

RETAIL & OFFICE FOR LEASE

NEW RETAIL & OFFICE DEVELOPMENT - SUN PRAIRIE

2,000 - 5,731 SF AVAILABLE



PUMPKIN PATCH - NEW RETAIL & OFFICE SPACE FOR LEASE

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



PRESENTED BY:

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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



Property Summary

Available SF:	2,000 - 5,731 SF
Lease Rate:	\$24-28/SF NNN
TI Allowance:	Negotiable
Lease Term:	5-10 Years
Date Available:	Occupancy 2025
Parking:	74 Parking Stalls
Parking Ratio:	4.62/1000
Building Features:	Rooftop Patios
Delivery Condition:	Grey Box
Zoning:	(PD) Planned Development
Visibility:	Highway 151

Property Overview

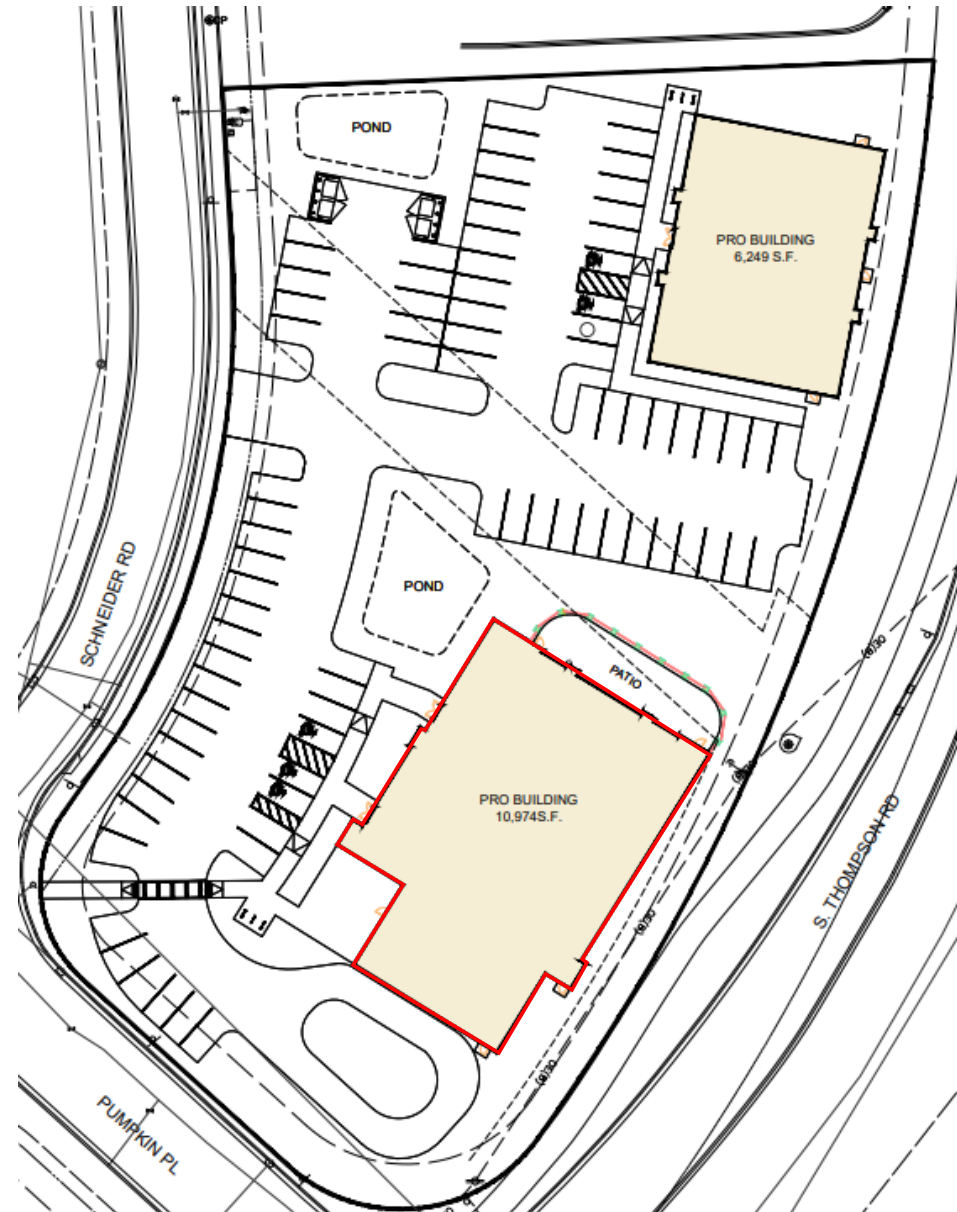
Second Floor Retail & Office Space with private roof top patios available at Sun Prairie's new Pumpkin Patch retail development. Come join other prominent Tenants at one of the only existing retail and office space opportunities near the S Grand Ave area.

