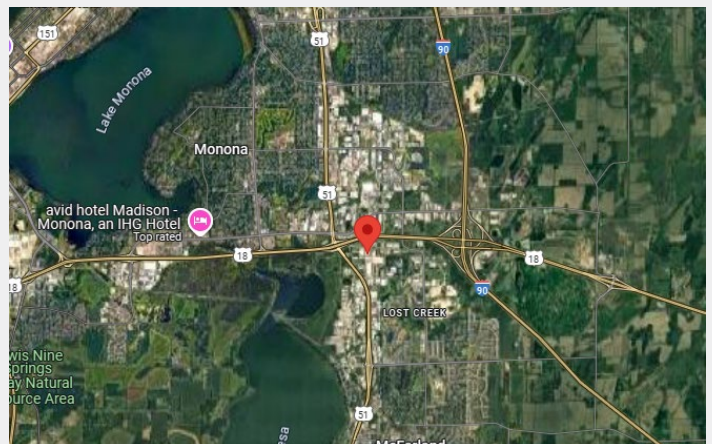




## Property Features

- ✓ Total Center Size: 52,000 SF
  - ✓ 1<sup>st</sup> Floor: 44,500 SF
  - ✓ 2<sup>nd</sup> Floor: 7,500 SF
- ✓ Lease Rate: \$11.50 PSF +NNN
- ✓ 3.52 acres
- ✓ 4 dock doors
- ✓ Column Spacing: 50' x 60'
- ✓ High ceilings - 26 ft
- ✓ Easy access
- ✓ Free standing building
- ✓ Plenty of parking
- ✓ Strong demographics



For more information:

Dan Holvick- Owner

608-220-7740 • dan.holvick@nggwi.co

608-828-8800

[Naimadison.com](http://Naimadison.com)

# Demographics

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4725 Tradewinds Pkwy, Madison, WI 53718

### CITY, STATE

**Madison, WI**

### POPULATION

**45,416**

### AVG. HHSIZE

**2.36**

### MEDIAN HH INCOME

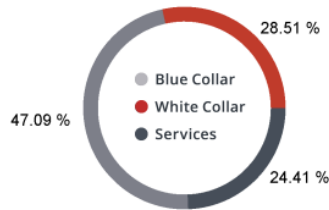
**\$60,569**

### HOME OWNERSHIP

Renters: **7,912**

Owners: **11,525**

### EMPLOYMENT



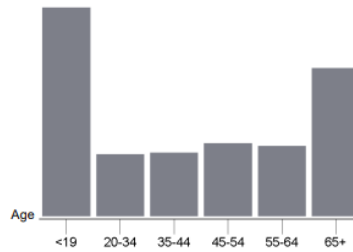
**54.55 %** Employed  
**2.02 %** Unemployed

### EDUCATION

High School Grad: **27.64 %**  
Some College: **23.29 %**  
Associates: **8.70 %**  
Bachelors: **30.72 %**

### GENDER & AGE

**48.90 %** **51.10 %**

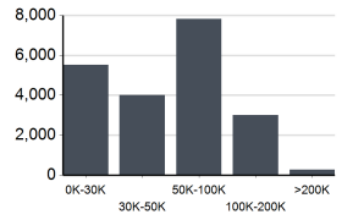


### RACE & ETHNICITY

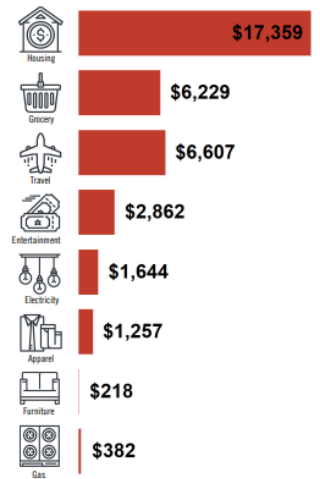
White: **82.45 %**  
Asian: **1.75 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **4.05 %**  
Hispanic: **6.25 %**  
Two or More Races: **5.50 %**

