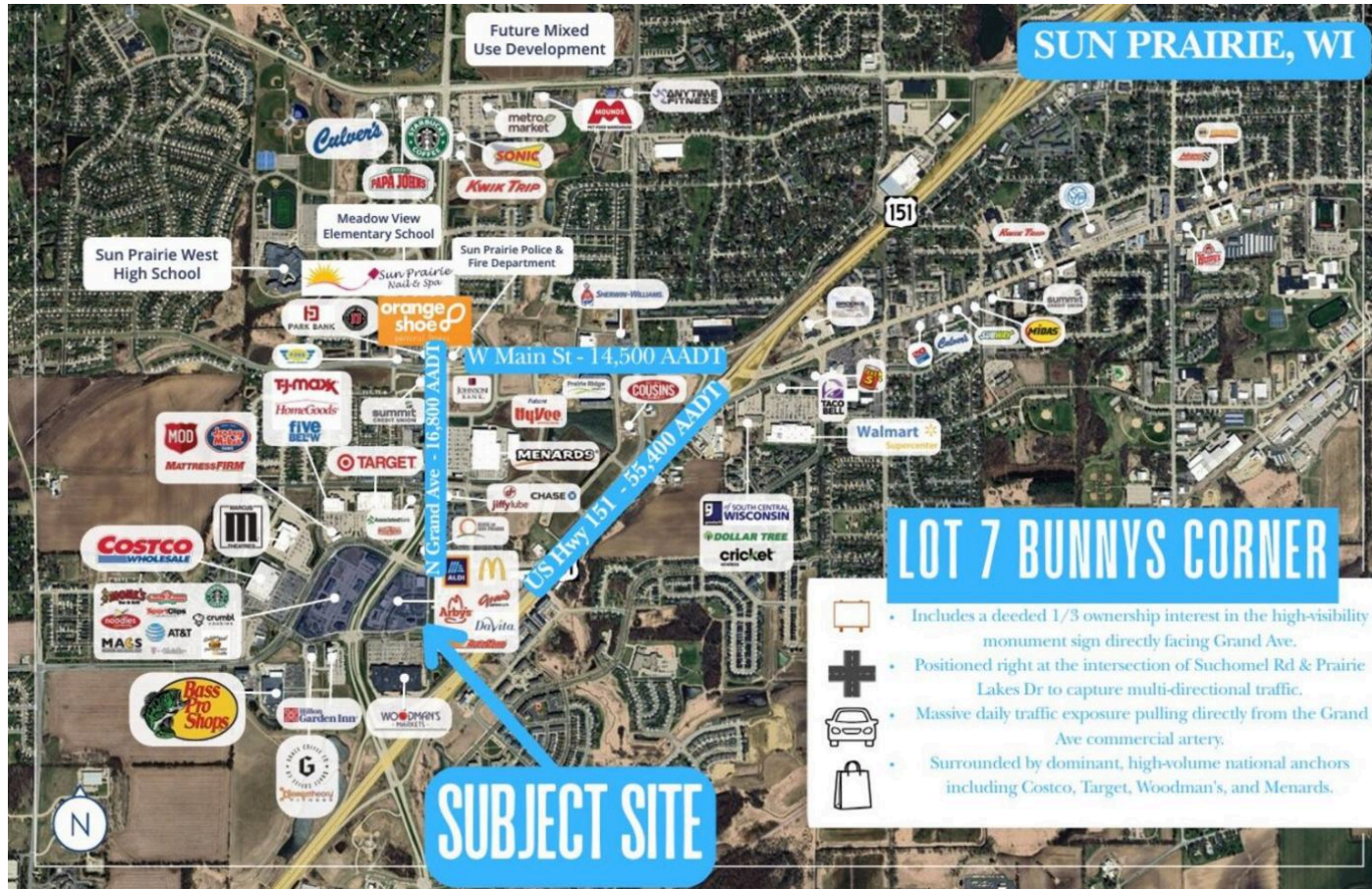


Last Remaining Woodman's Out Lot

\$695K
PRICE

Lot 7 Bunnys Corner
Sun Prairie, WI 53590



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www.baehrinc.com



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PRICE

\$695,000

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PRESENTED BY



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Executive Summary

Lot 7 Bunnys Corner · Sun Prairie, WI 53590

 ASKING PRICE

\$695,000

 PRICE/ACRE

\$1,120,968

Rare opportunity to acquire the final commercial parcel within Bunny's Corner, Sun Prairie's premier regional retail and business hub. This shovel-ready ±0.62-acre corner site is strategically positioned at the intersection of Suchomel Rd and Prairie Lakes Dr, surrounded by dominant national retailers including Costco, Target, Woodman's, Walmart, Starbucks, Menards, Cabella's, and more, all of which are strong traffic drivers.

Zoned Planned Development (PD), the site is ideally suited for a clinic, professional office, boutique retail, restaurant, coffee shop, or service-oriented commercial use. The property offers exceptional development efficiency with municipal water, sewer, natural gas, and electric already stubbed to the lot line, along with access to a shared regional stormwater system eliminating the need for an on-site retention pond.

As an added value component, the purchase includes a deeded 1/3 ownership interest in a high-visibility monument sign located along Grand Avenue, further enhancing exposure within one of Dane County's fastest-growing retail corridors.

