



For Lease

Prime Westside retail location with over 14,000 cars past your front door per day! This space offers retail, offices, storage, overhead doors, loading dock and private and public restrooms.

Up to 16,650 Sq ft.

\$9.33 Sq Ft Base Lease Rate

Retail, Office, Storage, Overhead
Doors, Loading Dock

5609 Odana Rd
Madison, WI

Call Today! David Baehr 608- 213-6686
David@baehrinc.com www.baehrinc.com



Property Highlights



Transportation

Odana Road, when extended, will feature buffered bike lanes, 10+ foot on-street terraces, and at least 6 foot sidewalks.

Trucks, Busses, and Cars, Oh My! Improved connectivity across the beltline and at interchanges.



Traffic count

Prime Westside retail location with over 14,000 cars past your front door per day!

Neighborhoods and Housing

With the City expected to add over 70,000 new residents by 2040, the Odana Area provides a unique opportunity to provide a significant quantity of new housing in close proximity to services, jobs, and the planned bus rapid transit network.



Demographics

Population is currently at 48,000 residents in a 2 mile radius, 211,738 within a 5 mile radius, and 368,559 within a 10 mile radius. The average age is between 35-40 years old. Most residents have a commute of less than 30 minutes daily.



Parks Close in Proximity

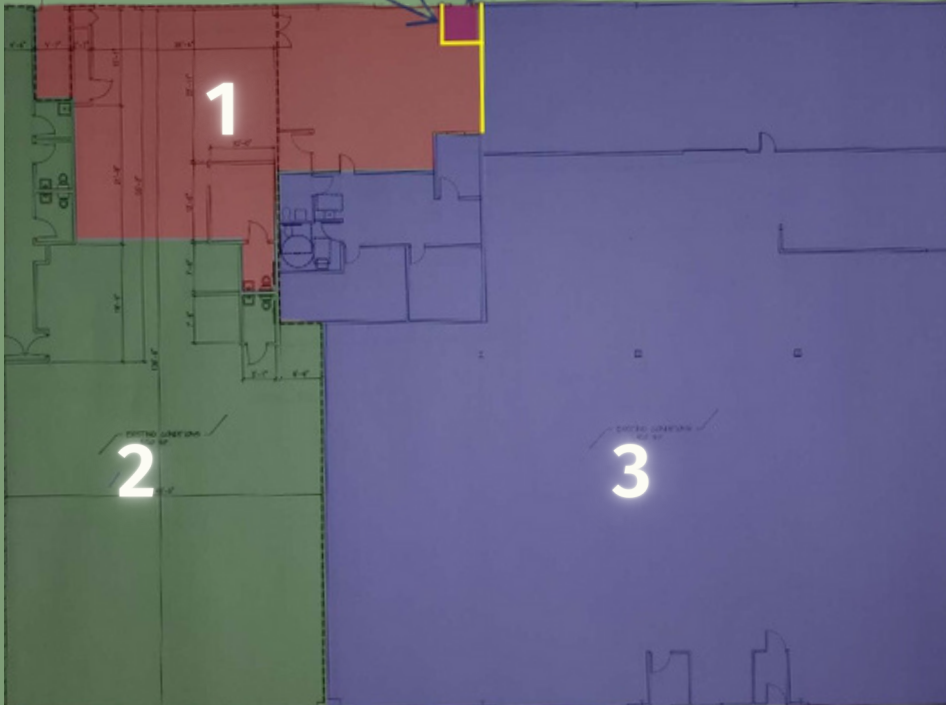
[Park plan](#)

There are projected to be 5 acres of parks within walking distance, this location would be perfect for a restaurant with covered outdoor seating, and a nice green space to expand that seating or feature bands during the warmer season.

Outdoor spaces, streetscapes, public art, performance spaces, and engaging “third places” (restaurants, entertainment, etc.) that are accessible and welcoming to the entire community, will all contribute to a vibrant Odana Community.