## Catylist Research

### INCOME BY HOUSEHOLD



### HH SPENDING



# Demographics

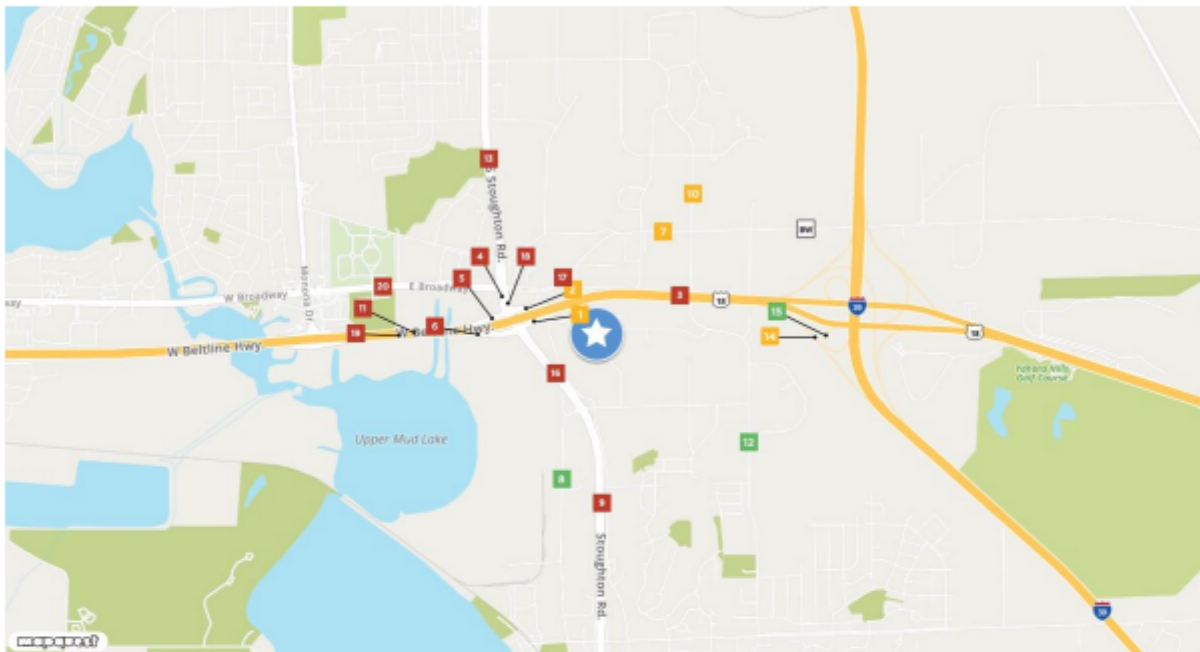
## 4725 Tradewinds Pkwy



NAI Madison

6300 University Ave Suite B100 Middleton, WI 53562 | 608-828-8800

### Traffic Counts



<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Tradewinds Pkwy</b>	<b>S Stoughton Rd</b>	<b>South Beltline Highway</b>	<b>US 51</b>	<b>S Stoughton Rd</b>
Year: 2022 7,200	Year: 2022 8,200	Year: 2022 86,700	Year: 2022 48,700	Year: 2022 22,700
Year: 2018 9,300	Year: 2018 9,300	Year: 2018 87,700		Year: 2018 24,400
Year: 2015 9,200	Year: 2015 9,400	Year: 2015 82,400		Year: 2015 23,300
<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
<b>S Stoughton Rd</b>	<b>Ferrite Drive</b>	<b>Terminal Drive</b>	<b>US Highway 51</b>	<b>Agriculture Drive</b>
Year: 2022 22,300	Year: 2022 7,100	Year: 2022 2,600	Year: 2022 26,400	Year: 2022 5,700
Year: 2018 23,100	Year: 2009 11,750	Year: 2018 2,000	Year: 2019 28,000	Year: 2009 6,950
Year: 2015 22,500	Year: 1997 5,950	Year: 2015 2,100		Year: 1997 4,400
<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
<b>US 12, US 18</b>	<b>Marsh Road</b>	<b>South Stoughton Road</b>	<b>I-39</b>	<b>I-39</b>
Year: 2022 117,000	Year: 2022 2,100	Year: 2022 41,800	Year: 2022 9,000	Year: 2022 2,500
	Year: 2009 2,500	Year: 2018 42,500	Year: 2018 8,700	Year: 2018 3,200
		Year: 2015 41,500	Year: 2015 7,600	Year: 2015 3,000
<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
<b>South Stoughton Road</b>	<b>Motel St</b>	<b>S Stoughton Rd</b>	<b>S Beltline Hwy</b>	<b>E Broadway</b>
Year: 2021 32,900	Year: 2018 14,100	Year: 2018 49,600	Year: 2018 117,000	Year: 2018 12,700
Year: 2018 34,800	Year: 2016 12,200	Year: 2009 55,450	Year: 2015 112,000	Year: 2015 12,200
Year: 2015 30,600	Year: 2012 15,000	Year: 2005 40,200	Year: 2012 111,000	Year: 2012 14,300

**NAI**Madison  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Dan Holvick  
dan.holvick@nggw.com  
608-220-7740

MOODY'S  
ANALYTICS

Catylist

**NAI**Madison

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**BROKER DISCLOSURE TO  
NON-RESIDENTIAL  
CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
55 agreement made concerning the transaction.