The subject parcel will need to be legally separated from the parent parcel prior to closing.




PROPERTY DATA

Zoning	PD
Utilities	City Utilities at the Lot Line
Lot Size (Acres)	.62 acres
Topography	Level
Frontage	330 ft
Entitlements	Deeded 1/3 of a highly visible monument sign
Stormwater	Shared System in Place

Investment Highlights

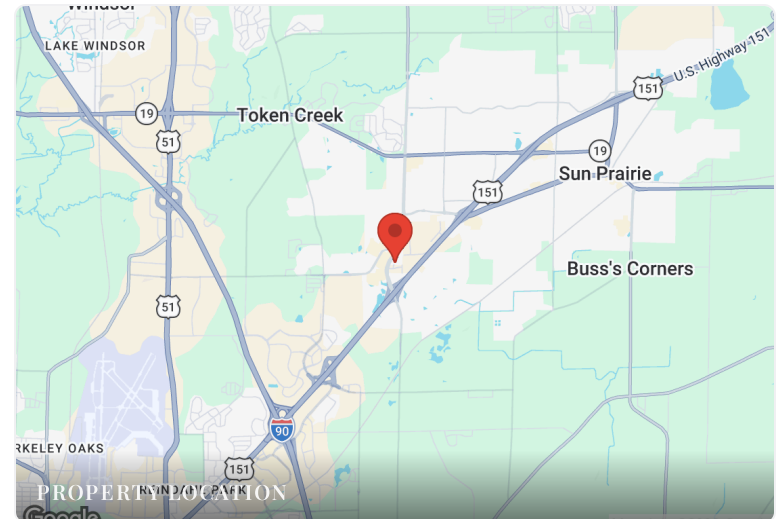
- Final commercial development opportunity within the highly sought-after Bunny's Corner retail corridor
- ±0.62-acre shovel-ready corner parcel split from Lot 7 of the Bunny's Corner plat
- Zoned PD (Planned Development) allowing for high-quality commercial and retail development
- Utilities including municipal water, sewer, natural gas, and electric already stubbed to lot line
- Shared regional stormwater system eliminates need for on-site retention pond, maximizing buildable footprint
- Level topography with no existing improvements or demolition requirements
- Includes deeded 1/3 ownership interest in high-visibility monument signage on Grand Avenue
- Surrounded by strong national and regional retailers including Costco, Target, Woodman's, Menards, Starbucks, McDonalds, Verizon, Valvoline, and more
- Ideal for clinic, office, boutique retail, coffee shop, restaurant, or service-oriented commercial users
- Subject to Architectural Control Committee (ACC) standards ensuring long-term quality and cohesive development within the center
- Exclusive-use protections prohibit competing grocery, gas station, liquor, and convenience store uses, protecting surrounding anchor tenants and maintaining tenant synergy

