



**CENTURY 21
COMMERCIAL.**

Affiliated

FOR SALE

La Baguette

7424 Mineral Point Rd,
Madison WI. 53562.

EXCLUSIVELY LISTED BY

DIONE LAUFENBERG

608-886-3205
dione.laufenberg@c21affiliated.com

LA BAGUETTE BAKERY

OFFERING SUMMARY

\$300,000

Available SF: Appx 2,844 SF

County: DANE

Township: CITY OF MADISON

ASSUMABLE LEASE

APN: 251/0708-234-1401-9



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FRENCH BAKERY

OFFERING SUMMARY

- Established & Recognized Madison French Bakery & Café
- Turnkey Business Opportunity
- Prime West Madison Location on Mineral Point Road
- Busy High-Traffic Location with Strong Repeat Customer Base

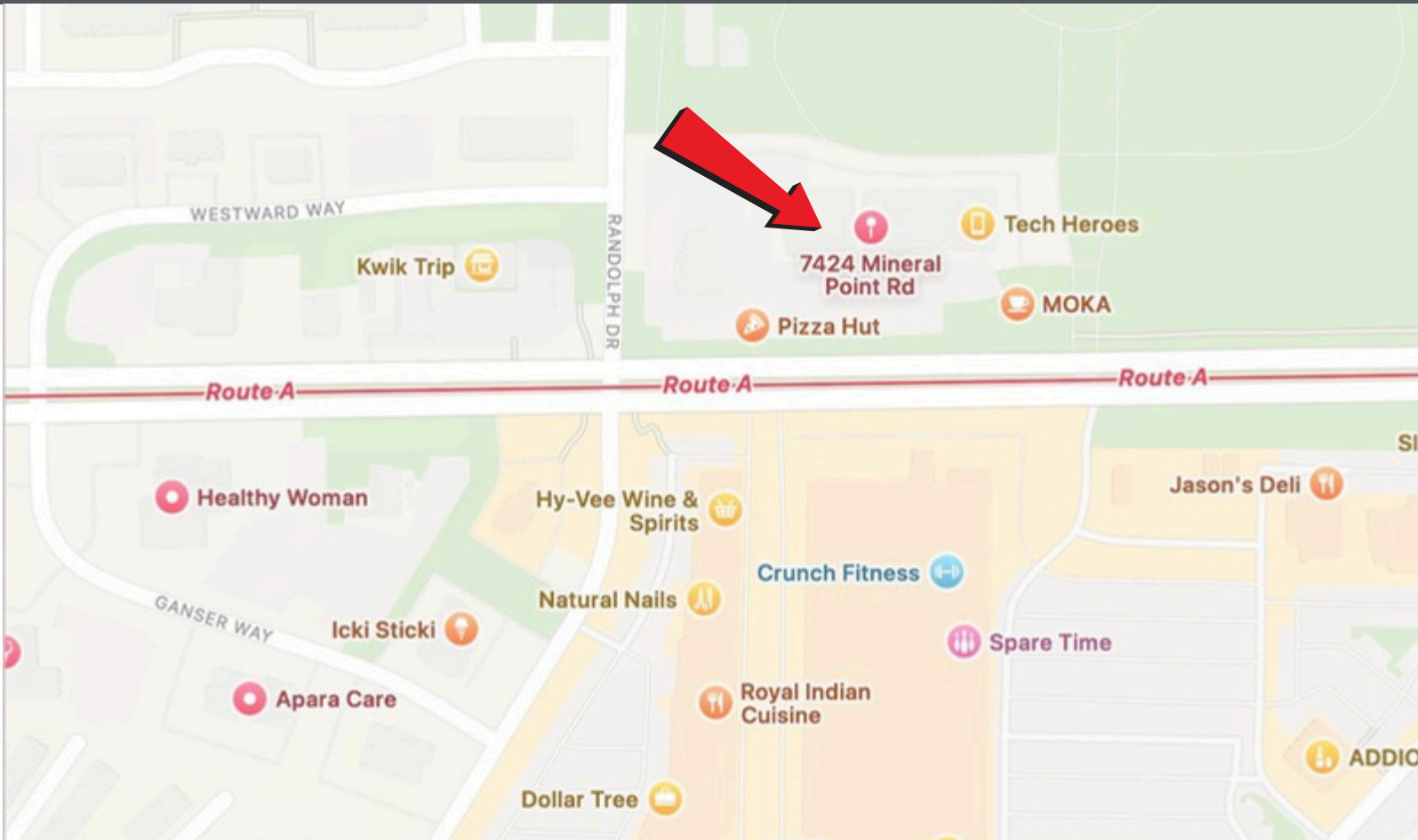


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STEP INTO A CASHFLOWING BAKERY

BELOVED COMMUNITY CAFE



COMPANY HIGHLIGHTS

- High Gross Sales with Strong Operator Income Potential
- Established Business Producing Strong Owner Earnings
- Fully Equipped Commercial Bakery Kitchen
- Beautiful Café Build-Out with Indoor Seating
- Authentic French Pastries, Breads & Café Menu
- Proven Operational Systems & Established Recipes

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FRENCH BAKERY

ESTABLISHED 2001



BAKERY OVERVIEW

An exceptional opportunity to acquire an established turnkey French bakery and café in the heart of Madison's thriving west side. La Baguette is a well-known destination offering artisanal breads, handcrafted pastries, croissants, macarons, quiches, sandwiches, and authentic French café fare made using traditional baking techniques and fresh ingredients. Owners willing to stay on for transition, train and provide proven recipes.

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LA BAGUETTE

A MADISON STAPLE

FF&E INCLUDED

The business offers immediate operational capability with furniture, fixtures, equipment, recipes, and infrastructure already in place, making this an ideal opportunity for an owner-operator, pastry chef, restaurateur, or entrepreneur looking to step into a proven concept.