First Floor - 100% Leased
Second Floor - (2,000-5,731 SF)

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

Highway 151 Traffic Count - 52,800 Vehicles Per Day

SITE PLAN



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PROPERTY PHOTOS



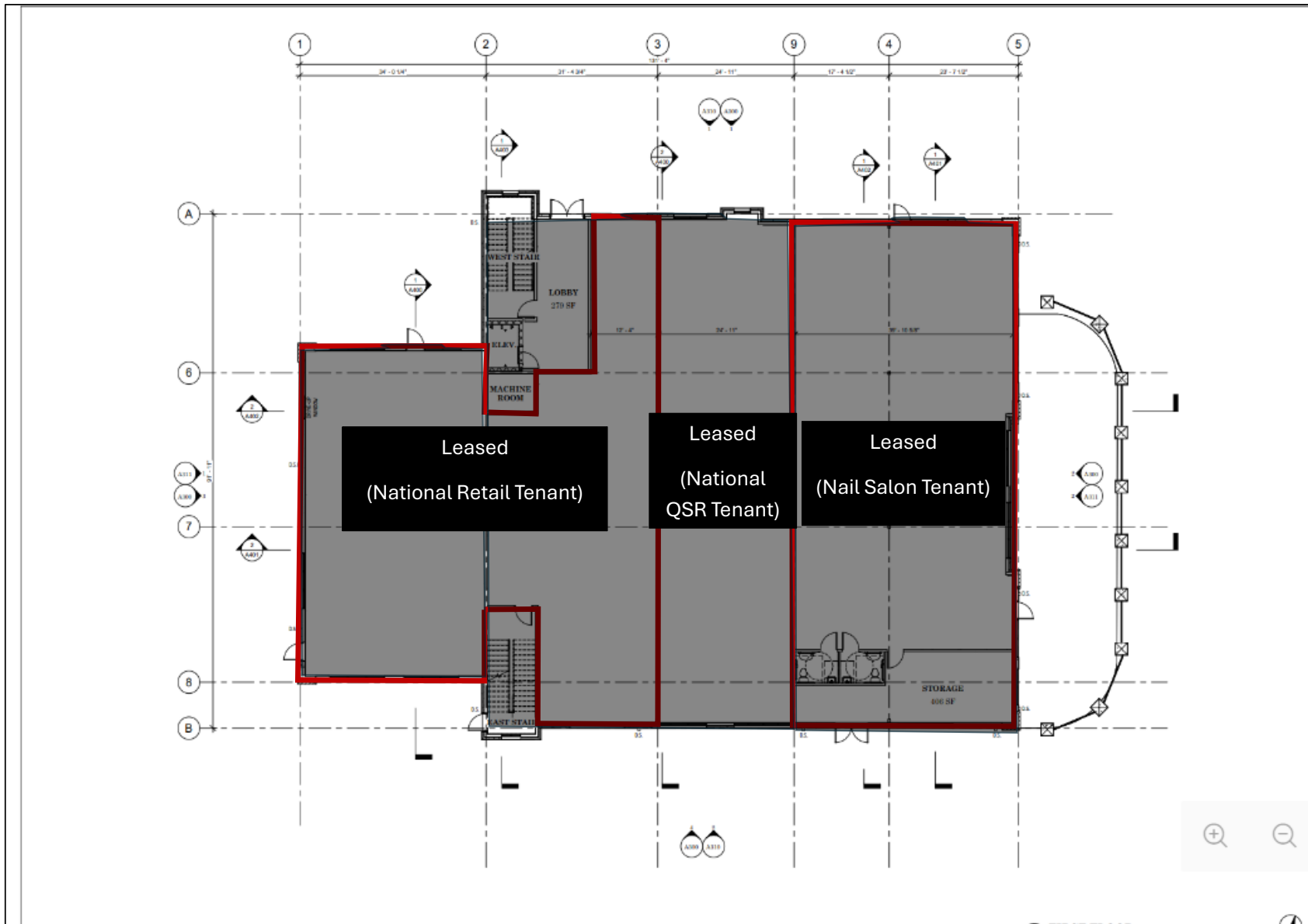
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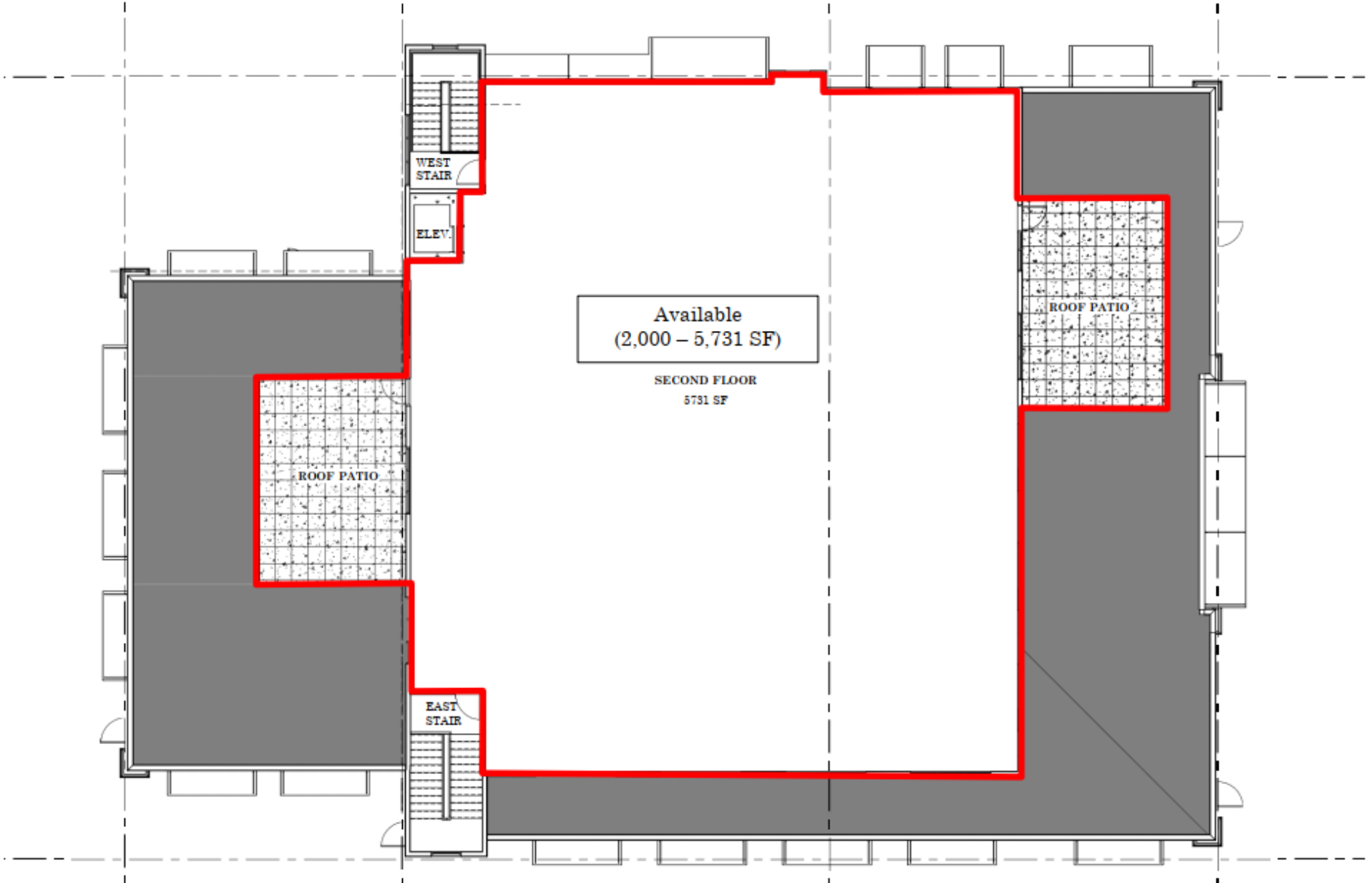
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FIRST FLOOR - 100% LEASED



SECOND FLOOR (2,000-5,731 SF)



