

RETAIL & OFFICE SPACE FOR LEASE

PRAIRIE OAKS RETAIL & OFFICE CENTER

1011-1057 N EDGE TRAIL, VERONA, WI 53593



FOR LEASE | 1,315 - 3,433 SF | \$13-16.50/SF MG

OAKBROOK CORPORATION
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PROPERTY SUMMARY

Prairie Oaks Center
1011-1057 North Edge Trail | Verona, WI 53593



Property Summary

SF Available:	1,315 - 3,433 RSF
Lease Rate:	\$13.00-16.50/RSF
Lease Type	Modified Gross
Lease Term:	Negotiable
Tenant Responsibilities	Utilities, Trash, Phone/Data, Janitorial
Parking:	127
Parking Ratio:	3.97
Occupancy:	Available Now
Zoning:	Suburban Commercial (SC)

Property Overview

Strong demographics and household income profile from surrounding residential neighborhood.

Nearby businesses include Epic Systems, Milo's, Papa Murphy's, Draft House, Pasqual's, and Verona Area Schools.

Half a mile south of the new Whispering Coves Development that will add 259 residential units comprised of single-family lots and condo-style units.

PROPERTY PHOTOS

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 **Oakbrook**
Integrated Real Estate Services

AVAILABLE SPACES

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Available Spaces

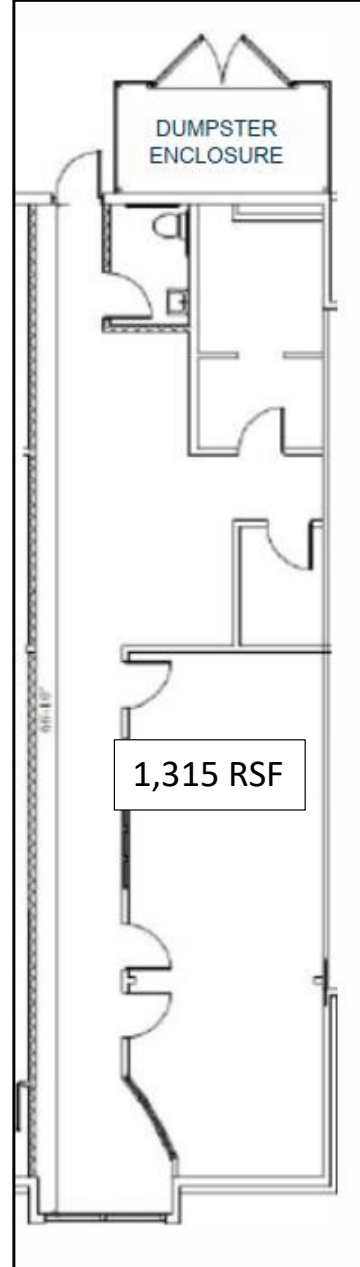
Space	Size	Term	Rate	Space Use	Condition	Available
1031C	1,315	Negotiable	\$16.50 /sf/yr	Office/Retail	Full Build-Out	Now
1039A/B	3,433	Negotiable	\$13.00 /sf/yr	Office/Retail	Full Build-Out	Now

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SUITE 1031C (1,315 RSF)