Walls Partitioning
between 1 & 3

Common Exit



Existing Open
Canopy
1,564 Sq Ft

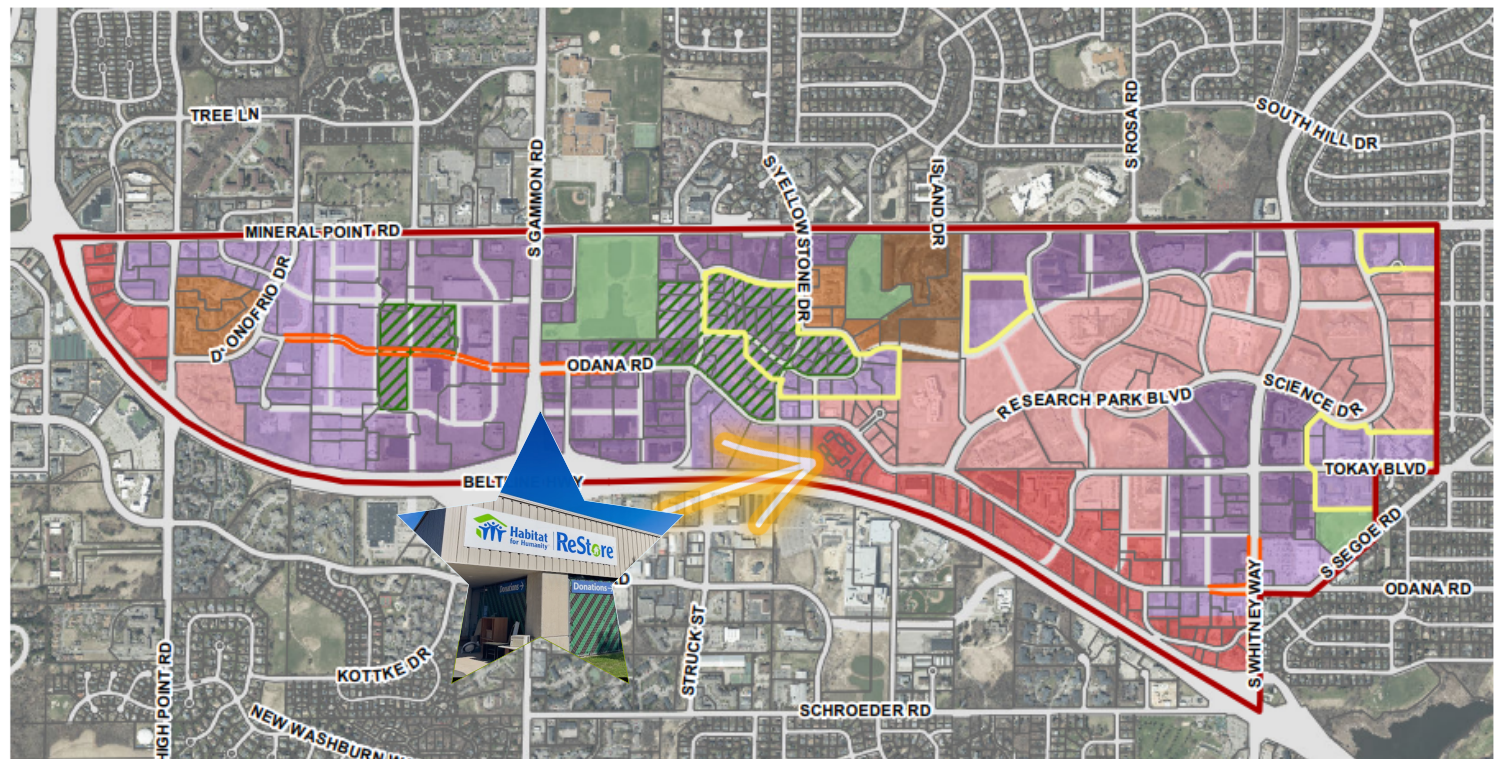
Available Spaces	Size/Sq Ft	Base Lease Rate per Sq. Ft.
1&2	5,150	\$9.33
3	11,500	\$9.33
ALL	16,650	\$9.33

- Planning Area
- Community Mixed Use (CMU)
- Commercial Core
- Regional Mixed Use (RMU)
- Residential or Employment Only Mixed Use Area
- General Commercial (GC)**
- General Future Park Area*
- Employment (E)
- Parks and Open Space (P)
- Medium Residential (MR)
- High Residential (HR)
- Existing and Planned Street Network

0 1,600 3,200 Feet

* Acquire minimum of 5 acres in western overlay (out of 13 acres shown). Acquire minimum of ~10 acres in eastern overlay (out of 45 acres shown), in either one or two contiguous areas. See the Green & Resilient chapter for more information.
 ** Employment (E) uses are also OK for GC.

*Proposed
Odana
Community*



5906 Odana Rd, Madison, WI