KEY METRICS

 Asking Price	\$695,000
 Price/Acre	\$1,120,968
 Lot Size	.62 acres

Location Highlights

- Located in the heart of Sun Prairie’s dominant regional retail corridor at Suchomel Rd & Prairie Lakes Dr
- Direct visibility and immediate access to US Hwy 151, one of the Madison area’s primary commercial corridors
- Nearby traffic counts include:
 - US Hwy 151: 60,000+ AADT
 - S. Grand Ave: 27,600+ AADT
- Positioned among one of the strongest concentrations of national retailers in Dane County
- Immediate area retailers include Costco, Target, Woodman’s, Walmart, Starbucks, McDonald’s, Verizon, AT&T, US Cellular, Aldi, Culver’s, Arby’s, Five Below, Marshalls, TJ Maxx, and many more
- Located within Sun Prairie — one of Wisconsin’s fastest-growing communities with strong residential and commercial expansion
- Excellent accessibility to Madison, I-94, and surrounding regional trade areas
- Strong daytime population and consistent consumer traffic generated by surrounding retail anchors and dense nearby residential growth



LOCATION

Address	Lot 7 Bunnys Corner
City	Sun Prairie
State	Wisconsin
Zip Code	53590
Coordinates	43.1671066,-89.2670557

TRANSIT

S Grand at Prairie Lakes	159 ft
S Grand at Prairie Lakes	0.2 mi
S Grand at Blue Aster	0.3 mi

AIRPORTS

Dane County Regional Airport	4.0 mi
US FAA	4.5 mi
Sauk Prairie Airport - 91C	26.0 mi

HIGHWAYS

US 151	0.3 mi
US 151 Business	0.9 mi
I 39; I 90; I 94	2.2 mi
East Washington Avenue	2.3 mi