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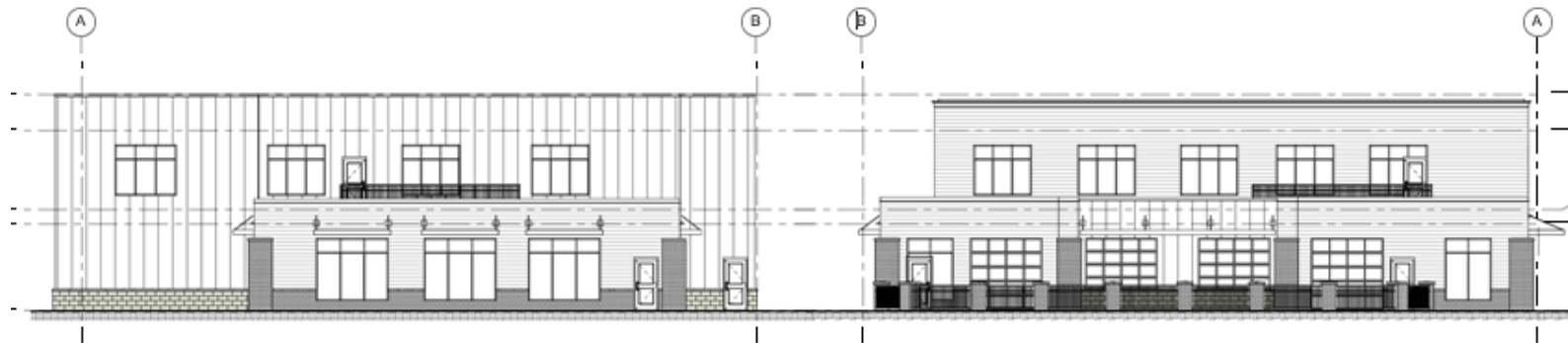
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ELEVATIONS



1 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

2 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

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GRAND AVE AREA MAP



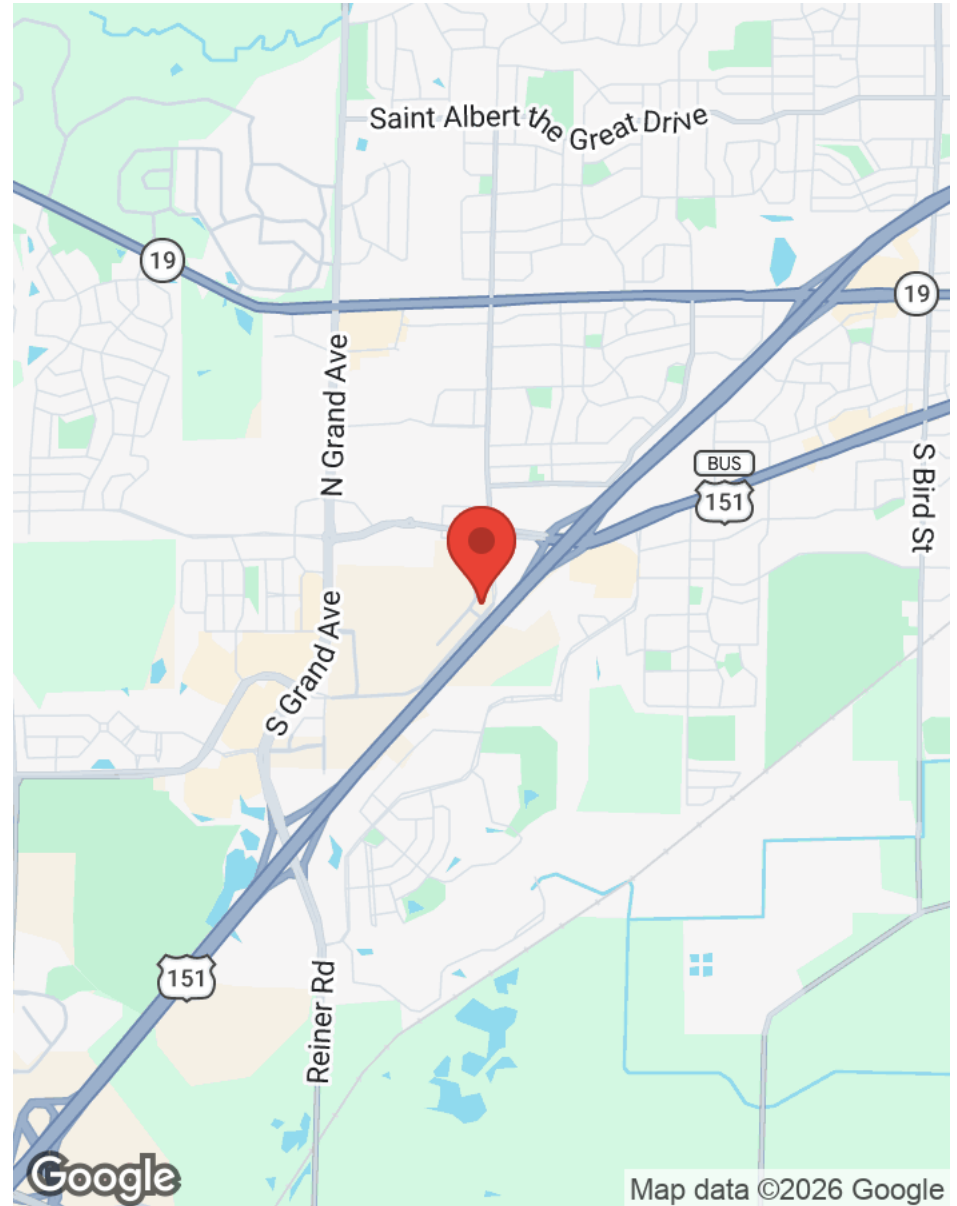
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LOCATION MAPS



