

RETAIL AND OFFICE FOR LEASE



NEW RETAIL & OFFICE DEVELOPMENT - SUN PRAIRIE
SUN PRAIRIE, WI 53590



PUMPKIN PATCH (II) - NEW RETAIL & OFFICE SPACE FOR LEASE

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

BRYANT MEYER, SIOR, CCIM
Broker, Associate
office: (608) 443-1004
cell: (608) 633-2242
bmeyer@oakbrookcorp.com

TONY KEUNTJES
CRE Associate
office: (608) 443-1039
cell: (715) 451-3252
akeuntjes@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Pumpkin Patch (Phase II)
Schneider Rd | Sun Prairie, WI 53590



Property Summary

Address:	Schneider Rd Sun Prairie, WI 53590
Lease Rate:	\$28-32 P/SF NNN
Lease Term:	5-10 Years
Available SF:	1,809 - 13,435
Visibility:	US HWY 151
Date Available:	Occupancy 2027
Parking:	67 Stalls
Parking Ratio:	4.9/1,000
Delivery Condition:	Grey Box
TI Allowance:	Negotiable
Zoning:	(PD) Planned Development

Property Overview

Located along Schneider Road in Sun Prairie, this highly visible retail and office opportunity offers 1,809 to 13,435 SF within a well-positioned Planned Development. The property features excellent exposure along US Highway 151 (52,800 vehicles per day), convenient access, and ample on-site parking. Positioned in one of the fastest-growing communities in the Madison MSA, the site benefits from strong surrounding residential growth and steady consumer traffic.

Tenants will be responsible for pro rata shares of real estate taxes, building insurance, CAM, trash/recycling, utilities, janitorial, and phone/data.