Exhibit A

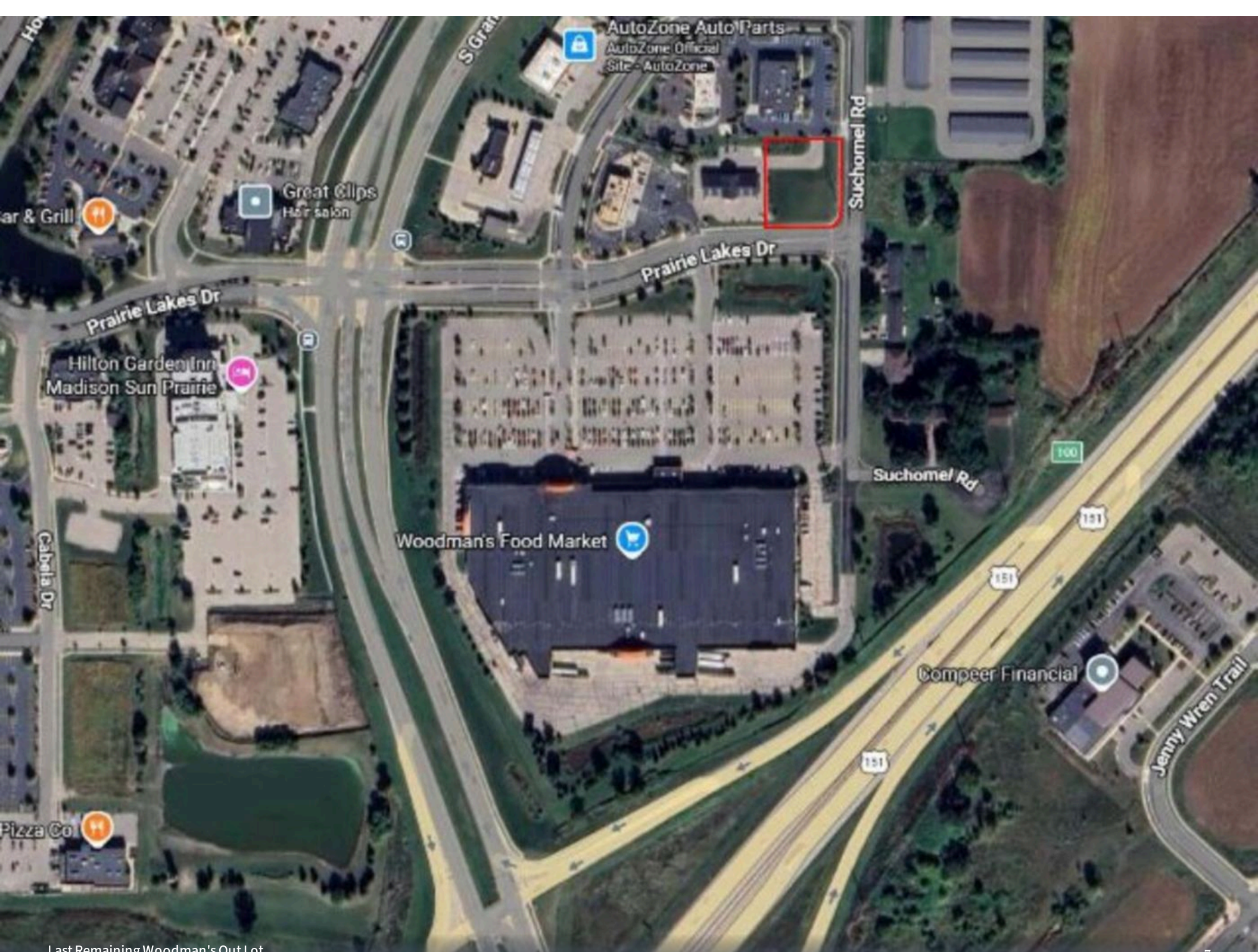
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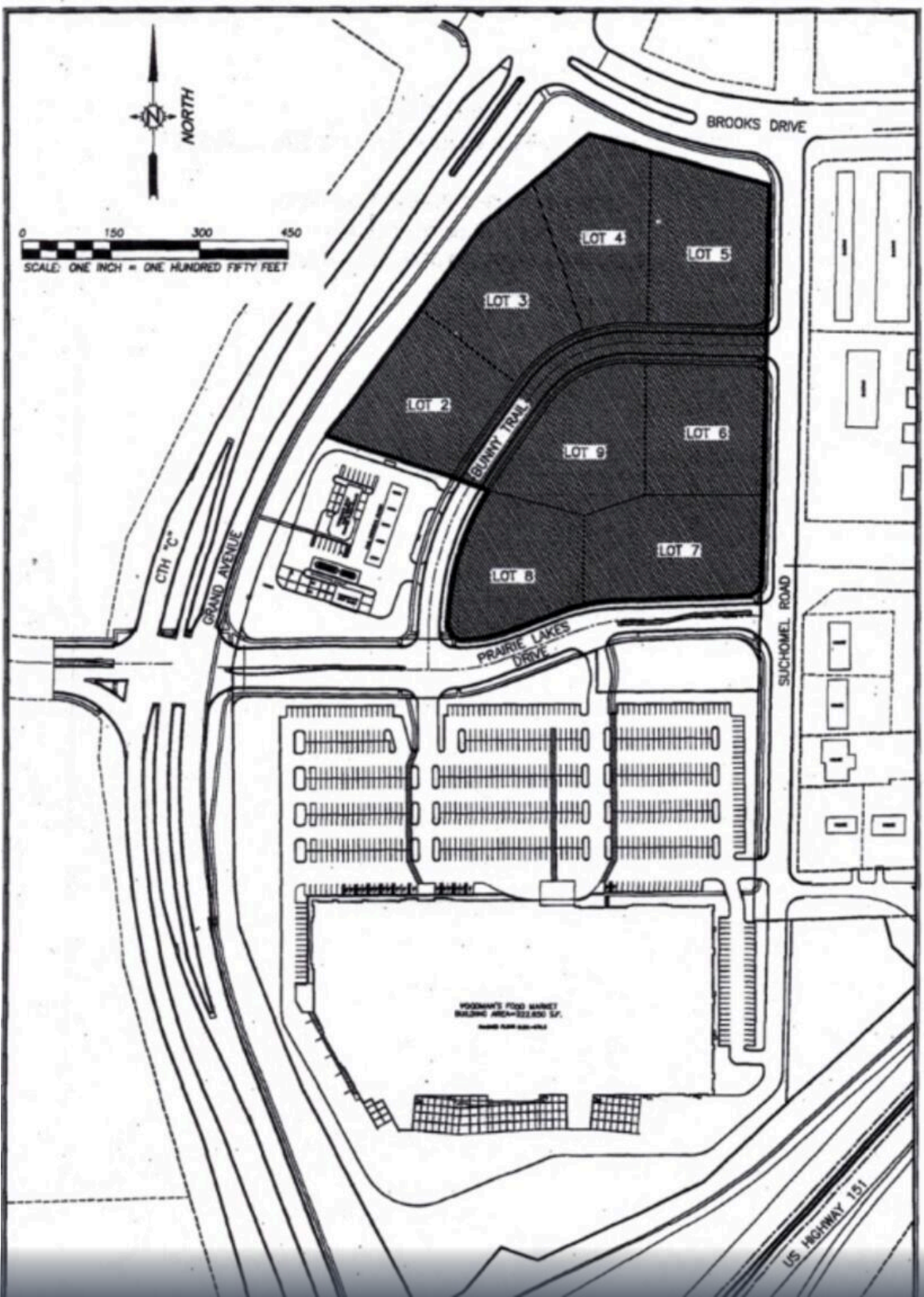
January 29, 2024