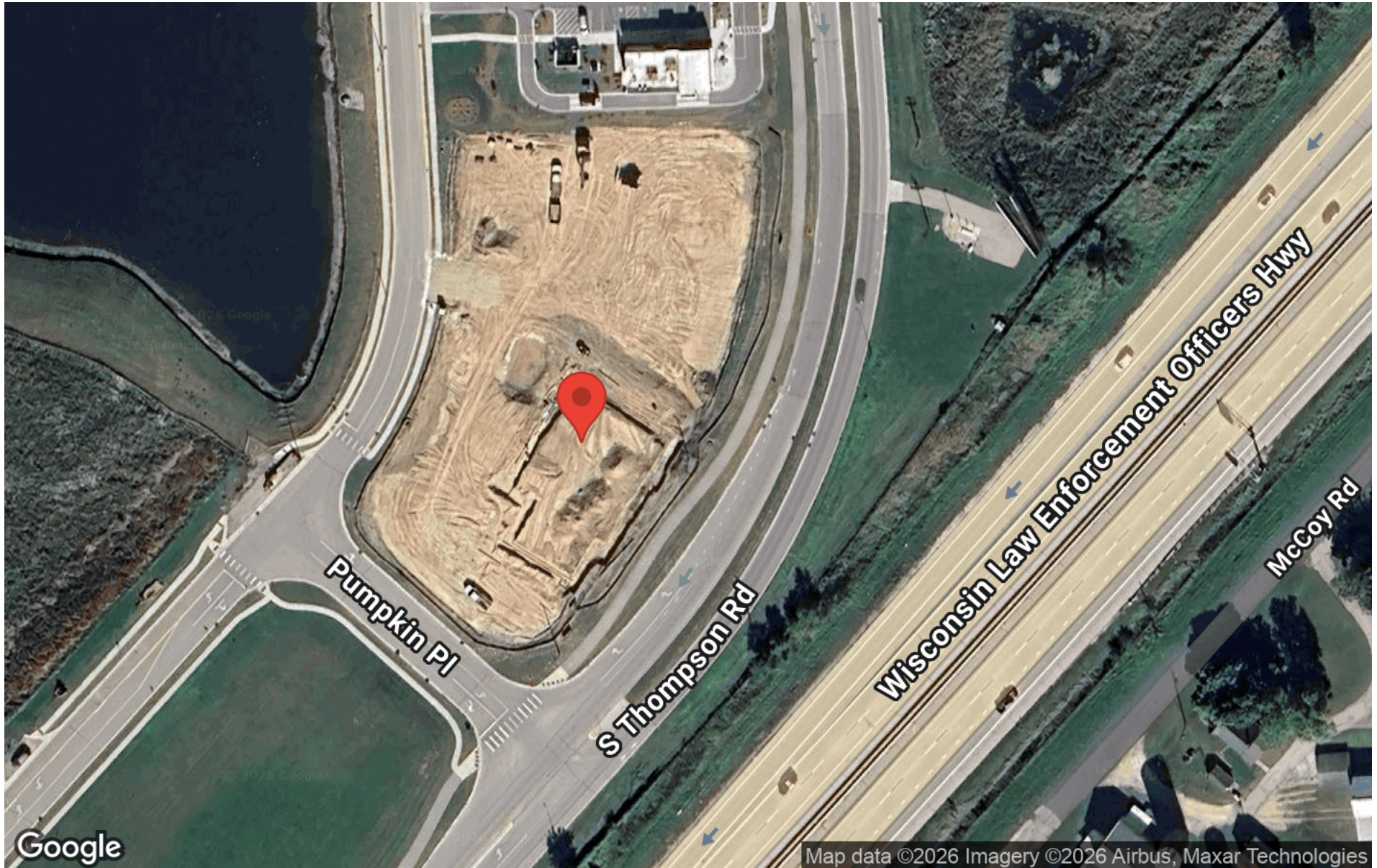
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AERIAL MAP