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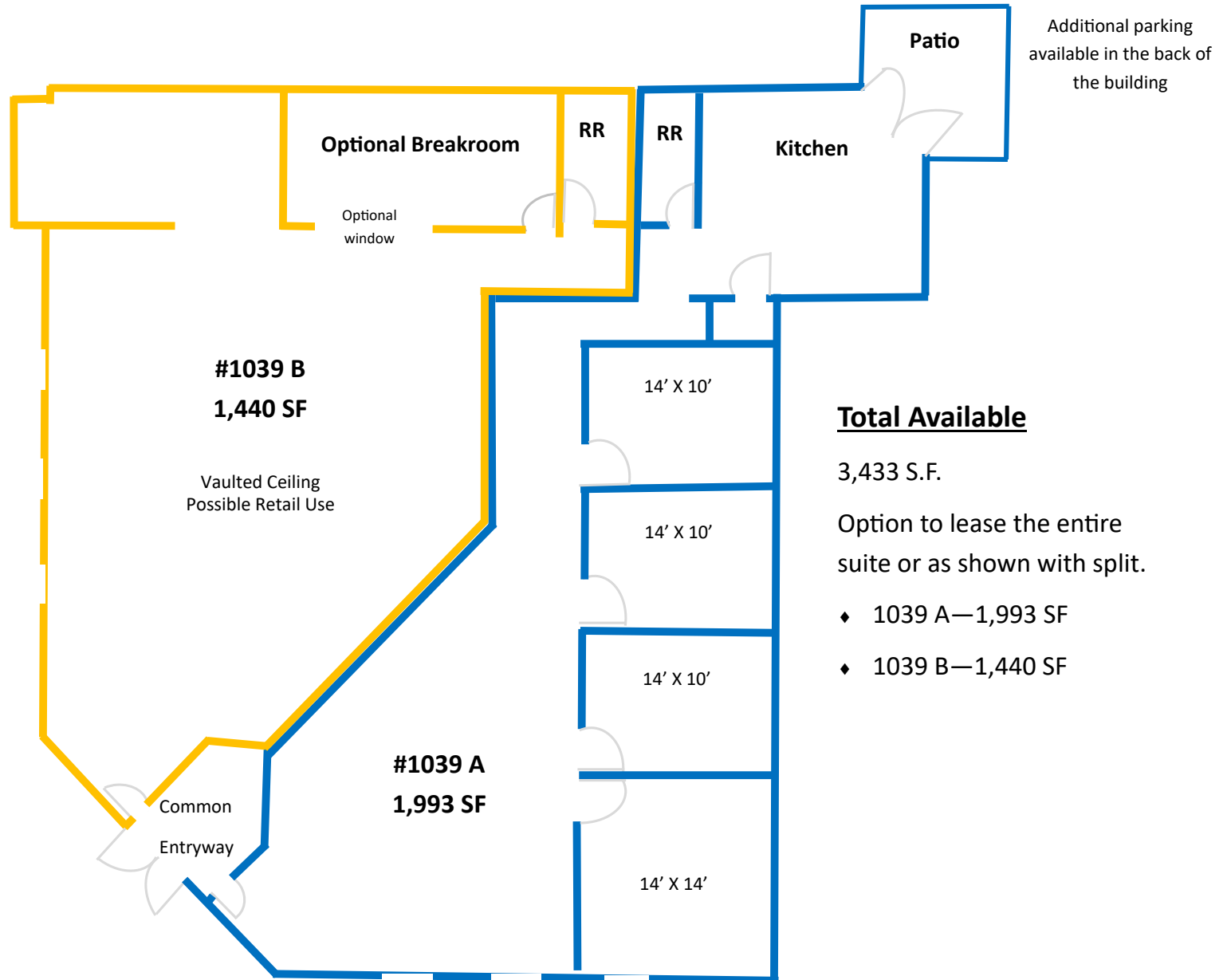


