



**FOR LEASE**  
RETAIL

HIGH-VISIBILITY MONONA COMMERCIAL SPACE  
2455 West Broadway, Monona, WI 53713

- High-Visibility W Broadway Location
- 4,000 SF Standalone Commercial Building
- Easy Access to Madison, Hwy 51 & Beltline



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### Property Summary

Building SF:	4,000
Lot Size:	0.40 Acres
Parking:	12 Spaces
Price:	\$0
Year Built:	1977
Zoning:	Commercial

### Property Highlights

- 4,000 SF standalone commercial building
- High-visibility W Broadway location
- Flexible layout for multiple business types
- 12 on-site parking spaces
- Strong signage and frontage opportunities
- Convenient access to Madison and major highways
- Located within an active commercial corridor

### Location Overview

Located along the highly traveled W Broadway corridor in Monona, this property offers exceptional access to Madison, Hwy 51, and the Beltline. The area is a strong mix of established commercial businesses, retail destinations, restaurants, service providers, and surrounding residential neighborhoods, creating steady daily traffic and strong customer accessibility. Monona continues to be a desirable business location due to its proximity to downtown Madison, major transportation routes, and densely populated surrounding communities. The property's central location provides convenient access for both customers and employees throughout the greater Madison area.



## Property Description

Prime 4,000 SF Commercial Space for Lease – 2455 W Broadway, Monona, WI

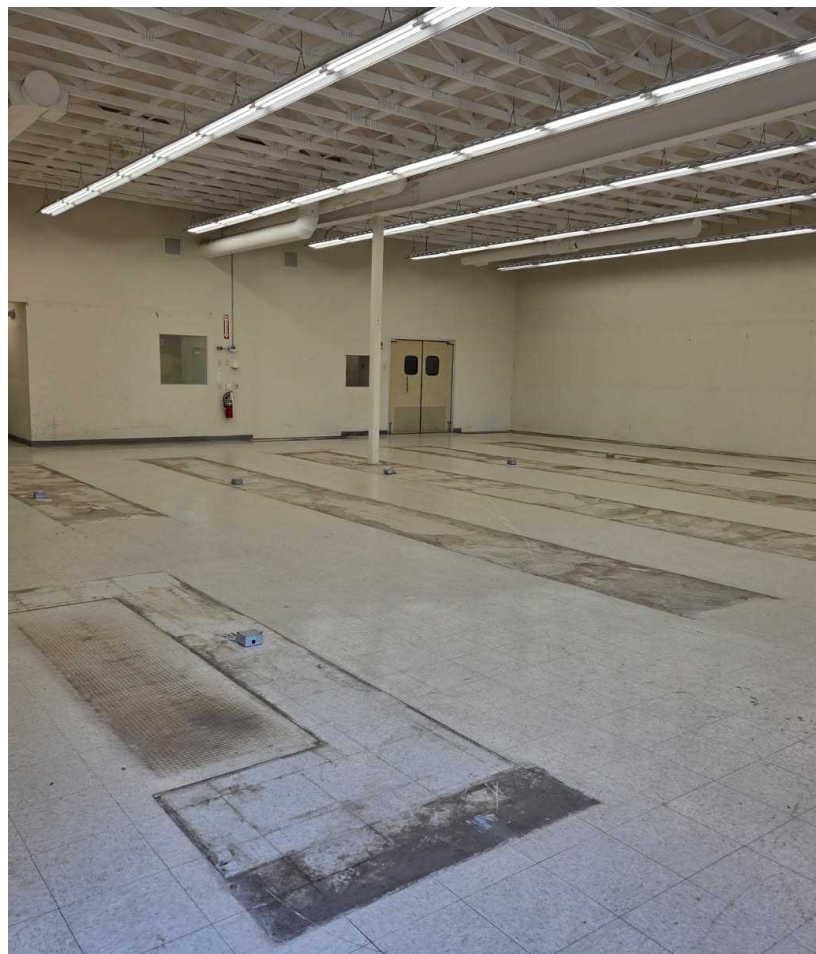
Excellent opportunity to lease a versatile 4,000 SF commercial building in the highly visible and growing Monona market. Conveniently located on W Broadway with easy access to Madison, Hwy 51, and the Beltline, this property is well suited for retail, office, showroom, service, light industrial, or mixed-use operations.

The building features a flexible layout with open space, on-site parking, strong street frontage, and prominent signage opportunities for maximum business exposure. Surrounded by established businesses, restaurants, and residential neighborhoods, the property offers strong accessibility for both customers and employees.

