



FOR LEASE

## LEVEL UP FITNESS

225 Hoel Ave,  
Stoughton, WI 53589

EXCLUSIVELY LISTED BY

**DIONE LAUFENBERG**

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**CENTURY 21  
COMMERCIAL.**

Affiliated

# LEVEL UP FITNESS

SPECIALTY FLEX FACILITY

## OFFERING SUMMARY

Lease Rate: \$13.50/PSF (NNN)

Available SF: Appx 8,360 SF

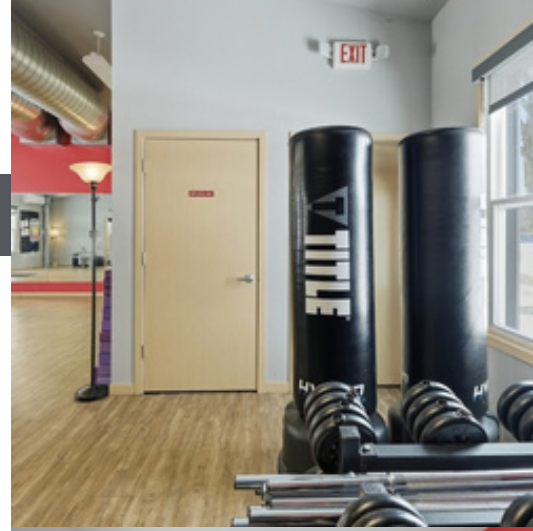
County: DANE

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, retail, training, youth center, pet center, daycare, retail or religious facility.
- Outdoor space with the ability to add outdoor seating.



**EVENT SPACE DESIGN  
AVAILABLE**



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# New Development Coming to Site

Shared Lot with New Wellness Development!



## OFFERING SUMMARY

COMPLIMENTARY DEVELOPMENT ON  
ADJACENT SITE:

PHYSICAL THERAPY  
YOGA/PILATES  
MASSAGE THERAPY  
NUTRITION  
PERSONAL TRAINING

## PROPERTY HIGHLIGHTS

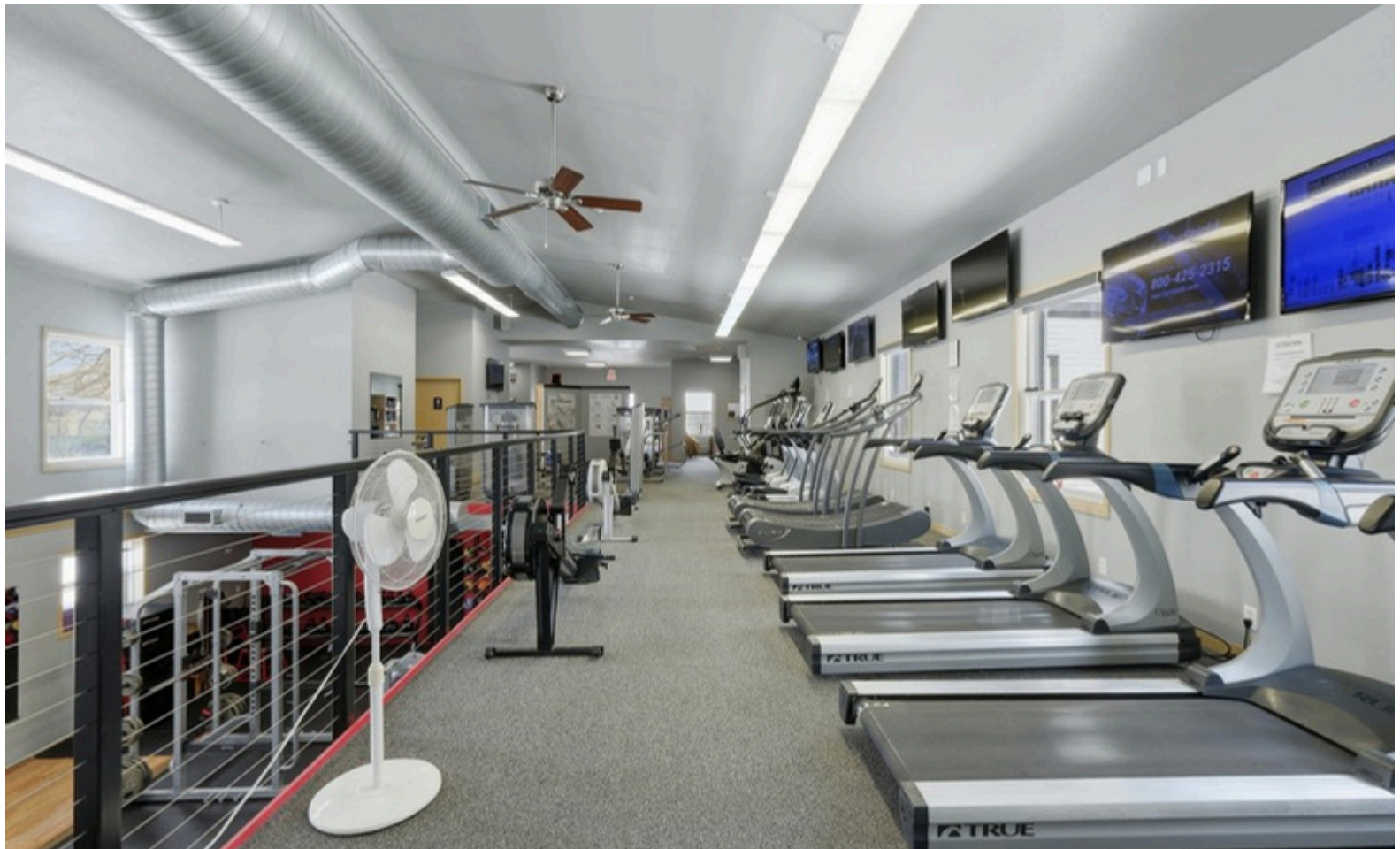
- New Expanded Fitness Center on split parcel
- Treatment Room Rentals
- Group Fitness
- Supplements
- Youth Training
- Collaborative Environment

