

MARKET SQUARE - RETAIL

6680 ODANA RD, MADISON, WI

// EXECUTIVE SUMMARY



LEASE RATE **\$11.95 SF/YR NNN**

OFFERING SUMMARY

Available SF: 950 - 2,256 SF

Building Size: 30,377 SF

Traffic Count: 25,500

PROPERTY OVERVIEW

Market Square has in-line retail bay openings with lighted building signage available, large windows, and ample parking. Great retail space at only \$11.95/psf NNN. Be part of a 109,000 SF Center with retail, restaurants, a movie theater, salon, and office space with over 25,000 cars per day. Call for more details! Tax & CAM are approximately \$4.56/sf.

PROPERTY HIGHLIGHTS

- Great west side retail for lease!
- Retail bays available
- Near West Towne Mall
- Plenty of parking
- Great visibility, over 15,400 cars per day!

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// SITE PLAN



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// AVAILABLE SPACES

LEASE RATE:	\$11.95 SF/YR	TOTAL SPACE:	950 - 2,256 SF
LEASE TYPE:	NNN	LEASE TERM:	12 to 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
6612 Odana	Strip Center	\$11.95 SF/yr	NNN	950 SF	12 months	Great smaller retail bay in busy shopping center. Previously Blink Lash
6632 Odana	Strip Center	\$11.95 SF/yr	NNN	2,000 SF	Negotiable	Great retail bay in busy center. Large windows, open area and restroom in suite. Space has tray ceiling, small office and open back room area. Reach-in freezer/coolers may be available, landlord does not guarantee condition.
6660 Odana	Strip Center	\$11.95 SF/yr	NNN	1,892 SF	36 months	Open retail bay with front glass, restroom, building signage. Tenant pays utilities, janitorial, tax & CAM.
6672 Odana	Strip Center	\$11.95 SF/yr	NNN	1,506 SF	36 months	Terrific open retail space with large retail windows in busy shopping center. Shared restroom.
6682 Odana	Strip Center	\$11.95 SF/yr	NNN	2,256 SF	36 months	Mostly open retail bay with in-suite restrooms, back entrance for deliveries.
6684 Odana	Strip Center	\$11.95 SF/yr	NNN	1,600 SF	36 months	Mostly open retail bay with in-suite bathroom, large windows
6690 Odana	Strip Center	\$11.95 SF/yr	NNN	1,600 SF	36 months	Open retail space, previously used by GNC. In-suite restroom, large retail windows, lighted building signage available.