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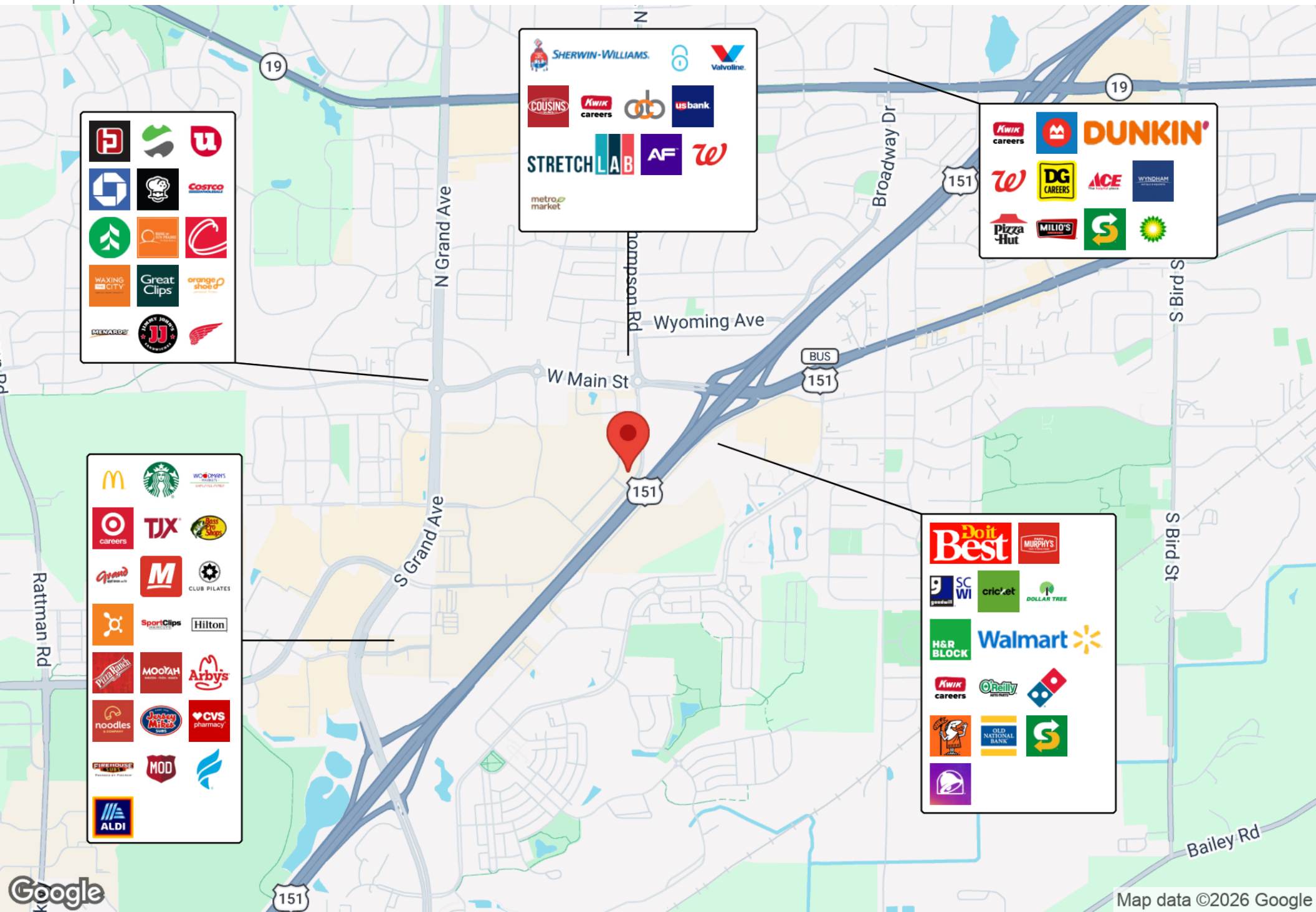


