

For Lease

CBRE

The Shops at Bloom

Coming Soon | Corner Location with Patio

4601 & 4603 Monona Drive | Monona WI (Madison MSA) | www.cbre.com/



Under Construction

- + Two spaces available (1,690 & 809 SF) May be combined
- + New mixed-use development anchored by full-service BMO Bank branch

Property Overview

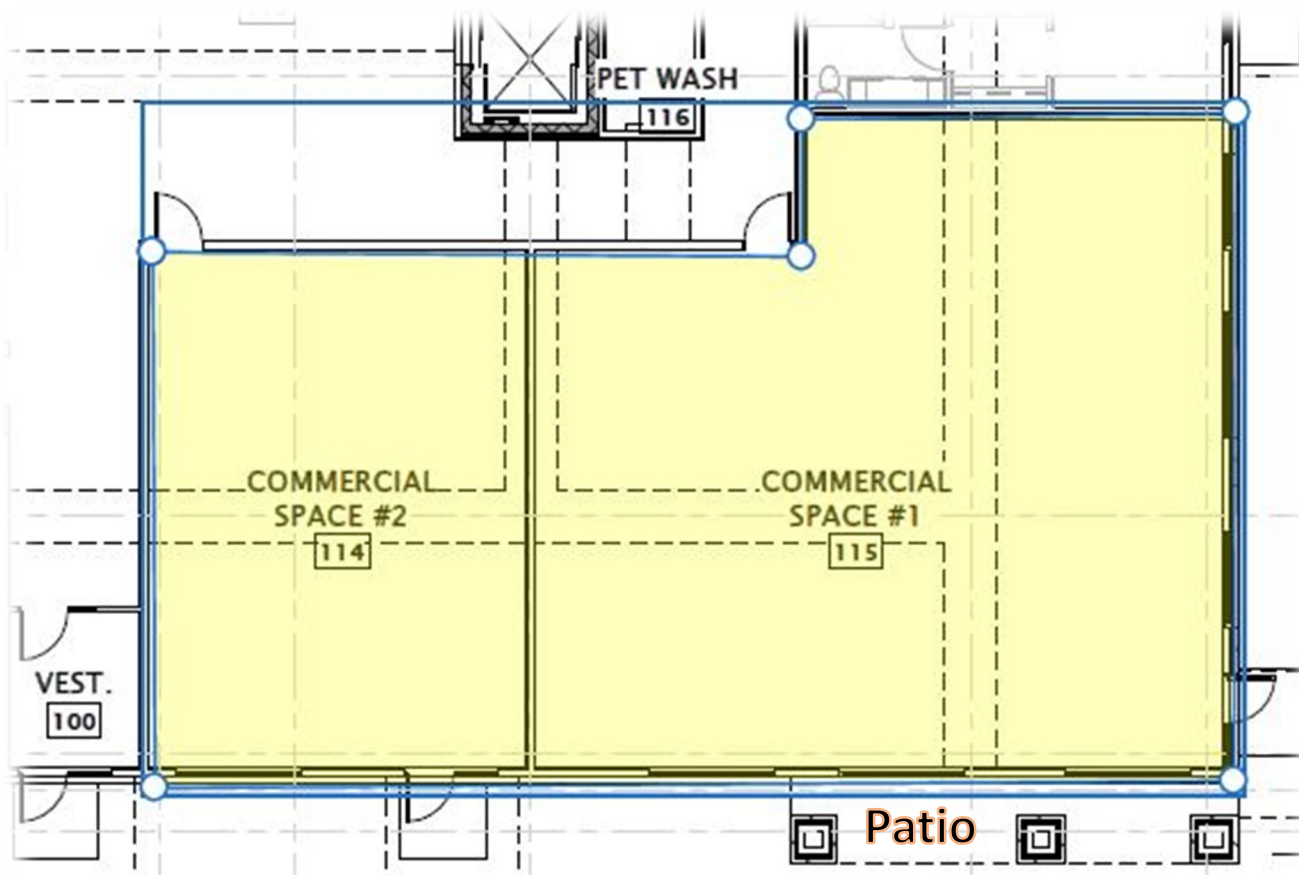
Prominent corner location with high visibility and building signage.

Part of the 98-unit residential apartment development called Bloom.

Retail

The Shops at Bloom
4601 & 4603 Monona Drive
Monona WI (Madison MSA)

For Lease



\$21

Lease Rate

1,690

Square Feet – Corner/Patio

809

Square Feet

Space Highlights

Two spaces available for lease,
(may be combined.)

Patio area and convenient parking.

