

CENTRAL PLACE REAL ESTATE

Retail Shopping Center Space for Lease



GLA: 85,399 square feet

Location: 7475 Mineral Point Road

Available SF: 1,300 – 10,826 sqft contiguous

Anchor Tenants: Pier 1 Imports
DiMaggio's Euro Design
Frugal Muse Books

Lease Rate: \$12 - 18.00 psf NNN

NNN Expenses: \$5.00 psf

Traffic Counts: Mineral Point Rd – 32,800 AWT

Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,943	69,316	137,954
Median HH Inc	\$63,815	\$70,033	\$70,583
# Households	5,635	32,026	60,661
Daytime Pop.	25,141	65,907	102,834

Comments:

- Located in the heart of West Madison's main retail corridor
- Just West of West Towne Mall (1.5 million sqft regional mall).
- Just East of The Beltline Hwy (Hwy 12/14)
- New Monument Signage



For Information:

Kyle Robb 608-662-1668
krobb@centralplacere.com

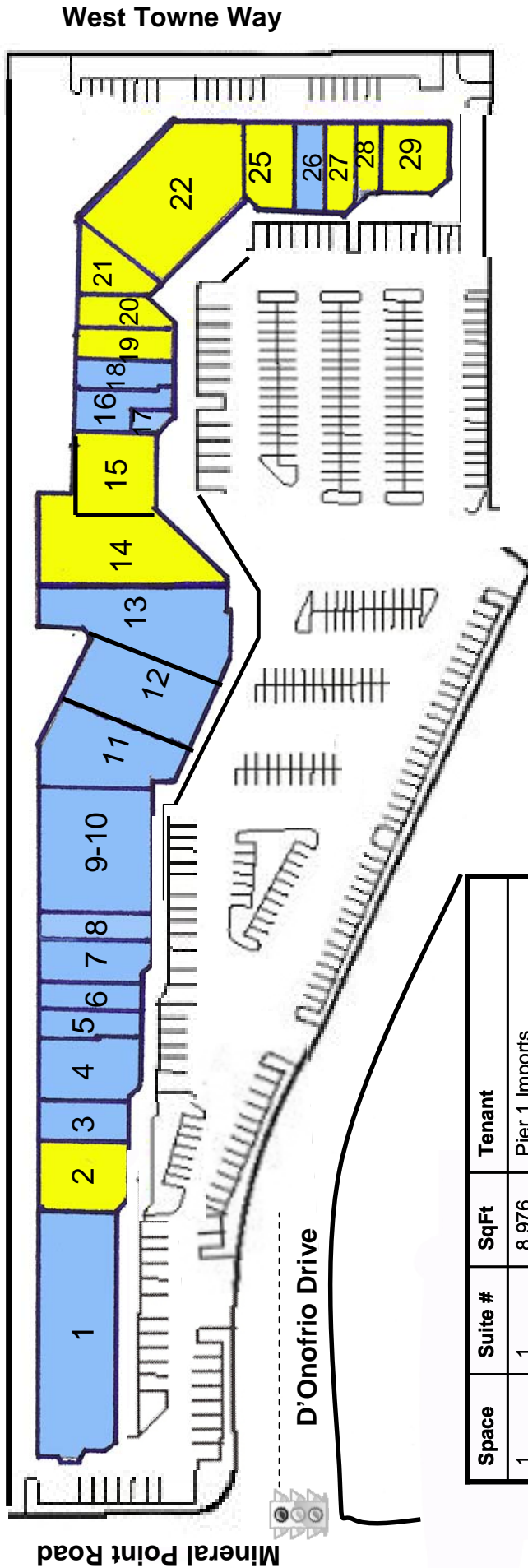
Jesse Schluter 608-662-1663
jesse@centralplacere.com

**CENTRAL PLACE
REAL ESTATE**

8383 Greenway Blvd * Middleton WI 53562

All information furnished has been collected from sources believed reliable, but no warranty or representation is made as to the accuracy and completeness of the information contained herein. Prices are subject to change without notice.

SITE PLAN – 7475 MINERAL POINT ROAD, MADISON, WI



Space	Suite #	SqFt	Tenant
1	1	8,976	Pier 1 Imports
2	9	3,139	Available
3	11	2,310	Catura's Gallery & Framing
4	12	2,862	Hong Kong Café
5	14	1,800	Easy Cuts Hair
6	15	1,152	AVADA Audiology
7	16	2,800	Pilgrim Cleaners
8	17	1,668	Weight Watchers
9/10	19	6,515	Total Awards
11	21	6,360	DiMaggio's Euro Design
12	22	3,336	Westfield Comics
13	23	6,100	Frugal Muse Books
14	24	7,525	Available

Space	Suite #	SqFt	Tenant
15	28	2,682	Available
16	31	2,308	The Computer Store
17	29	600	Natural Nails
18	33	1,450	Yakety Yak
19	34	1,512	Available
20	35	1,391	Available
21	36	2,890	Madison Tanning
22	38	8,218	Available
25	42	2,608	Available
26	43	1,512	Marshall Salon Services
27	45	1,710	Available
28	47	1,300	Available
29	48	3,280	Available

DISCLOSURE OF REAL ESTATE AGENCY -C

- THIS DISCLOSURE IS BEING PROVIDED BY CENTRAL PLACE REAL ESTATE, LLC and Robert A. Zache AS AGENT(S), WHO ARE WORKING AS OWNER'S AGENT
- Wisconsin Statute 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties, the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before providing brokerage services to a party. This form is being provided to comply with that requirement.
- **DUTIES TO ALL PARTIES**
- Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including both clients and customers), a broker shall do all of the following:
 - Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
 - Diligently exercise reasonable skill and care in providing brokerage services to all parties.
 - Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
 - Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a reasonable party would want to be kept confidential, unless the information must be disclosed under
 - or Wis. Stats. Sec. 452.23 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party whose interest may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information. A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing brokerage services to the party.
 - Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a reasonable time of the party's request, unless disclosure of the information is prohibited by law.
 - Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
 - When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- **DUTIES TO A CLIENT**
- Wisconsin Statute section 452.133(2) states that in addition to his or her duties as defined herein, a broker providing broker-age services to his or her client shall do all of the following:
 - Loyal represent the client's interests by placing the client's interest ahead of the interests of any other party, unless loyalty to a client violates the broker's duties as defined herein or in Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
 - Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or discoverable by the client through reasonable vigilant observation, except for confidential information as defined herein and other information, the disclosure of which is prohibited by law.
 - Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement, that are not inconsistent with another duty that the broker has under this chapter or any other law.
- **CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS**
- A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW. THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
 - MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES.
 - 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 YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**
 - **IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION" SECTION BELOW AND RETURN TO BROKER.**
- **CONFIDENTIAL INFORMATION:**
 - Form prepared by:
 - Central Place Real Estate, LLC, 8383 Greenway Blvd. Suite 570, Middleton, WI. 53562
 - (608)836-9070