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# LEVEL UP FITNESS

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.

Whether you're expanding your current brand or launching a NEW BUSINESS, 225 Hoel Street offers the opportunity to grow your COMPANY 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!

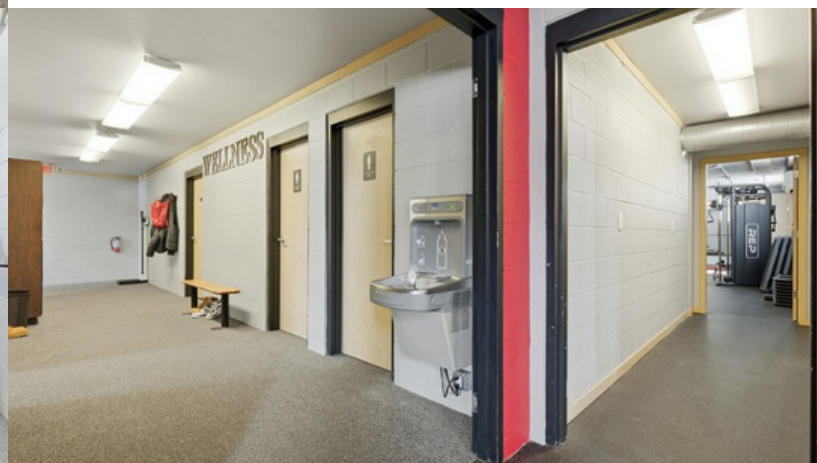


### PROPERTY DETAILS

- Personal training studios
- Group classrooms
- Multiple Restrooms and Locker Rooms
- Washer and Dryer