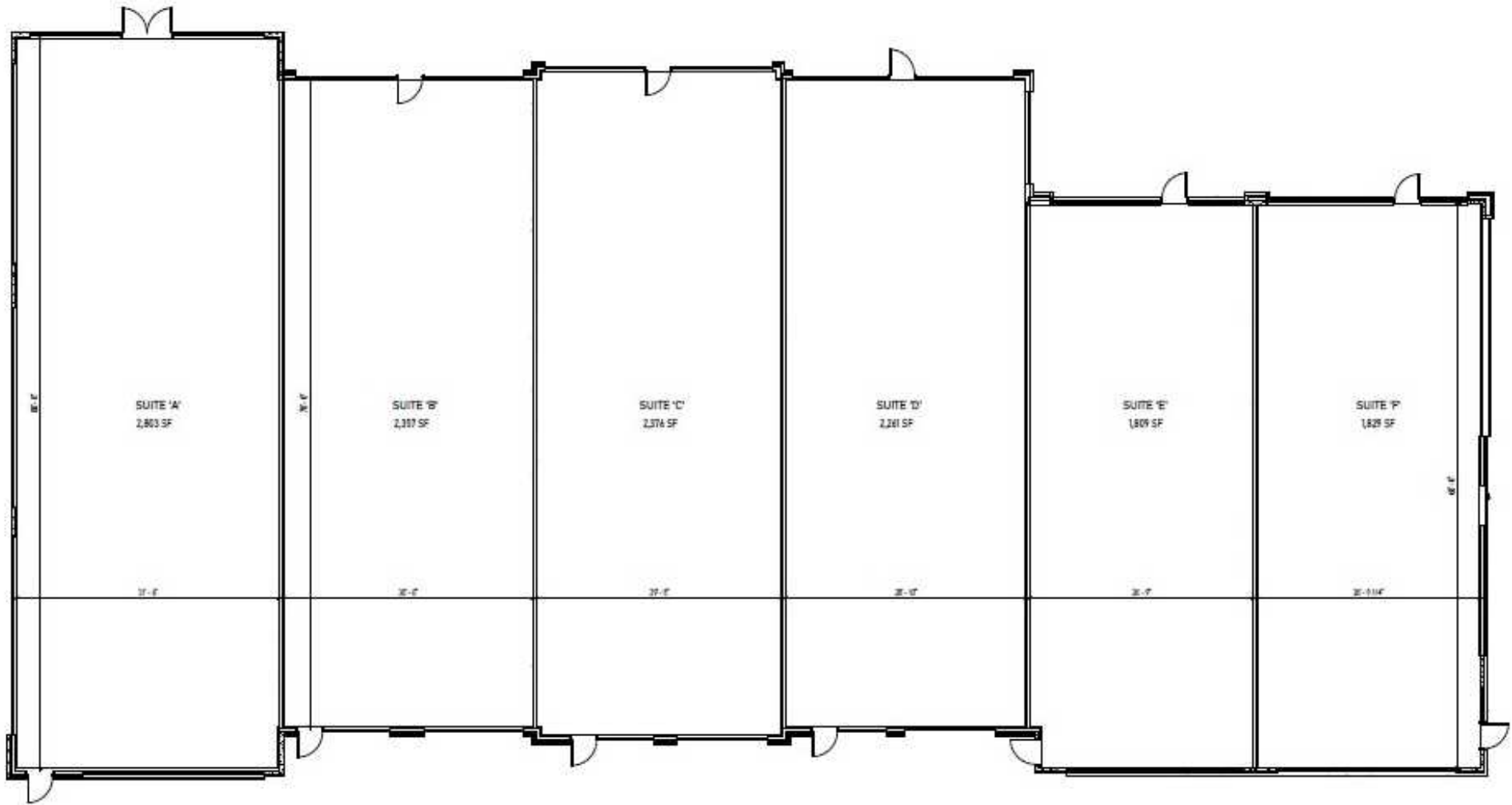
PROPERTY PHOTOS

Pumpkin Patch (Phase II)
Schneider Rd | Sun Prairie, WI 53590



FLOOR PLAN

Pumpkin Patch (Phase II)
Schneider Rd | Sun Prairie, WI 53590



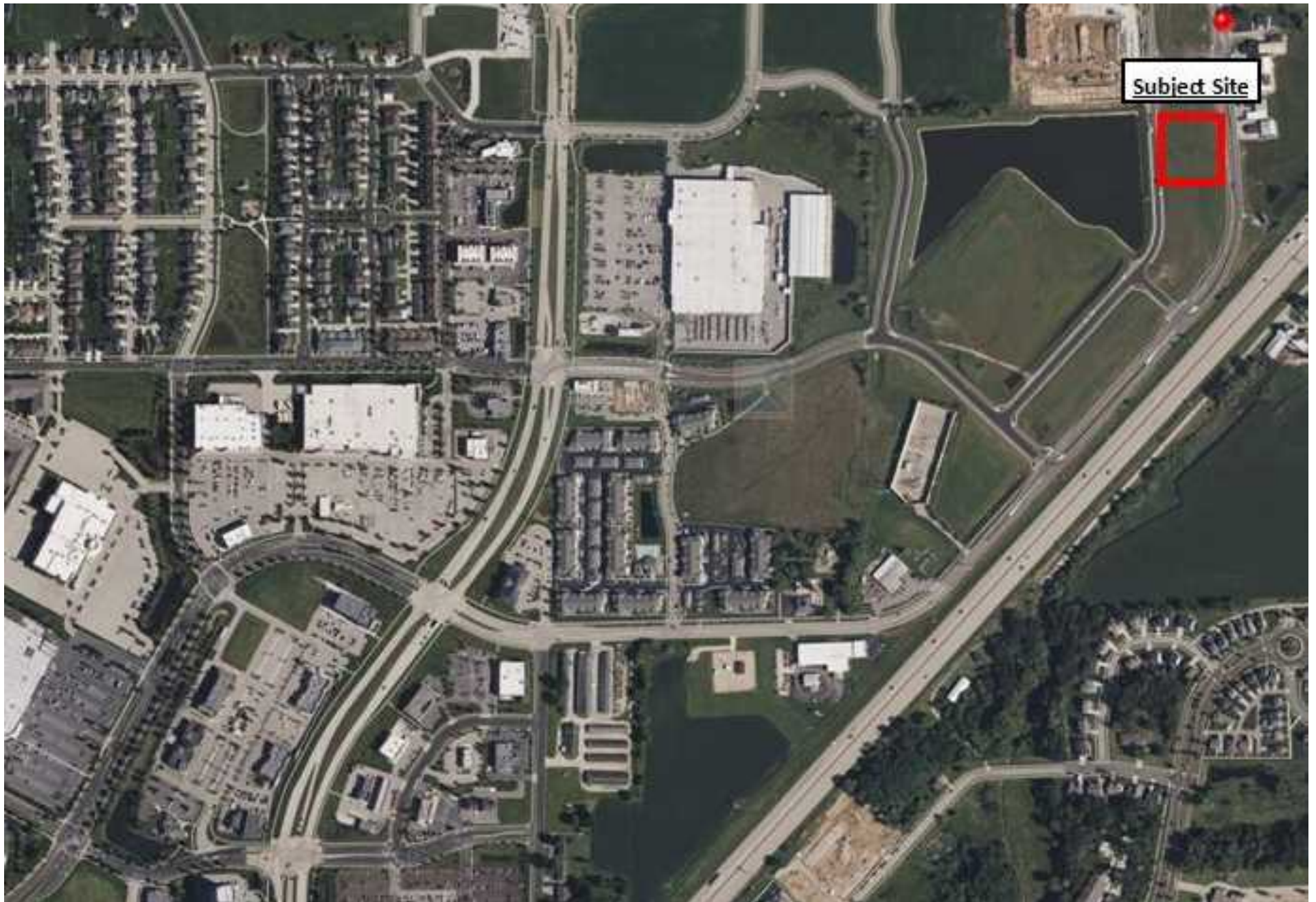
SITE PLAN - 67 PARKING STALLS

Pumpkin Patch (Phase II)
Schneider Rd | Sun Prairie, WI 53590



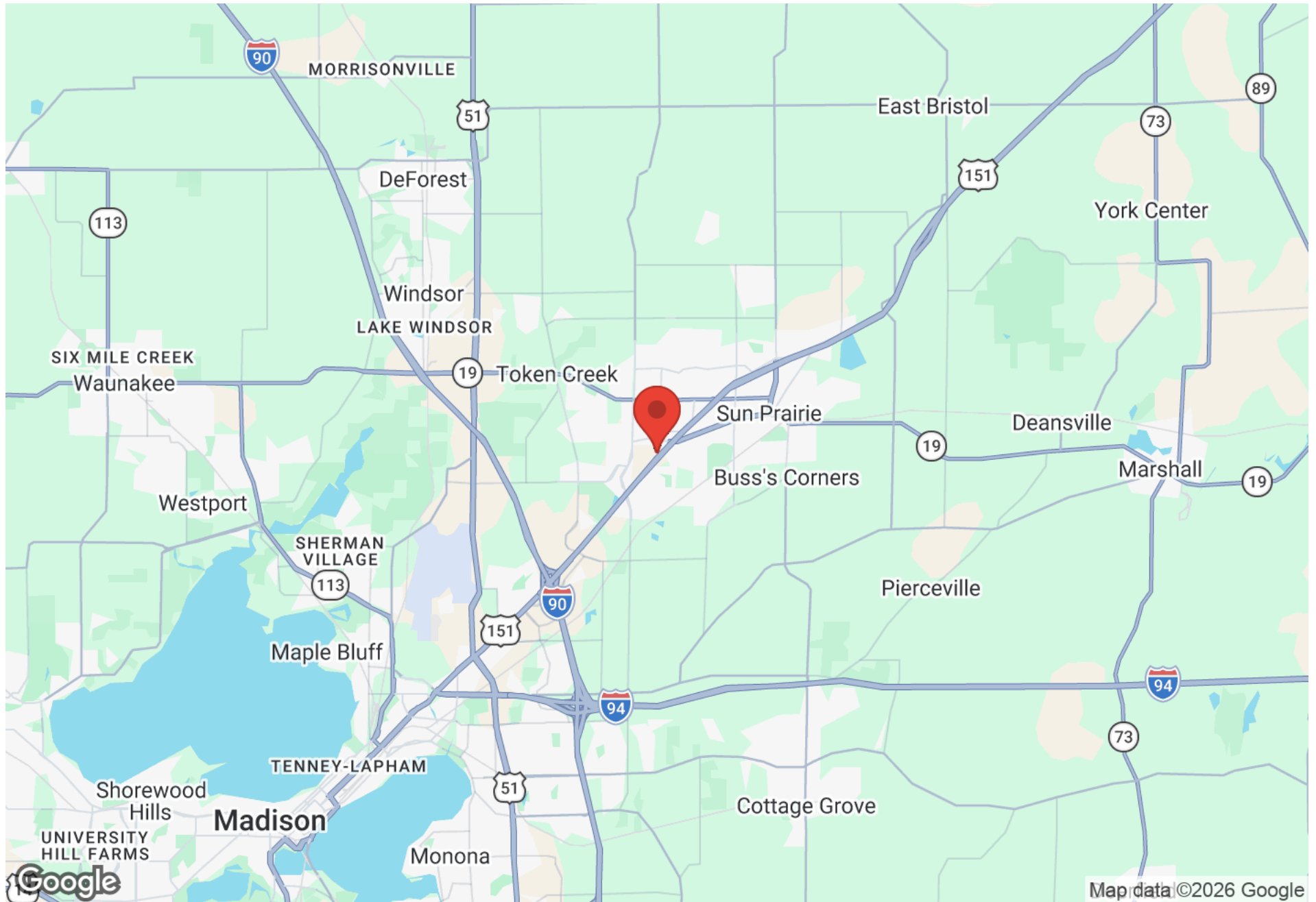
AERIAL MAP

Pumpkin Patch (Phase II)
Schneider Rd | Sun Prairie, WI 53590



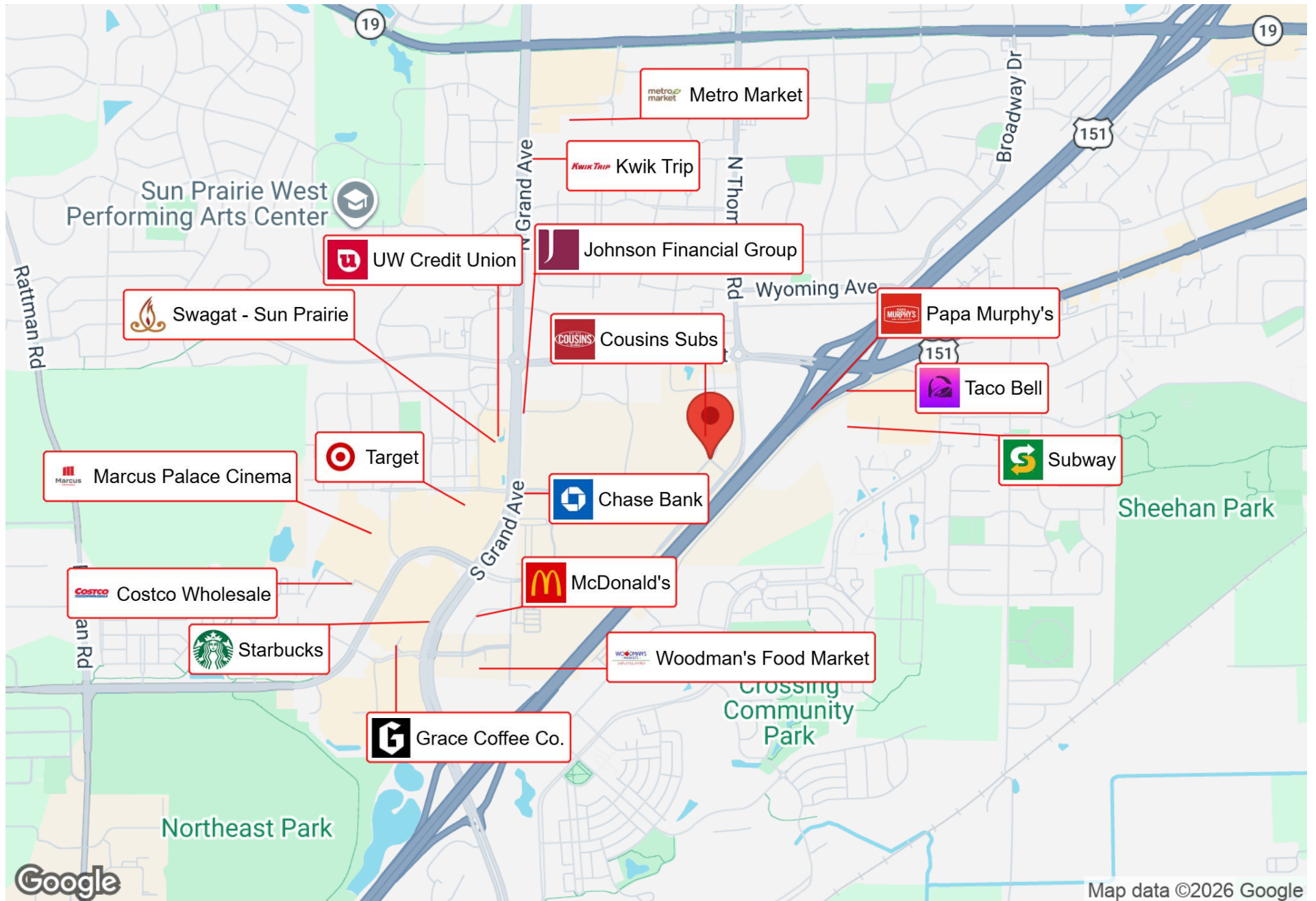
REGIONAL MAP

Pumpkin Patch (Phase II)
Schneider Rd | Sun Prairie, WI 53590



BUSINESS MAP