Parcels





Last Remaining Woodman's Out Lot





S Grand Ave 27,600 AADT

Your Business Here

SUN PRAIRIE, WI



Future Mixed Use Development

Sun Prairie West High School

Meadow View Elementary School

Sun Prairie Police & Fire Department





W Main St - 14,500 AADT

N Grand Ave - 16,800 AADT

US Hwy 151 - 55,400 AADT

LOT 7 BUNNYS CORNER

SUBJECT SITE

- 
- 
- 
- 

- Includes a deeded 1/3 ownership interest in the high-visibility monument sign directly facing Grand Ave.
- Positioned right at the intersection of Suchomel Rd & Prairie Lakes Dr to capture multi-directional traffic.
- Massive daily traffic exposure pulling directly from the Grand Ave commercial artery.
- Surrounded by dominant, high-volume national anchors including Costco, Target, Woodman's, and Menards.

Photo Gallery



Market Overview

Market Overview: Sun Prairie, WI

Sun Prairie is a city in Dane County, Wisconsin, United States. The population was 35,967 at the 2020 census. It is the most populous suburb of Madison, the state capital, and is part of the Madison metropolitan area. Other significant employers include the Sun Prairie School District, American Family Insurance, Colony Brands, and Frontier Communications. Many residents commute to jobs in Madison.

The City of Sun Prairie has been one of the fastest growing communities in the state of Wisconsin over the past two decades.



KEY FACTS

Population	29,364
Area	12.0 sq mi
Elevation	984 ft
County	Dane County
Incorporated	1839
State	Wisconsin

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	7,322	Population	39,415	Population	78,219
Median HH Income	\$88,988	Median HH Income	\$87,554	Median HH Income	\$88,057
Households	3,462	Households	16,873	Households	32,603