### Property Highlights:

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



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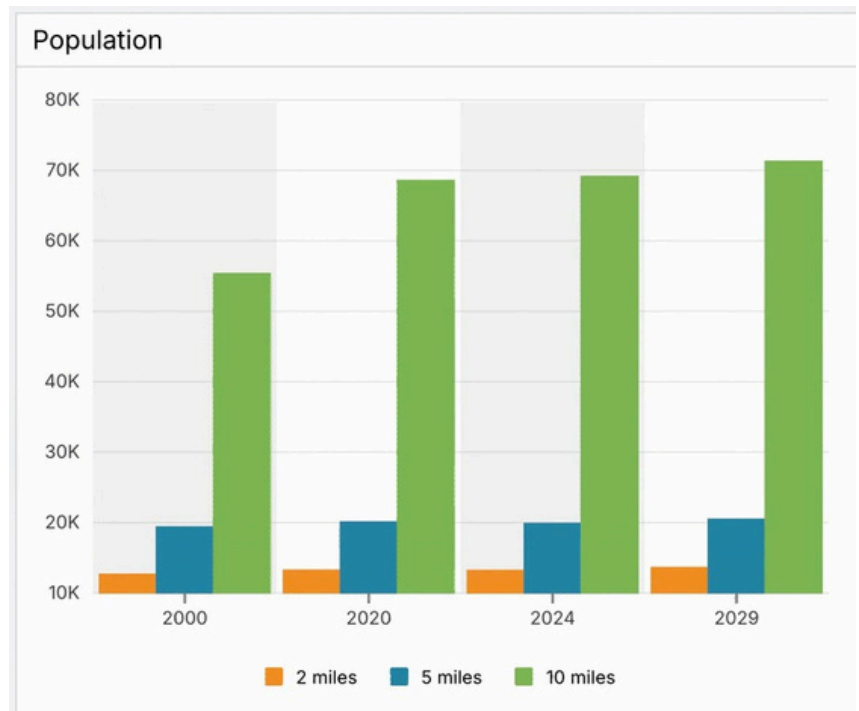
# NEW LEASE OPPORTUNITY