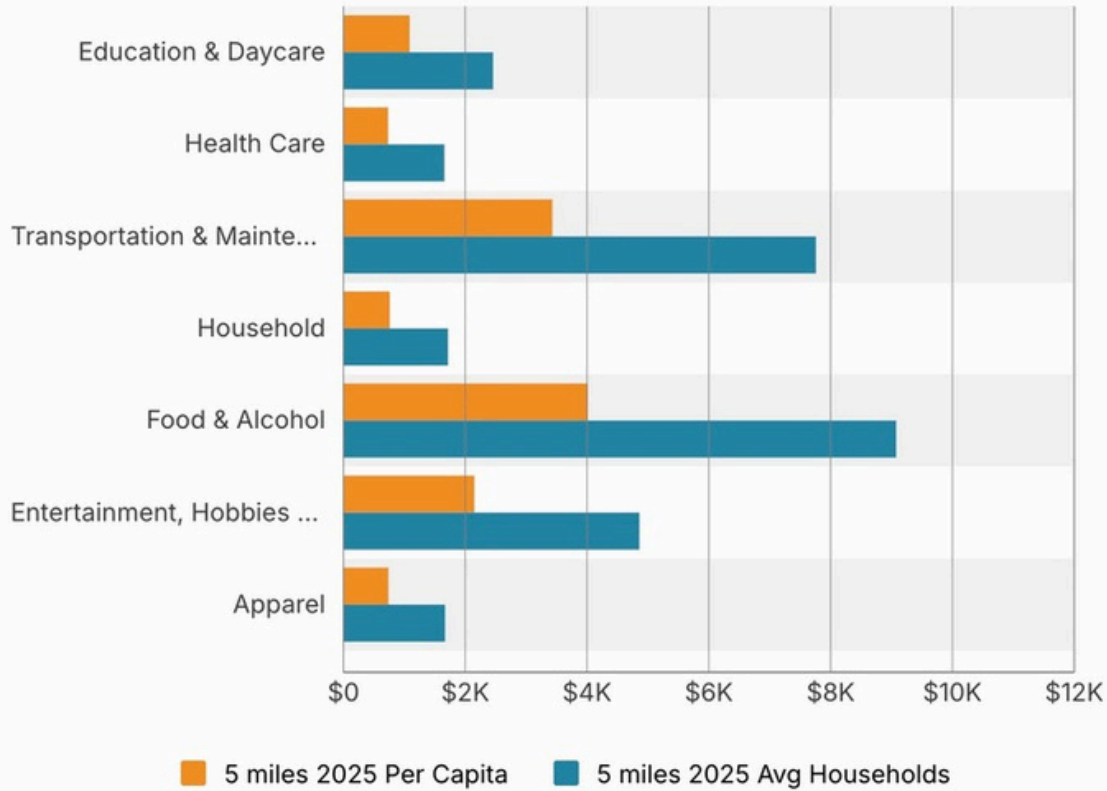
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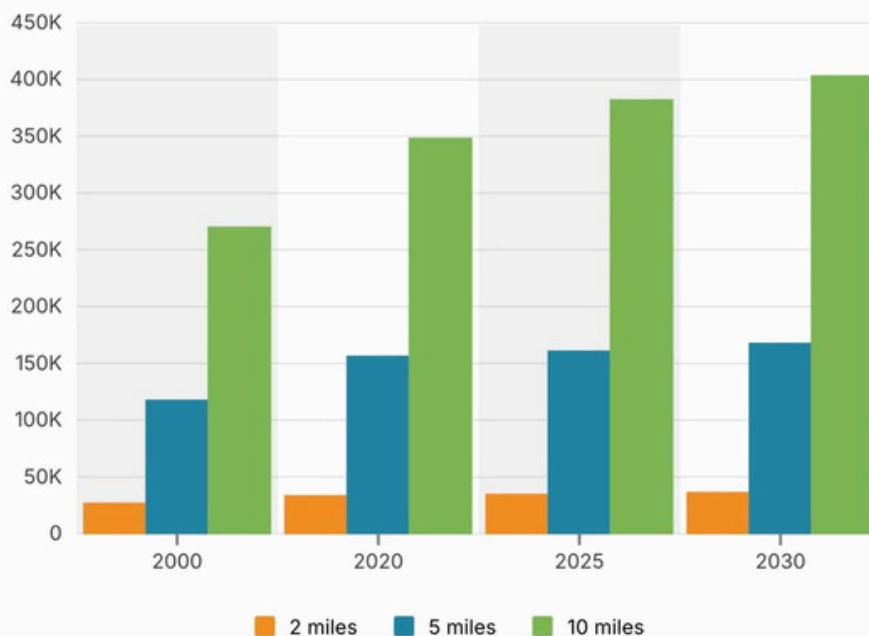
AREA DEMOGRAPHIC

