

# FOR LEASE

437 S. JUNCTION ROAD



Great site for a new commercial project. Approximately 2.5 acres located across Junction Road from University Research Park 2. Take advantage of the high traffic volume between Verona and west Madison. State Bank of Cross Plains and Kelly Williams Mobil located adjacent to this property. Aldi and Metcalf's grocery stores only blocks away. Multiple hotel options and retail shopping located nearby.

Lot Size:	107,289 SF
2016 Taxes:	\$20,540
Zoning:	CC
ADT Count:	14,000+ (City of Madison)
Price:	\$1,250,000.00

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