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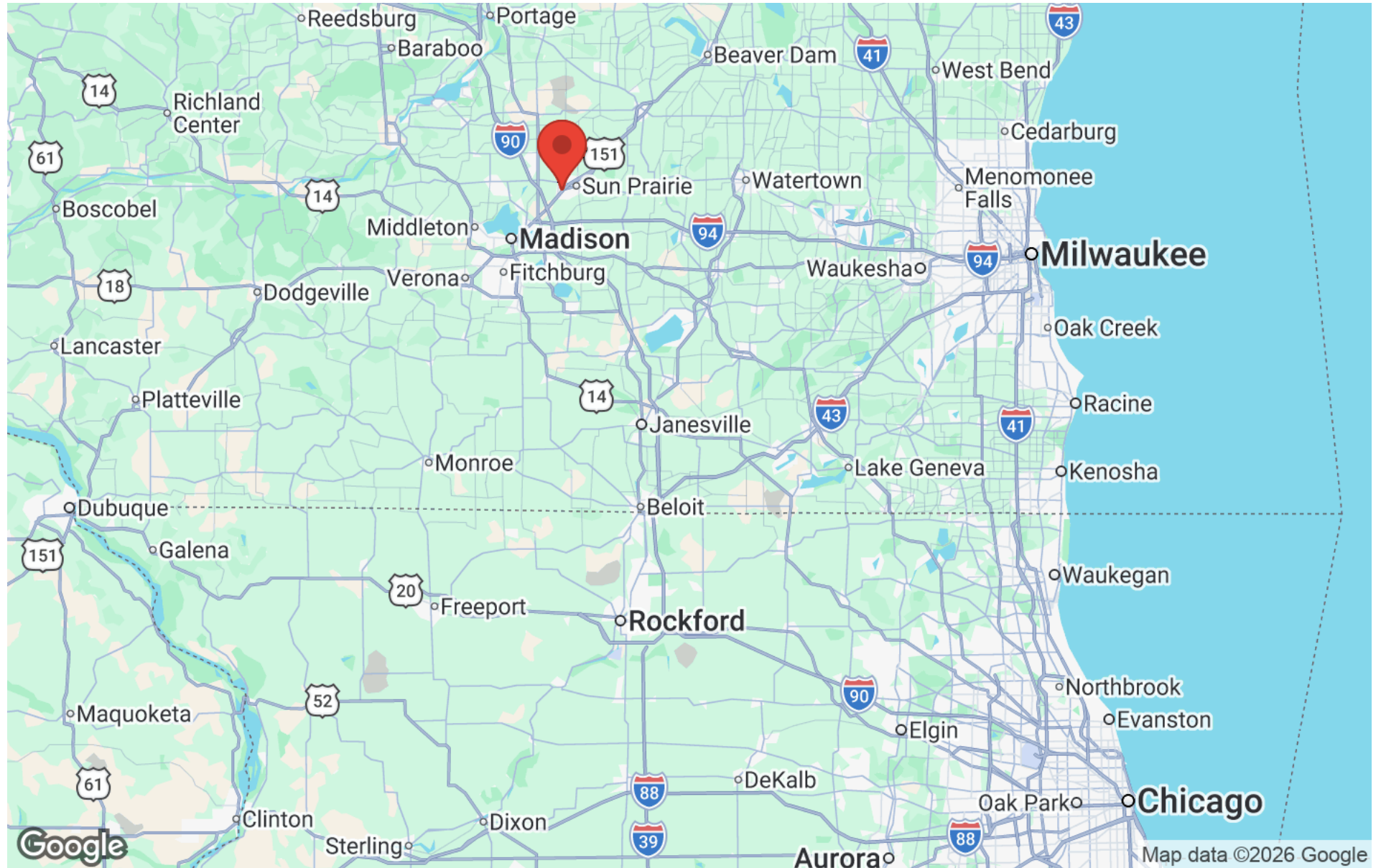
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BUSINESS MAP