Pumpkin Patch (Phase II)
Schneider Rd | Sun Prairie, WI 53590



SUN PRAIRIE BUSINESS DRIVERS

Pumpkin Patch (Phase II)
Schneider Rd | Sun Prairie, WI 53590

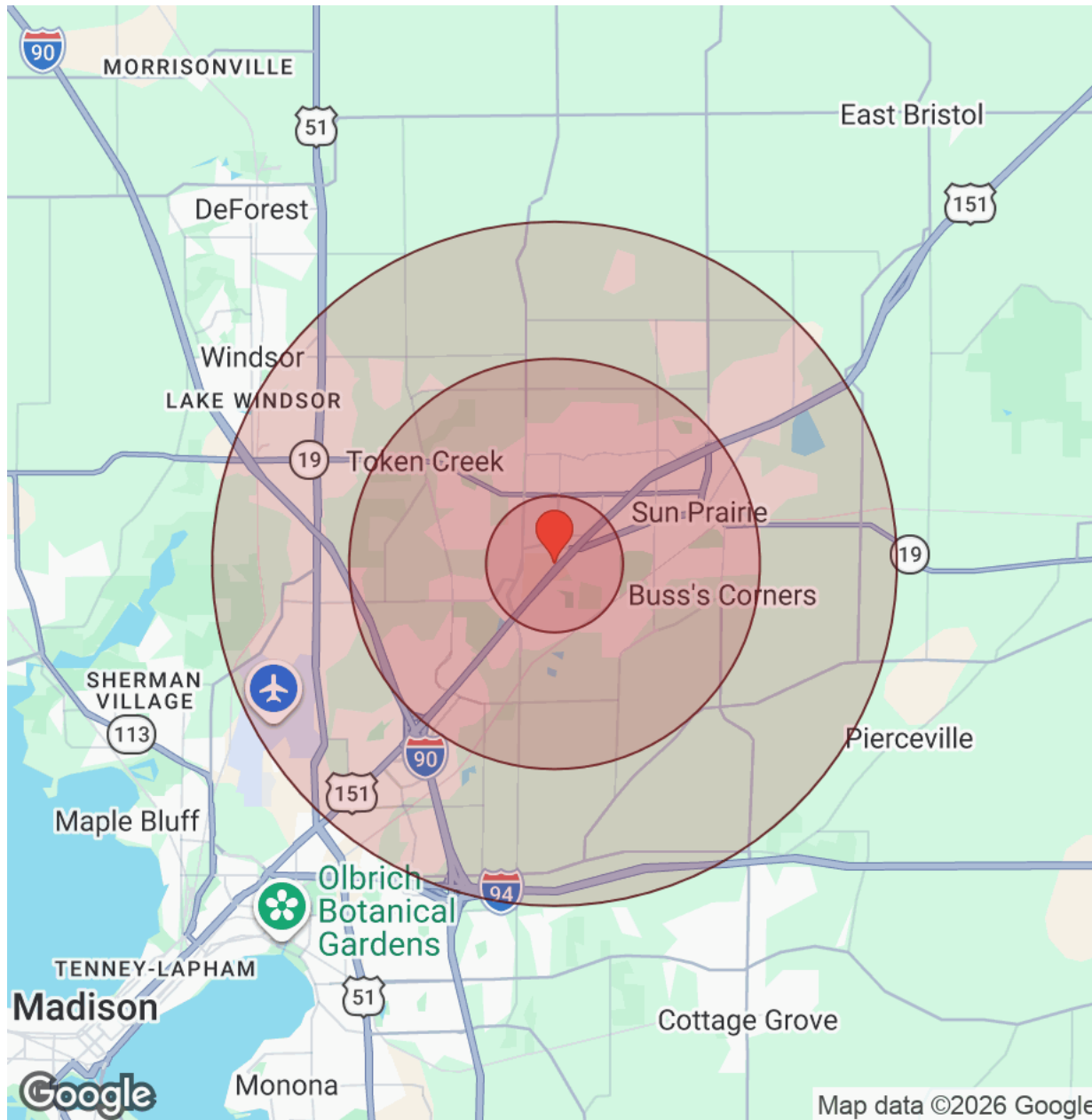


City of Sun Prairie – Reasons to Open for Business:

- Home to one of the fastest growing retail areas in the state.
- One of the most successful downtown redevelopment areas in the state.
- One of the region's most successful employment centers with growing manufacturing, technology, and entrepreneurial sectors.
- 7% population growth year over year.