# PROPERTY PHOTOS

HIGH-VISIBILITY MONONA COMMERCIAL SPACE

2455 West Broadway  
Monona, WI 53713

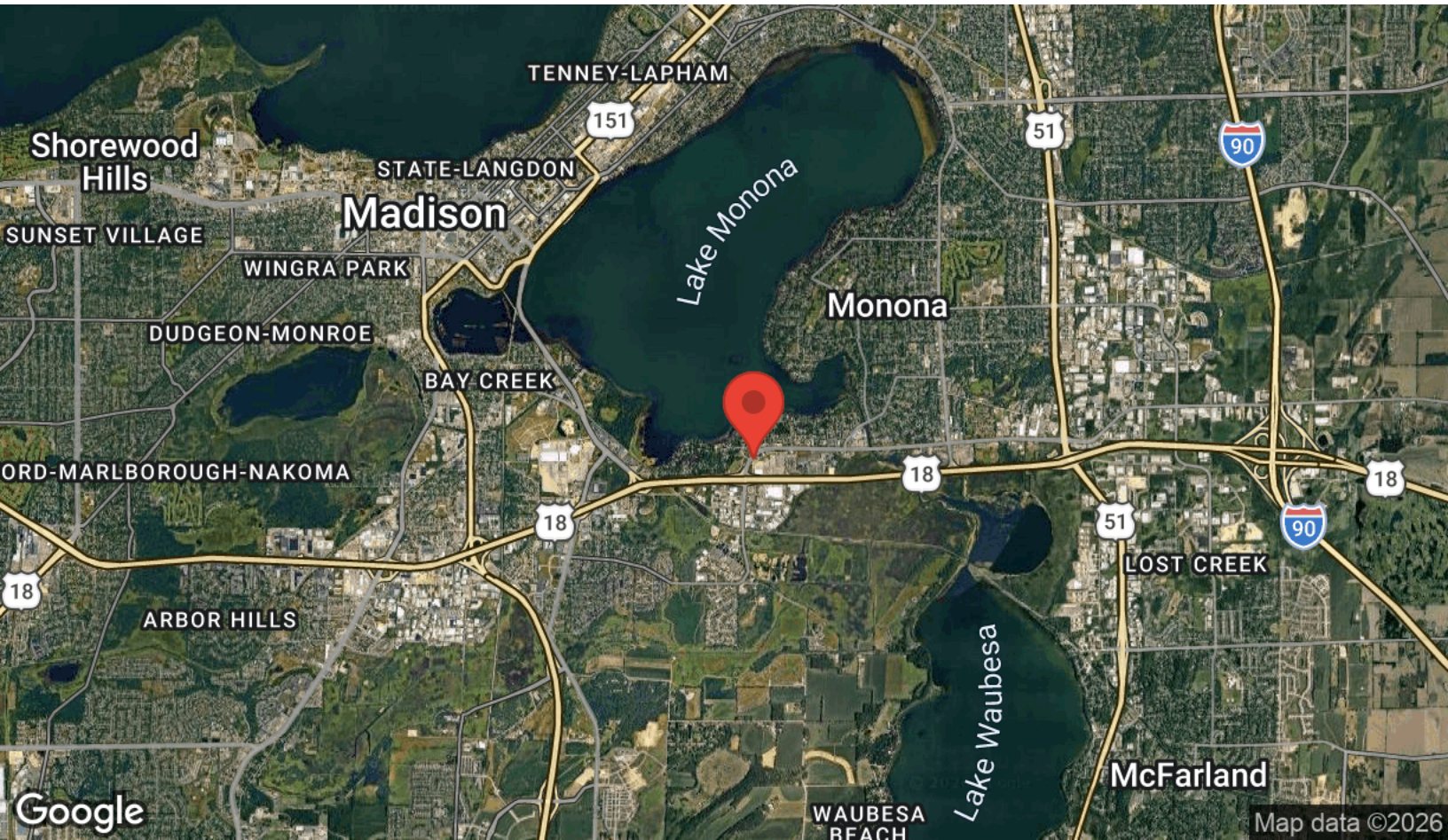


# LOCATION MAPS

HIGH-VISIBILITY MONONA COMMERCIAL SPACE