Rent & Operating Details

Rental Rate	\$21.00
NNN/CAM	\$6.00 est
Electrical	Metered Separately
Sewer/Water	Included in CAM
Gas/Heat	Included in CAM

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185,000

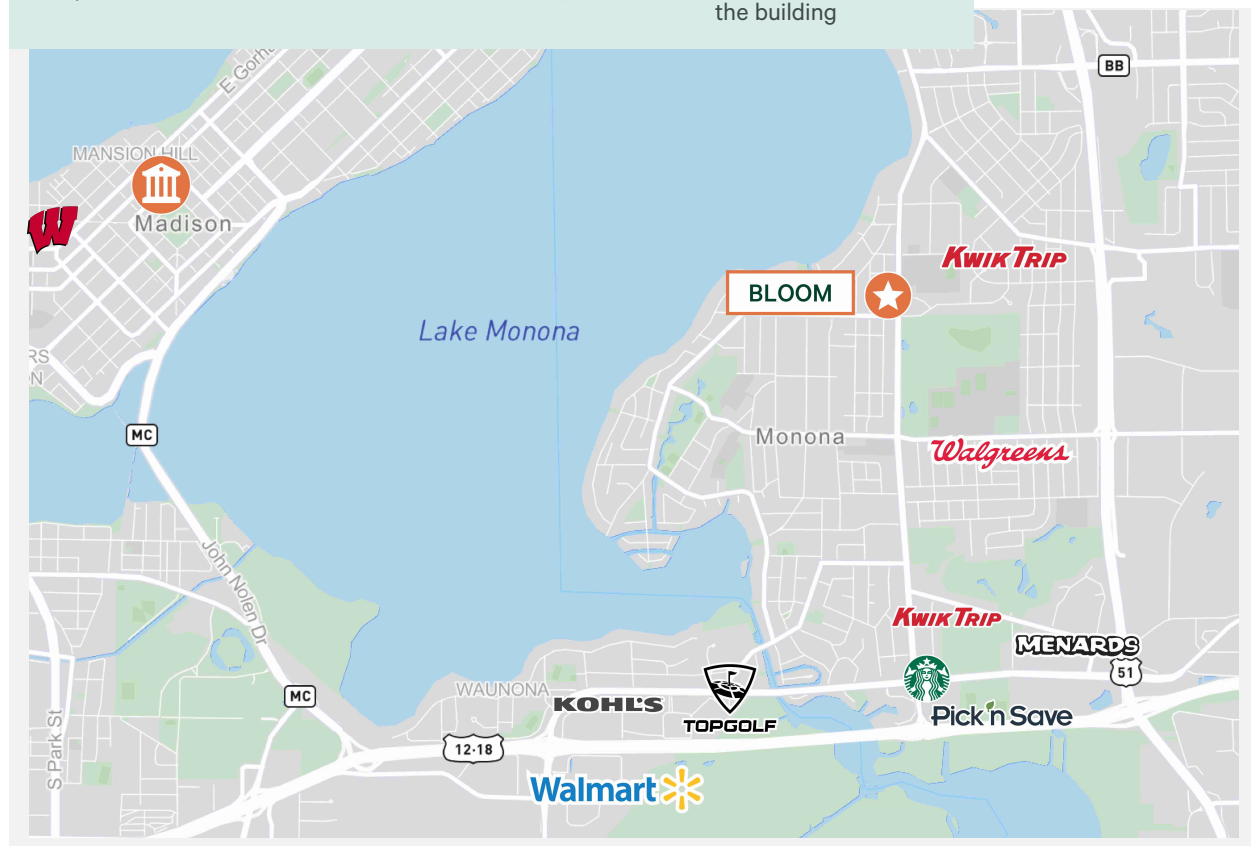
Population (5 miles)

\$111,202

HH Income (1 mile)

98

Apartments within
the building



Highlights

- + Affluent demographics with Household Income over \$111,000.
- + Less than 5 miles/10-minute drive to downtown Madison/State Capital
- + BMO Bank anchors the other corner of the building
- + 98 market-rate residential apartment homes with high-end finishes
- + The City of Monona is a suburb within the Madison metro area. It borders Lake Monona to the west and Madison to the north, east, and south. Monona seamlessly links Madison via Monona Drive, which begins at US Highway 18 to the south
- + The population of Monona grew 14%+ in the last decade.

	1 Mile	3 Miles	5 Miles
Population	8,226	75,869	185,000
Avg HH Income	\$111,202	\$104,469	\$96,653

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Highlights:

Only two spaces available.

Both spaces can be combined for a total of 2,499 sq ft

Large patio for customers

Contact Us

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