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

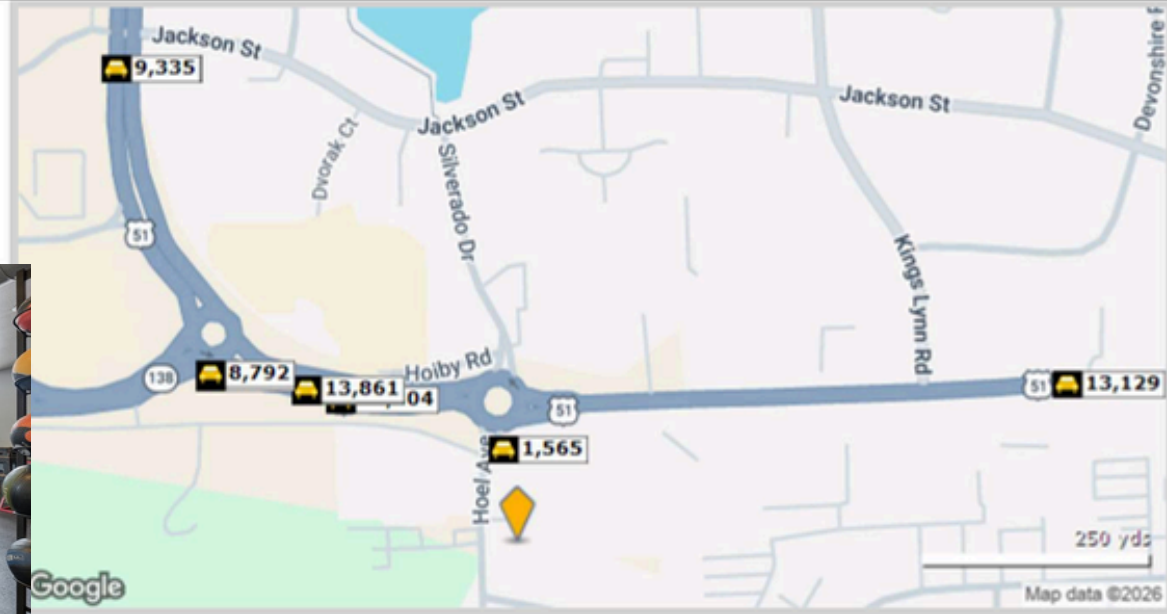


# 225 Hoel Ave, Stoughton, WI 53589

## 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                     |

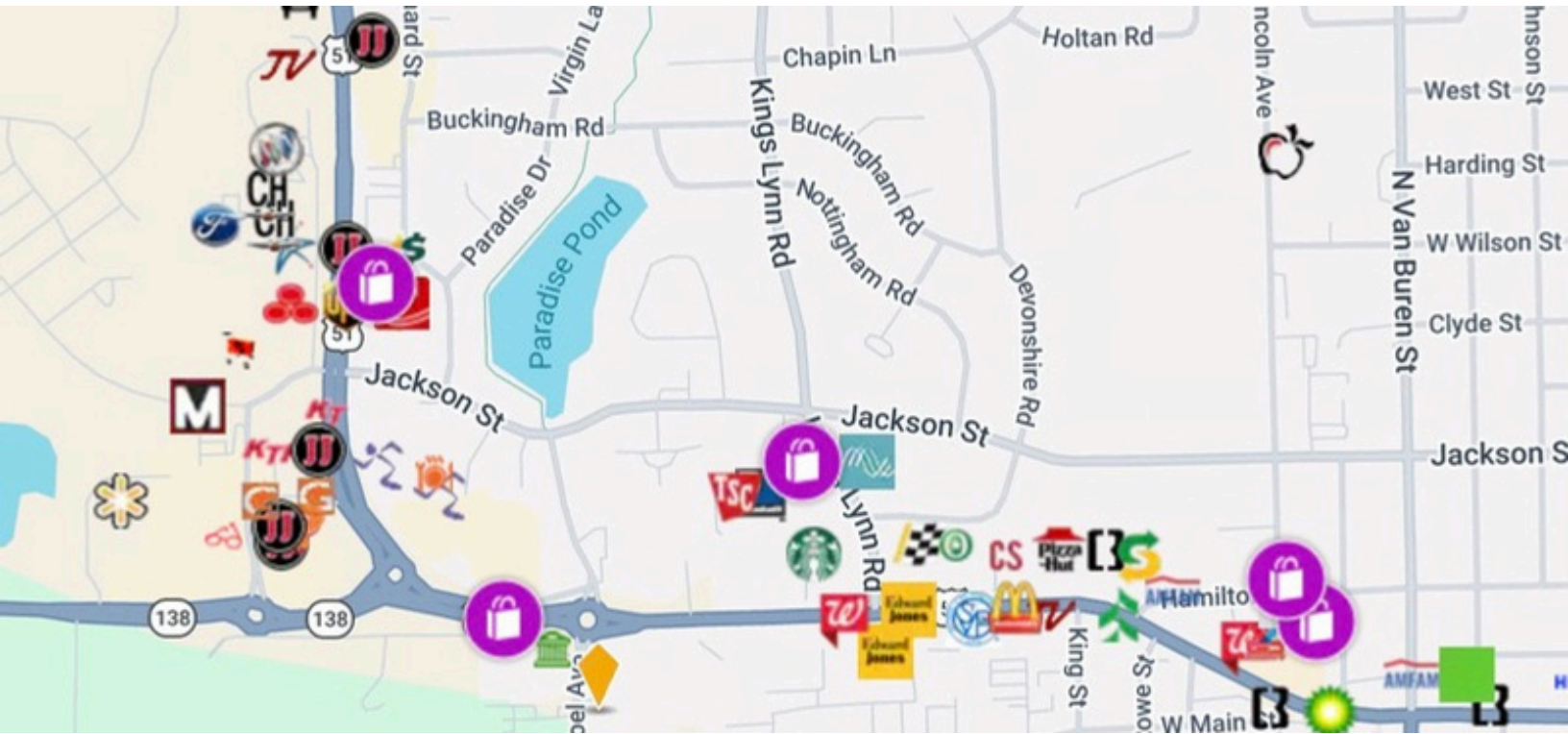
| Radius             | 1 Mile | 3 Mile | 5 Mile |
|--------------------|--------|--------|--------|
| Population         |        |        |        |
| 2029 Projection    | 6,641  | 16,874 | 20,491 |
| 2024 Estimate      | 6,405  | 16,370 | 19,896 |
| 2020 Census        | 6,238  | 16,460 | 20,094 |
| 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  |
| 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     |



# Level Up Fitness

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