2455 West Broadway

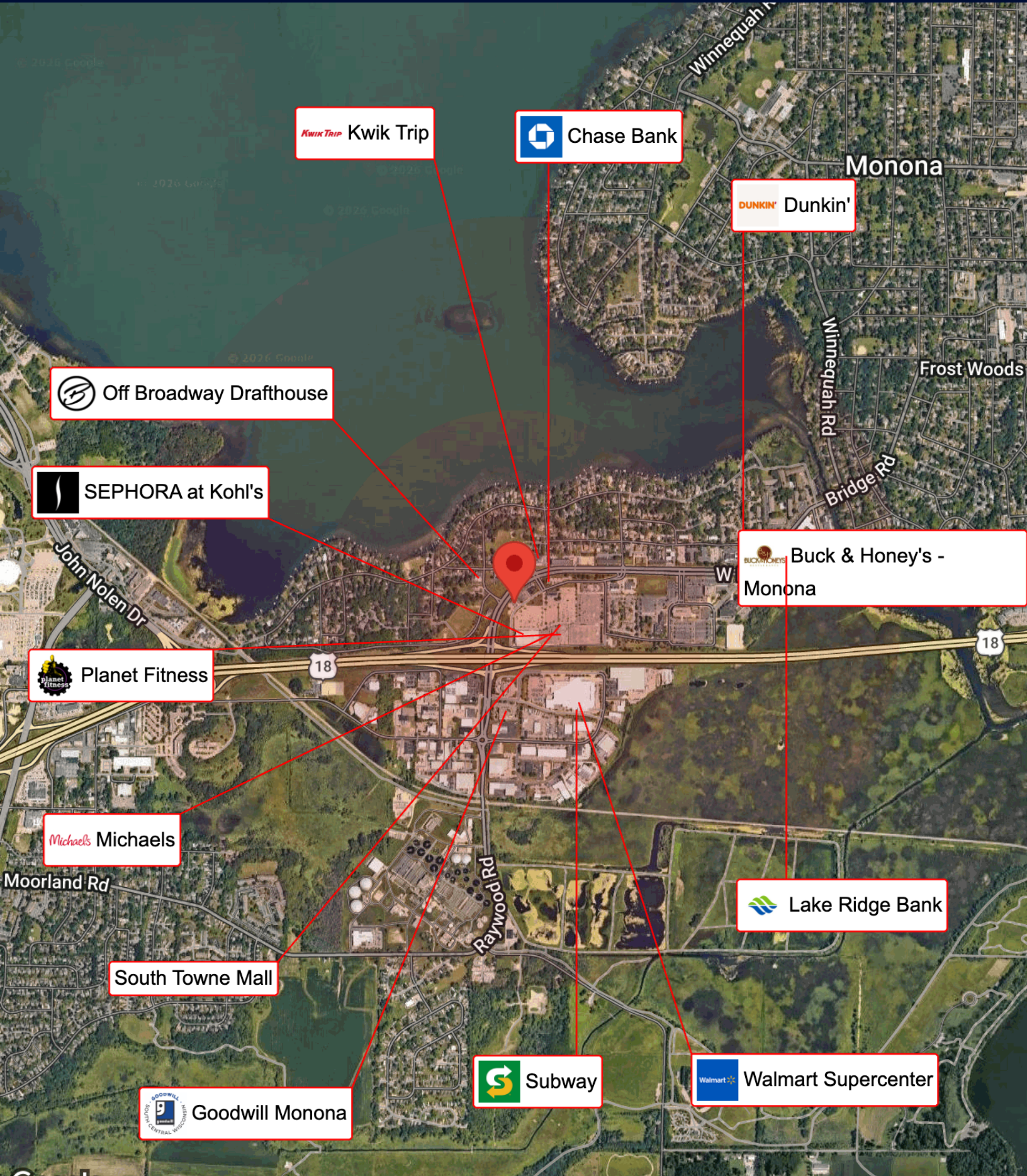
Monona, WI 53713




# BUSINESS MAP

HIGH-VISIBILITY MONONA COMMERCIAL SPACE


2455 West Broadway  
Monona, WI 53713





 Kwik Trip


 Chase Bank

 Dunkin'