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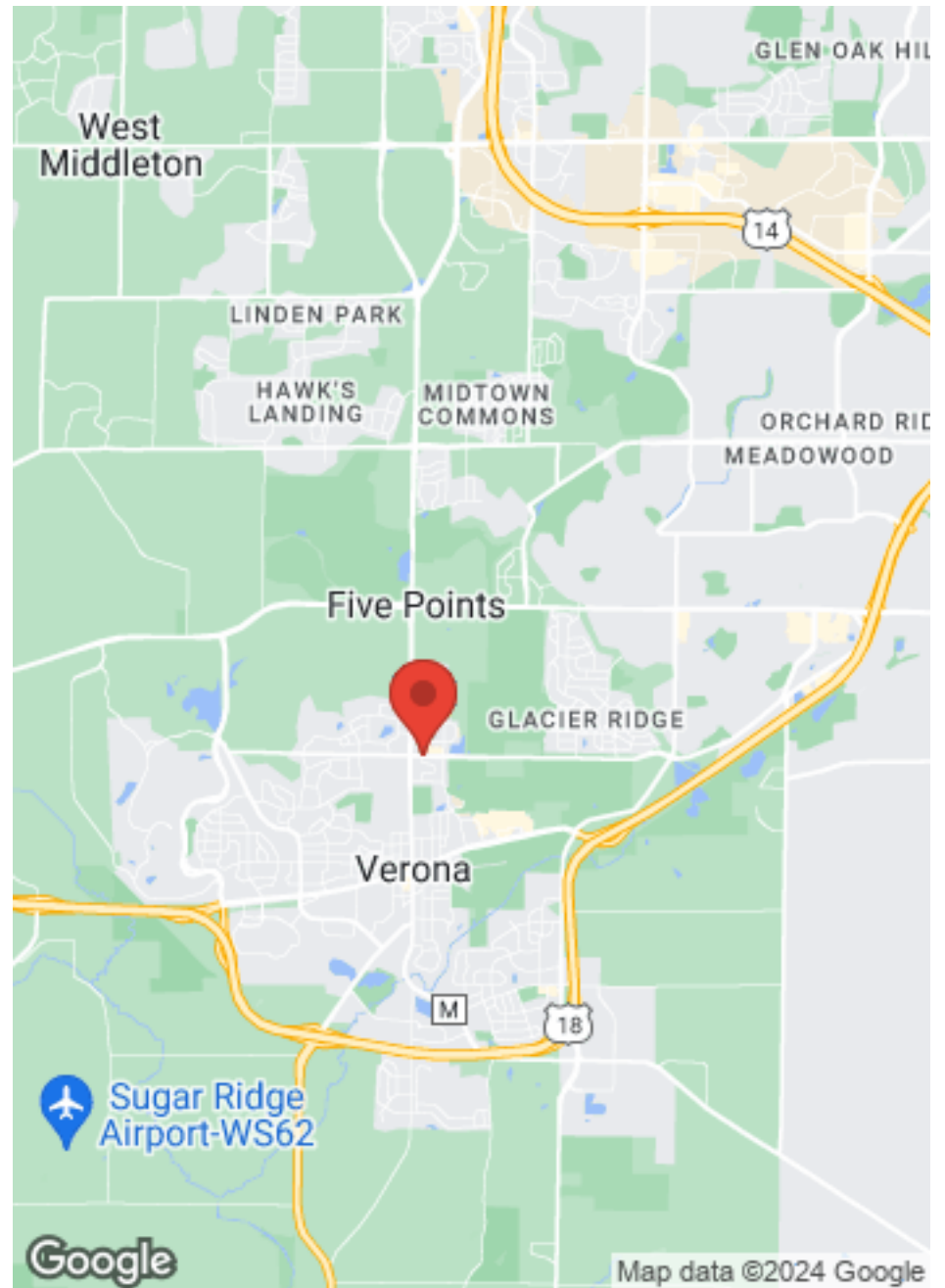