Source: ESRI / ArcGIS Business Analyst

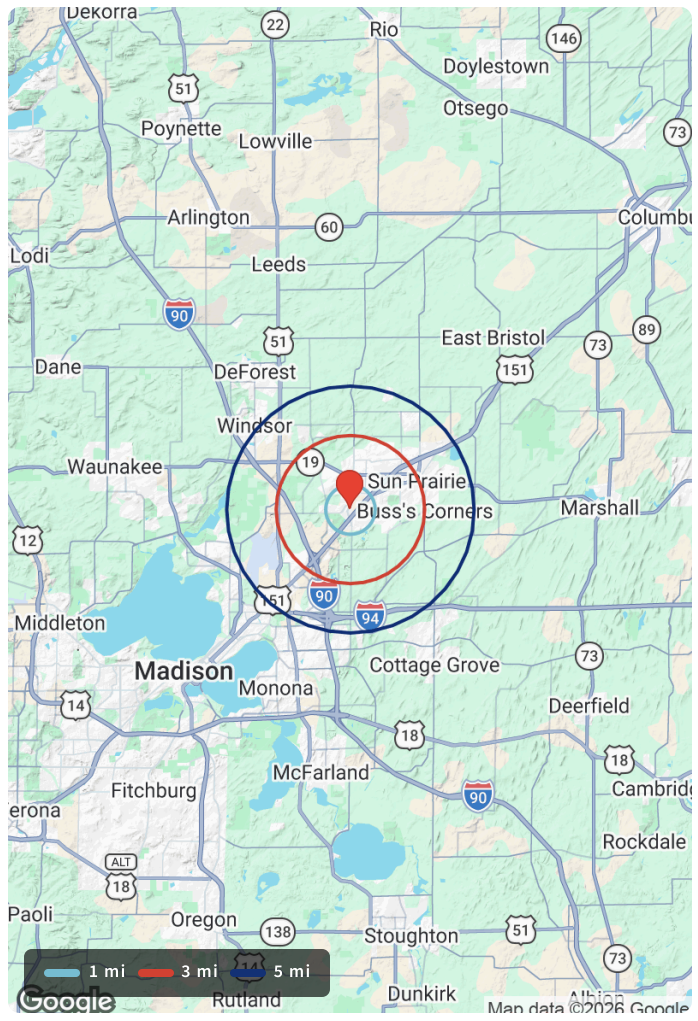
Demographics (Detail)

POPULATION			
	1 MILE	3 MILE	5 MILE
2000 Population	1,194	19,996	44,595
2010 Population	3,513	28,708	60,028
2025 Population	7,322	39,415	78,219
2030 Population	8,107	41,975	83,140
2025-2030 Growth Rate	2.06 %	1.27 %	1.23 %
2025 Daytime Population	6,536	38,433	82,367

HOUSEHOLDS			
	1 MILE	3 MILE	5 MILE
2000 Total Households	560	7,758	17,785
2010 Total Households	1,642	11,591	24,311
2025 Total Households	3,462	16,873	32,603
2030 Total Households	3,878	18,240	35,068
2025 Avg. Household Size	2.1	2.3	2.37
2025 Owner Occupied Housing	1,377	8,555	18,734
2030 Owner Occupied Housing	1,488	9,009	19,794
2025 Renter Occupied Housing	2,085	8,318	13,869
2030 Renter Occupied Housing	2,390	9,231	15,274
2025 Vacant Housing	335	1,184	1,722
2025 Total Housing	3,797	18,057	34,325

2025 HOUSEHOLD INCOME			
	1 MILE	3 MILE	5 MILE
less than \$15,000	69	472	1,182
\$15,000-\$24,999	139	670	1,370
\$25,000-\$34,999	257	1,295	2,300
\$35,000-\$49,999	304	1,497	3,081
\$50,000-\$74,999	633	3,236	5,689
\$75,000-\$99,999	522	2,223	4,533
\$100,000-\$149,999	498	3,034	6,311
\$150,000-\$199,999	465	2,286	4,118
\$200,000 or greater	574	2,161	4,019
Median HH Income	\$88,988	\$87,554	\$88,057
Average HH Income	\$125,503	\$116,488	\$115,501

\$88,988 MEDIAN HH INCOME	\$125,503 AVG HH INCOME
39.8% OWNER OCCUPIED	60.2% RENTER OCCUPIED
8.8% VACANCY RATE	2.06 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

CONSERVANCY
LAST DEVELOPMENT LOT IN A LUCRATIVE PD ZONE

Prairie Pines Golf Club

Renk Seed Co

Windsor

LAKE WINDSOR

51

151

19

Token Creek

Token Creek
Cnty Pk

19

Sun Prairie

151

Menards

Costco Wholesale

Sheehan Park

Buss's Corners

Locks and Unlock
Sun Prairie

Cherokee
Marsh
Conservation
Park - North

51

151

E PARK

Dane County
Regional
Airport



BERKELEY OAKS

90

151

erner Park

Schönheit Gardens



Bluff

51

CARPENTER-RIDGEWAY

Last Remaining Woodman's Out Lot

94

94

43.1671°N, 89.2671°W

Last Remaining Woodman's Out Lot

Lot 7 Bunnys Corner, Sun Prairie, WI, 53590



FOR MORE INFORMATION



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