- Major retailers include Costco, Target, Bass Pro Shops, TJ Maxx, Woodman's, Menards, & Walmart.

DEMOGRAPHICS

Pumpkin Patch (Phase II)
Schneider Rd | Sun Prairie, WI 53590



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,335	21,784	35,493
Female	5,586	22,462	35,783
Total Population	10,920	44,247	71,276

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,544	32,318	52,053
Black	958	3,323	5,331
Am In/AK Nat	20	75	135
Hawaiian	N/A	13	21
Hispanic	885	3,146	5,752
Asian	1,198	4,088	5,916
Multiracial	308	1,257	2,010
Other	7	27	57

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,250	20,326	32,389
Occupied	4,846	18,735	29,880
Owner Occupied	2,169	10,326	17,071
Renter Occupied	2,677	8,409	12,809
Vacant	403	1,591	2,509

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,012	8,045	12,710
Ages 15 - 24	1,522	5,863	9,620
Ages 25 - 54	5,035	19,436	31,479
Ages 55 - 64	940	4,291	7,258
Ages 65+	1,412	6,609	10,208

Income	1 Mile	3 Miles	5 Miles
Median	\$82,823	\$91,323	\$94,242
Under \$15k	149	575	987
\$15k - \$25k	246	863	1,340
\$25k - \$35k	332	1,274	1,890
\$35k - \$50k	475	1,602	2,720
\$50k - \$75k	1,028	3,242	4,705
\$75k - \$100k	621	2,772	4,284
\$100k - \$150k	671	3,452	5,986
\$150k - \$200k	515	2,389	3,872
Over \$200k	810	2,564	4,096

DISCLOSURE TO CUSTOMER

Pumpkin Patch (Phase II)
Schneider Rd | Sun Prairie, WI 53590

State of Wisconsin - Disclose to Non-Residential Customers

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

DISCLOSURE TO CUSTOMERS

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

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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

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

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

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