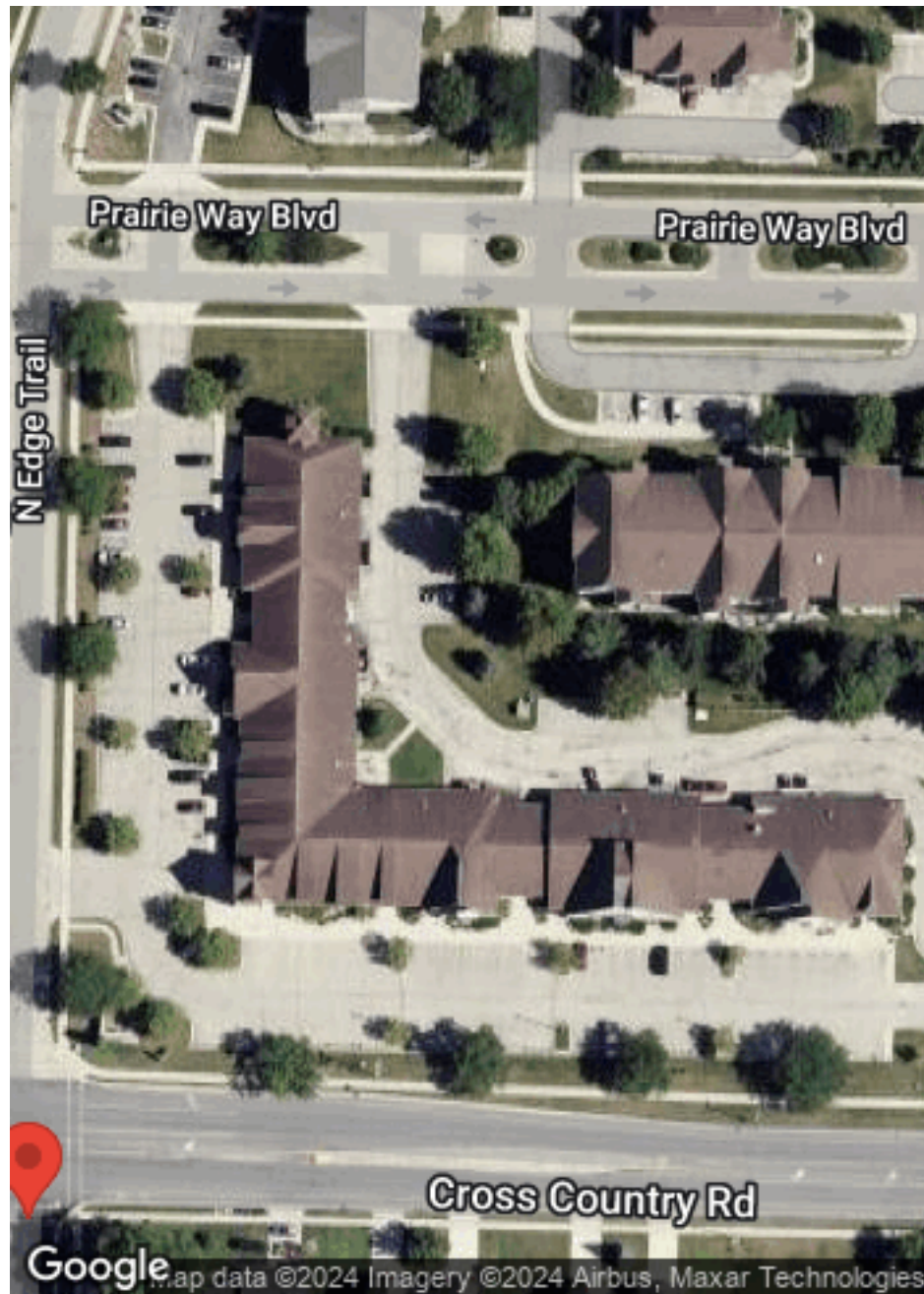
SUITE 1039 (3,433) RSF