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// ADDITIONAL PHOTOS



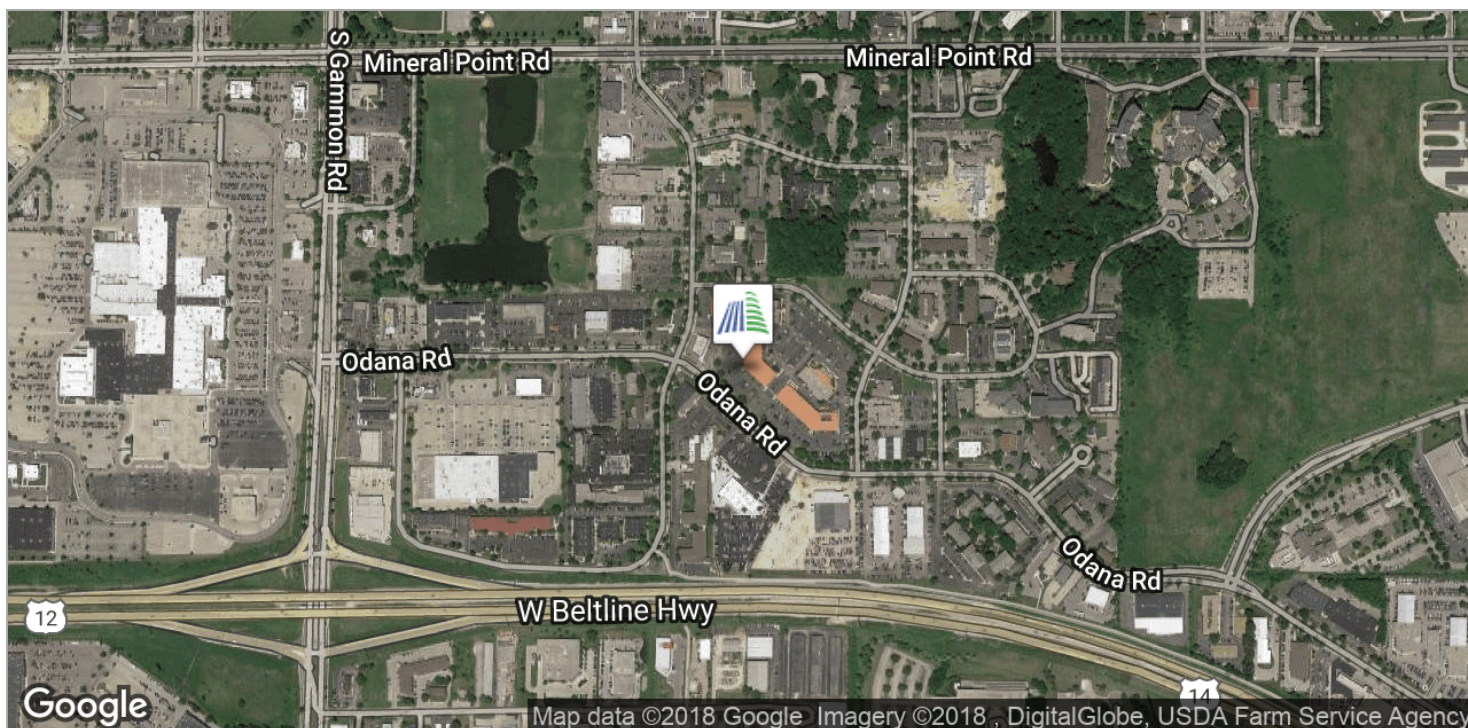
Current Market Square Tenants

6527 Normandy #100	EyeKor
6528 Normandy #110	EyeKor
6528 Normandy #200	Dance Easy
6529 Normandy #201	ALTUS Commercial Real Estate
6530 Normandy #202	Escape in Time
6602 Odana	RZ & Company
6604 Odana	Market Square Theaters
6610 Odana	United States Army Corps of Engineers
6612 Odana	Blink Lash & Beauty
6614 Odana	LEI Electronic Sales & Repair
6620 Odana	Stefan's Soccer Supply
6628 Odana	Pizza Extreme
6632 Odana	Edna's Bakery
6636 Odana	Pegasus Games
6640 Odana	Pegasus Games
6644 Odana	La Meztiza Mexican Cuisine
6646 Odana	Enterprise Rent-A-Car
6654 Odana	Steep & Brew
6656 Odana	Steep & Brew
6658 Odana	Eyemart Express, Ltd.
6660 Odana	VACANT (Orek)
6662 Odana	Merele Norman Cosmetics
6664 Odana	Re.Threads
6666 Odana	The UPS Store
6668 Odana	Affordable Dentures of Madison
6670 Odana	You Paint It Pottery, LLC
6672 Odana	VACANT (EmbroidMe)
6674 Odana	Play It Again Sports
6676 Odana	Pink Poodle
6682 Odana	Reliable Beauty and Barber Supply
6684 Odana	AwardsMall.Com/Total Awards
6686 Odana	AwardsMall.Com/Total Awards
6688 Odana	AwardsMall.Com/Total Awards
6690 Odana	VACANT (GNC)
6692 Odana	Miracle Ear

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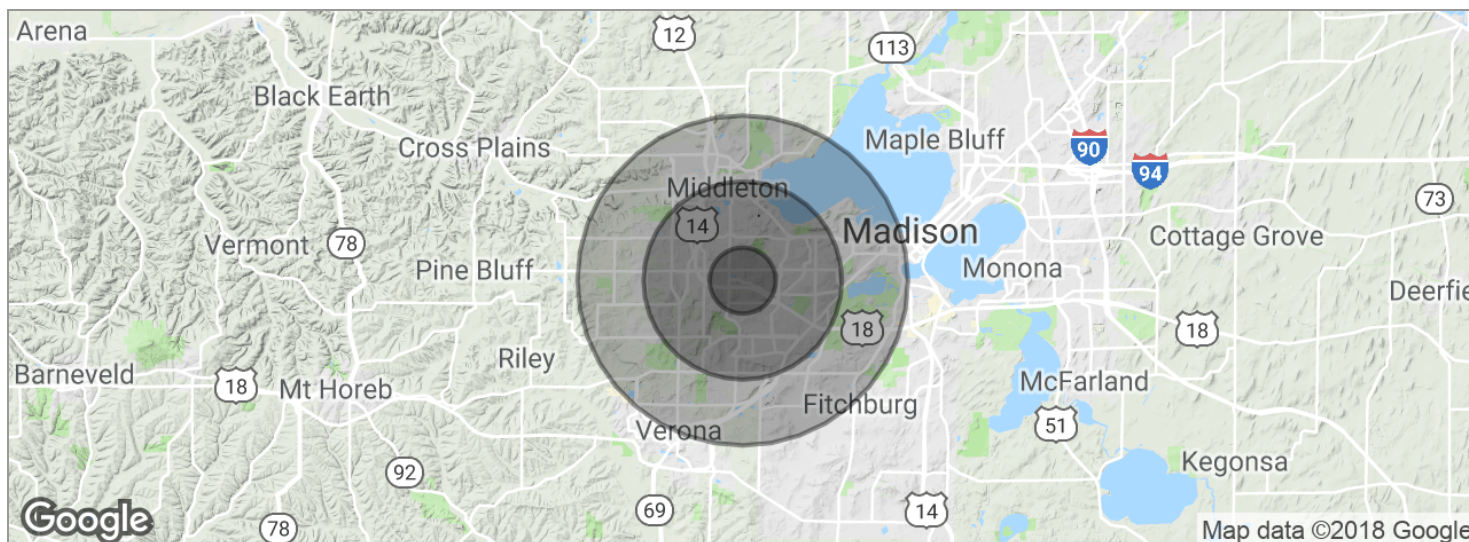
// LOCATION MAPS



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6680 ODANA RD, MADISON, WI

// DEMOGRAPHICS MAP



POPULATION

1 MILE

3 MILES

5 MILES

Total population	8,042	90,695	160,258
Median age	42.1	37.4	36.2
Median age (Male)	40.2	35.8	35.2
Median age (Female)	42.2	38.6	37.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,865	40,636	69,958
# of persons per HH	2.1	2.2	2.3
Average HH income	\$75,131	\$81,674	\$85,264
Average house value	\$287,892	\$277,568	\$301,556

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION CONTACT:

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WI DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Altus Comm R/E Inc
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37
38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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