 Off Broadway Draffhouse

 SEPHORA at Kohl's

 Planet Fitness

 Buck & Honey's - Monona

 Michaels

South Towne Mall

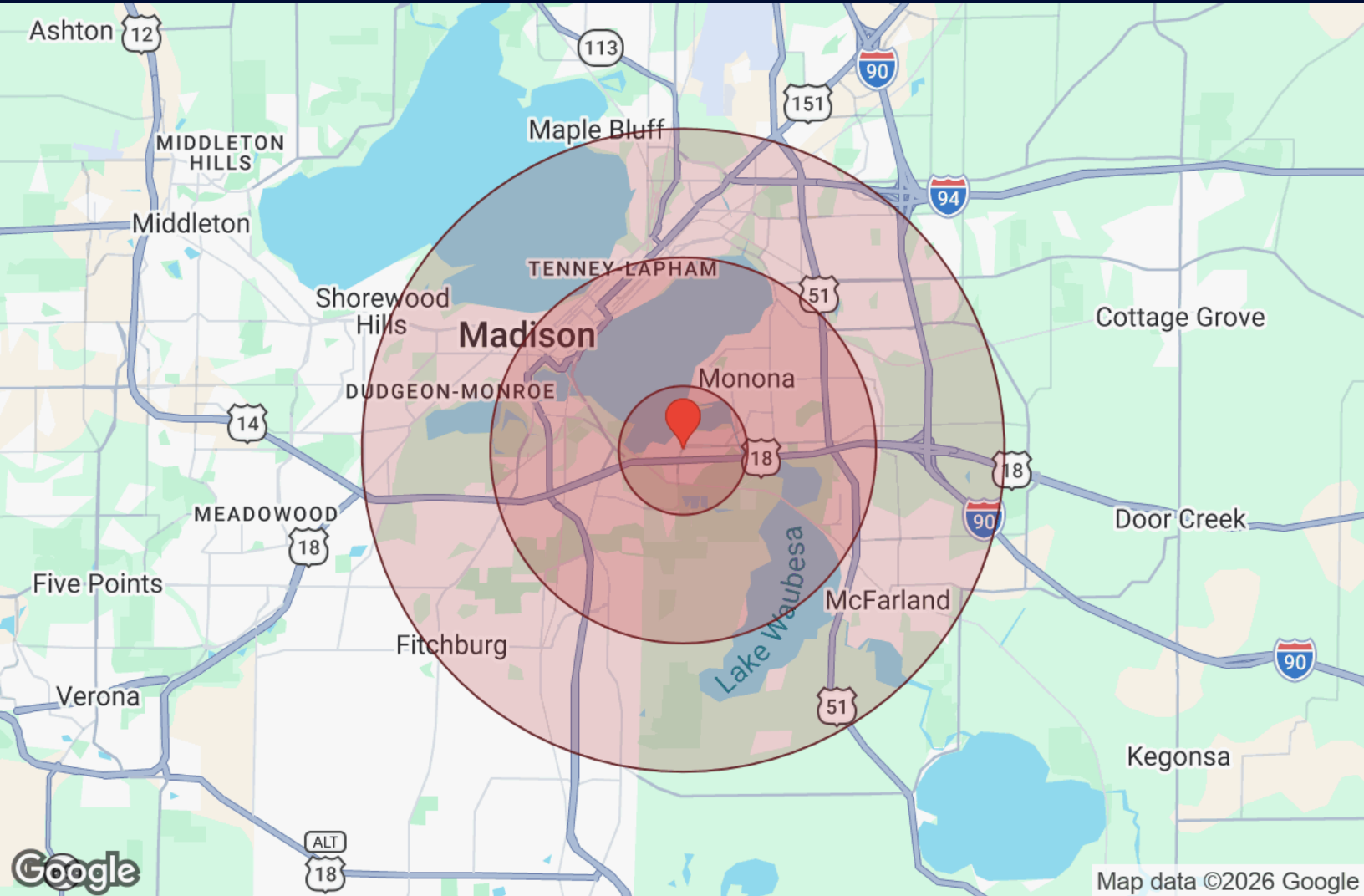
 Goodwill Monona

 Subway

 Walmart Supercenter

 Lake Ridge Bank

# DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	1,875	45,009	103,105	Median	\$98,527	\$60,661	\$74,526
Female	1,841	36,446	89,329	Under \$15k	126	6,665	10,480
Total Population	3,716	81,455	192,434	\$15k - \$25k	43	2,697	5,663
				\$25k - \$35k	58	3,028	5,807
<b>Housing</b>				\$35k - \$50k	132	4,701	9,682
Total Units	1,850	41,828	95,695	\$50k - \$75k	346	5,029	12,460
Occupied	1,696	38,249	87,688	\$75k - \$100k	149	4,077	10,084
Owner Occupied	759	9,963	35,191	\$100k - \$150k	413	5,544	14,576
Renter Occupied	937	28,286	52,497	\$150k - \$200k	241	2,805	8,395
Vacant	155	3,579	8,007	Over \$200k	185	3,703	10,539
<b>Age</b>							
Ages 0 - 14	589	8,998	24,101				
Ages 15 - 24	497	28,913	53,027				
Ages 25 - 54	1,639	29,930	74,488				
Ages 55 - 64	402	5,677	16,647				
Ages 65+	589	7,938	24,174				



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. Users should consult with a professional in the respective legal, accounting, tax or other professional.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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**PRESENTED BY:**

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# STATE OF WISCONSIN BROKER DISCLOSURE

## To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### **BROKER DISCLOSURE TO CUSTOMERS**

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *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.*
- *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).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

### **CONFIDENTIALITY NOTICE TO CUSTOMERS**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

### **CONFIDENTIAL INFORMATION:**

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

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(Insert information you authorize to broker to disclose such as financial qualification information)

### **CONSENT TO TELEPHONE SOLICITATION**

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

### **SEX OFFENDER REGISTRY**

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

### **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 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.