YOUR NEW BUSINESS AWAITS

Per Capita & Avg Household Spending



Population

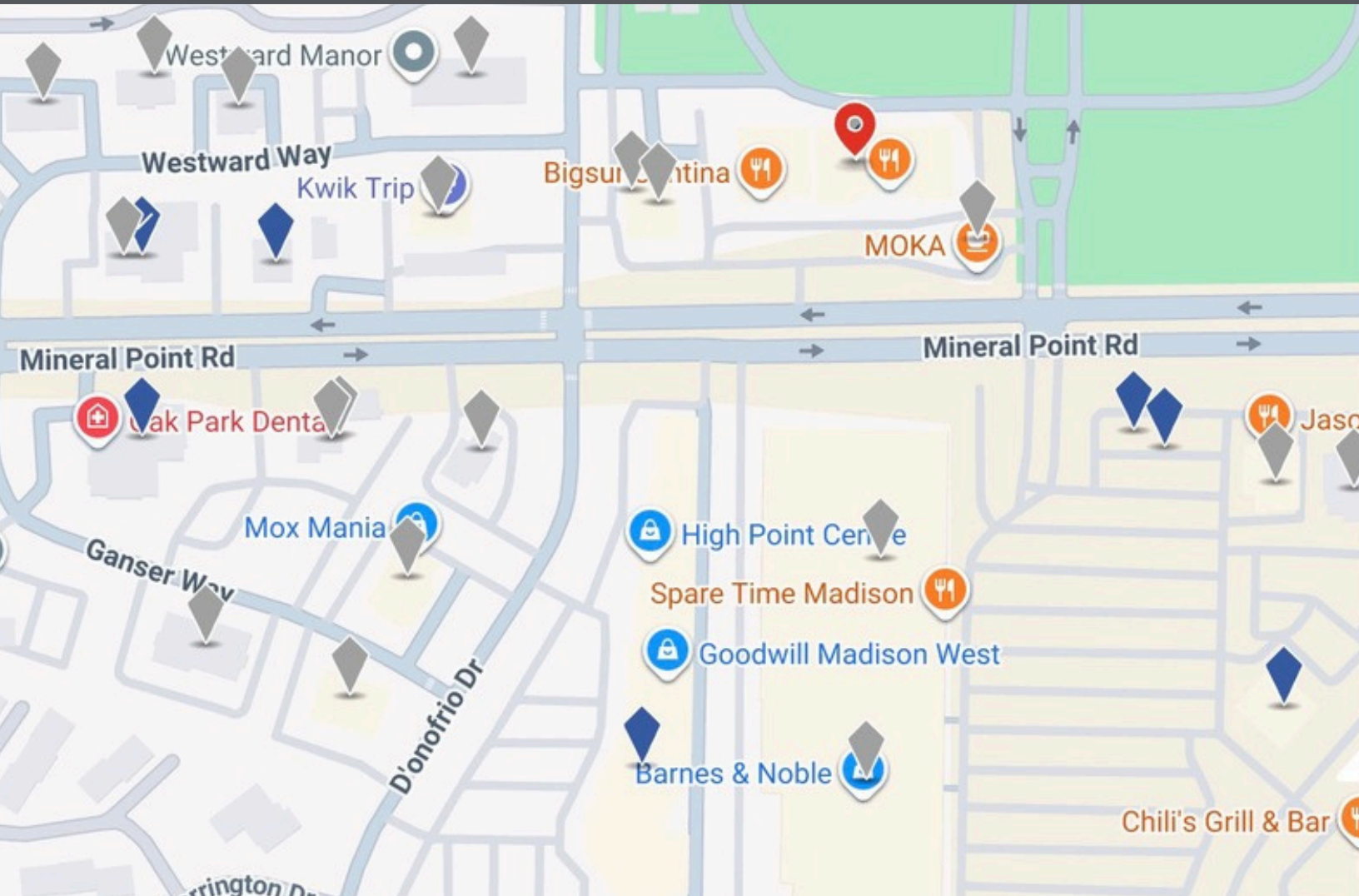


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LOCATION DETAILS



Traffic

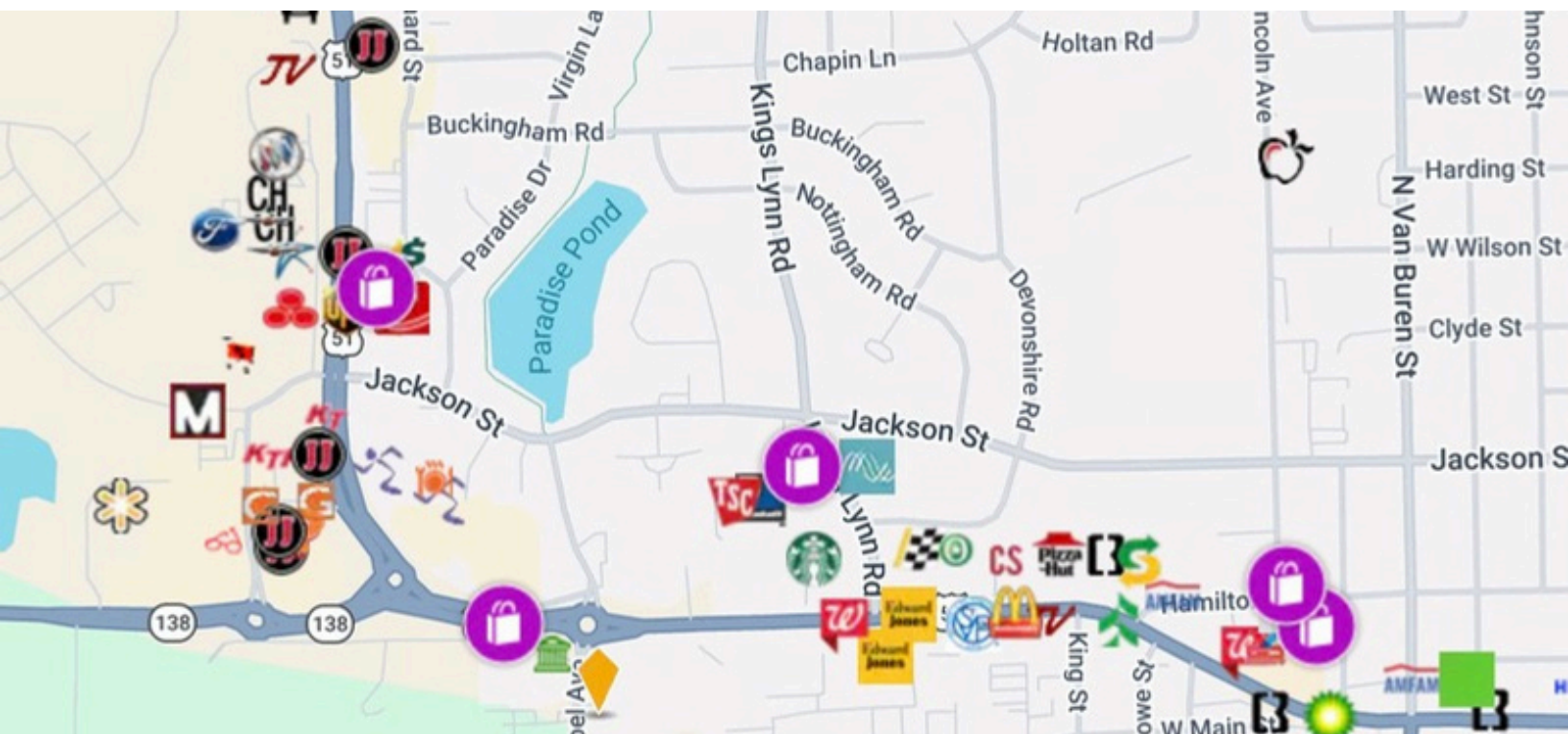
| Collection Street | Cross Street | Traffic Volume | Count Year |
|-------------------|--------------------|----------------|------------|
| Mineral Point Rd | Donofrio Dr E | 31,778 | 2025 |
| S Westfield Rd | Tree Ln N | 3,006 | 2025 |
| Mineral Point Rd | S Westfield Rd W | 27,502 | 2025 |
| Tree Ln | Winterberry Trl SW | 3,053 | 2025 |
| S High Point Rd | E Oakbridge Way N | 6,763 | 2025 |
| Radcliffe Dr | S High Point Rd W | 10,356 | 2025 |

FOR QUESTIONS AND ADDITIONAL INFORMATION, CONTACT DIONE LAUFENBERG: 608-886-3205 | DIONE.LAUFENBERG@C21AFFILIATED.COM

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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 |

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