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LOCATION MAPS

Prairie Oaks Center
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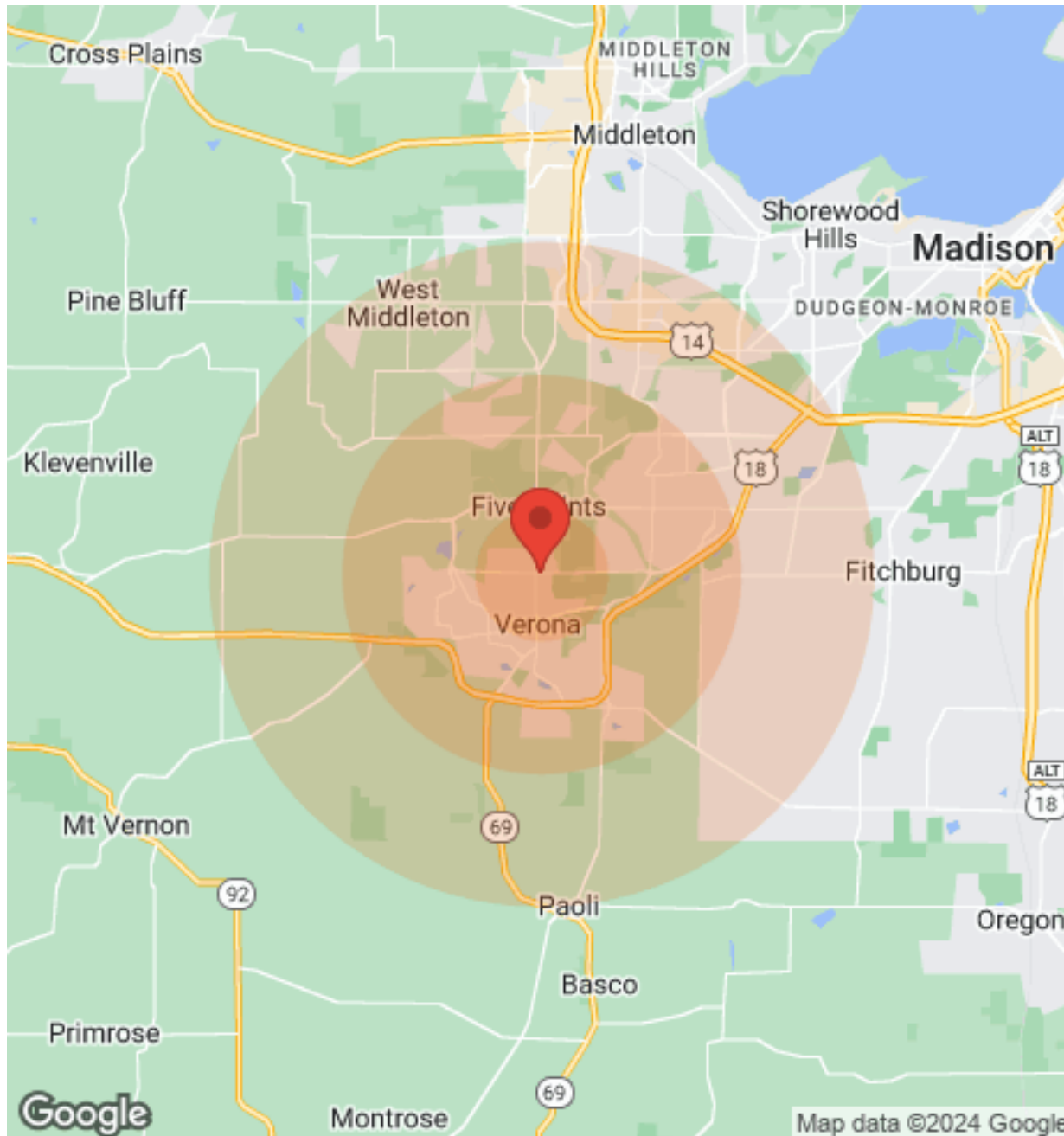
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,745	22,219	46,337
Female	2,725	22,936	48,671
Total Population	5,470	45,155	95,008

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,029	8,554	17,753
Ages 15-24	937	6,221	12,517
Ages 25-54	1,966	17,275	37,563
Ages 55-64	757	6,044	12,382
Ages 65+	781	7,061	14,793

Income	1 Mile	3 Miles	5 Miles
Median	\$91,691	\$82,483	\$71,467
< \$15,000	67	799	2,346
\$15,000-\$24,999	108	861	2,819
\$25,000-\$34,999	124	1,334	3,339
\$35,000-\$49,999	202	2,081	5,653
\$50,000-\$74,999	422	3,823	8,388
\$75,000-\$99,999	493	3,203	5,907
\$100,000-\$149,999	440	4,047	7,138
\$150,000-\$199,999	157	1,335	2,579
> \$200,000	142	1,033	2,423

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,374	19,487	43,281
Occupied	2,257	18,480	40,611
Owner Occupied	1,717	12,554	23,692
Renter Occupied	540	5,926	16,919
Vacant	117	1,007	2,670

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DISCLAIMER

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