REGIONAL MAP



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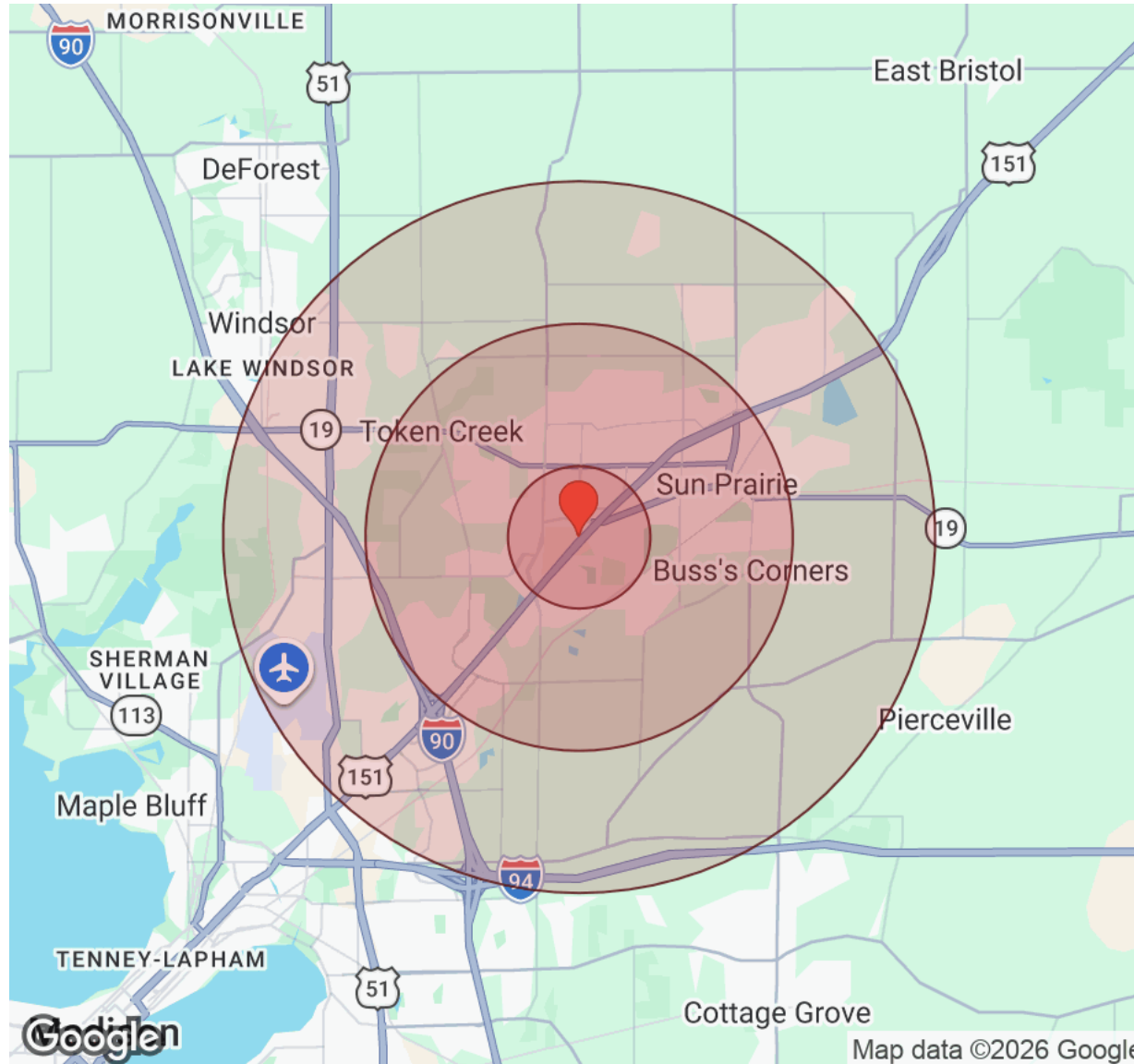
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City of Sun Prairie – Reasons to Open for Business:

- 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



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,320	21,887	35,372
Female	5,569	22,572	35,659
Total Population	10,889	44,459	71,031

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,232	20,425	32,281
Occupied	4,830	18,826	29,781
Owner Occupied	2,163	10,390	17,013
Renter Occupied	2,667	8,436	12,768
Vacant	402	1,599	2,500

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,007	8,084	12,664
Ages 15 - 24	1,518	5,887	9,593
Ages 25 - 54	5,019	19,517	31,378
Ages 55 - 64	938	4,317	7,234
Ages 65+	1,406	6,655	10,162

Income	1 Mile	3 Miles	5 Miles
Median	\$82,875	\$91,237	\$94,287
Under \$15k	148	578	982
\$15k - \$25k	245	876	1,336
\$25k - \$35k	330	1,281	1,886
\$35k - \$50k	472	1,613	2,704
\$50k - \$75k	1,024	3,253	4,685
\$75k - \$100k	620	2,787	4,276
\$100k - \$150k	670	3,471	5,973
\$150k - \$200k	514	2,393	3,855
Over \$200k	807	2,572	4,086

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DISCLOSURE TO CUSTOMER

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.