0.02 NE	2024	8,792	MPSI	.22
8 US Highway 51	King St	0.07 E	2025	13,129	MPSI	.36
9 US Hwy 51	Hults Rd	0.02 N	2024	9,364	MPSI	.39
10 US Hwy 51	Hults Rd	0.02 N	2025	9,335	MPSI	.39

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,641	16,874	20,491
2024 Estimate	6,405	16,370	19,896
2020 Census	6,238	16,460	20,094
Growth 2024 - 2029	3.68%	3.08%	2.99%
Growth 2020 - 2024	2.68%	-0.55%	-0.99%

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POPULATION AND DEMOGRAPHICS



Income	POPULATION			
	2 miles	5 miles	10 miles	15 miles
Avg Household Income	\$97,281	\$102,252	\$112,773	
Median Household Income	\$74,689	\$81,017	\$91,932	
< \$25,000	630	820	2,022	
\$25,000 - 50,000	1,027	1,519	4,135	
\$50,000 - 75,000	1,065	1,504	5,119	
\$75,000 - 100,000	691	1,074	3,838	
\$100,000 - 125,000	459	799	3,349	
\$125,000 - 150,000	500	802	2,966	
\$150,000 - 200,000	685	1,029	3,334	
\$200,000+	364	656	2,988	



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