

# Prairie Towne Center

NWC of BELTLINE HWY 12/14 AND MINERAL POINT ROAD  
MADISON, WI

## Contact Us

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Anchor Space Available:

35,345 SF (160’ width)  
Former Bed, Bath, & Beyond

Outlot Space Available:

12,000 SF  
Divisible

Total GLA:

164,365 SF  
(Excluding Target)

# Property Details

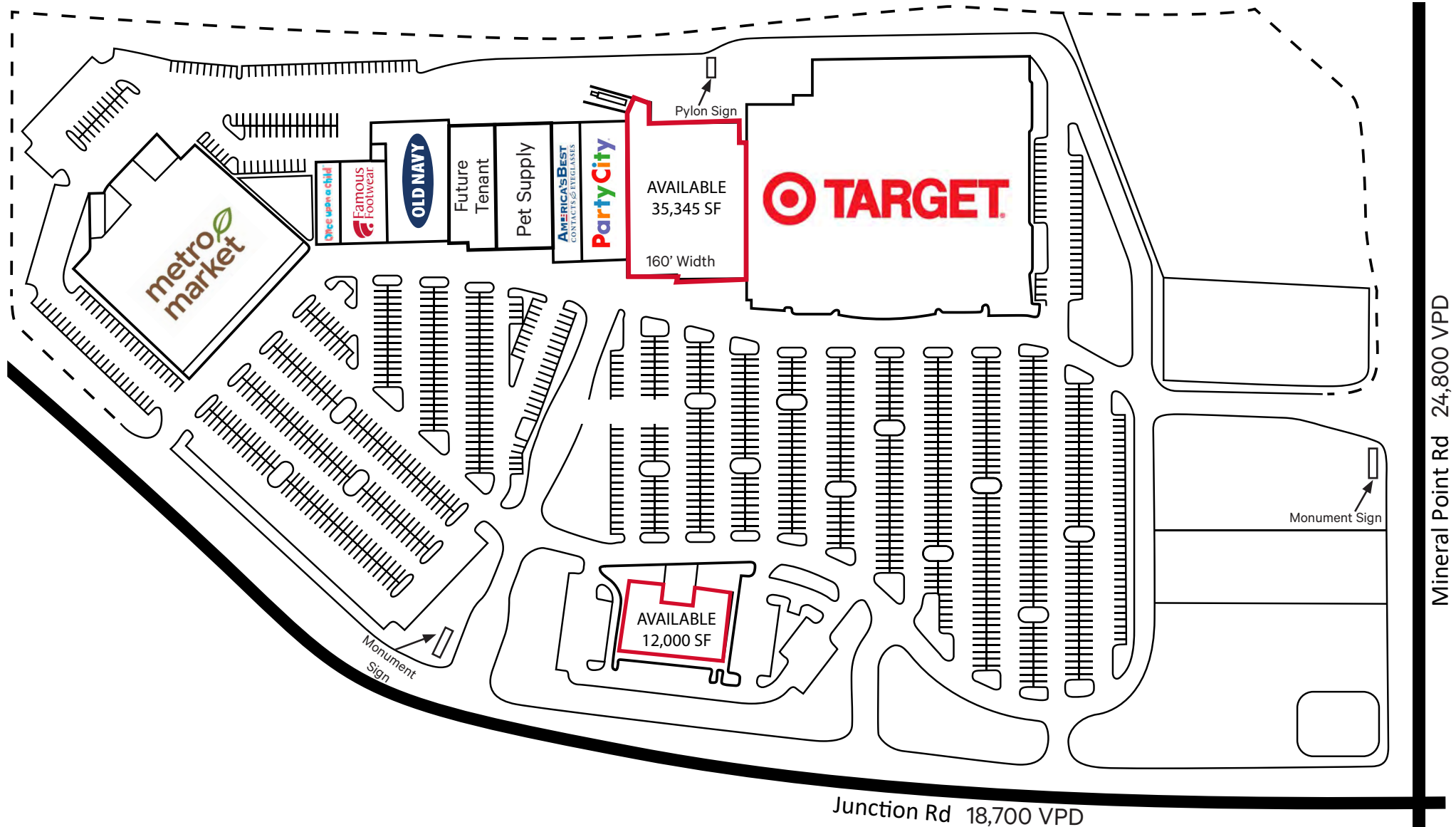
- Prairie Towne Center is the premier community shopping center serving the west side of Madison with 164,365 square feet anchored Metro Market (Kroger), Old Navy, and Party City.
- The property is shadow anchored by the first Target store (125,635 SF) that opened in the Madison market.
- The property has excellent access to major roadways as it is bordered by Highway 12/14 (75,900 VPD) to the east, Junction Road (18,700 VPD) to the west and Mineral Point Road (24,800 VPD) to the south. The center has excellent visibility and access to all of these major roadways.
- The center enjoys the benefits of being located in the middle of very solid higher income residential as well as a strong suburban office daytime population.
- Pylon signage is available along Highway 12/14, Mineral Point Road, & Junction Road.

Demographics	1 Mile	3 Miles	5 Miles	7 Miles
Population	10,299	71,431	151,450	243,672
Avg. Household Income	\$112,161	\$130,848	\$129,013	\$115,298
Daytime Population	13,882	84,165	178,444	289,551

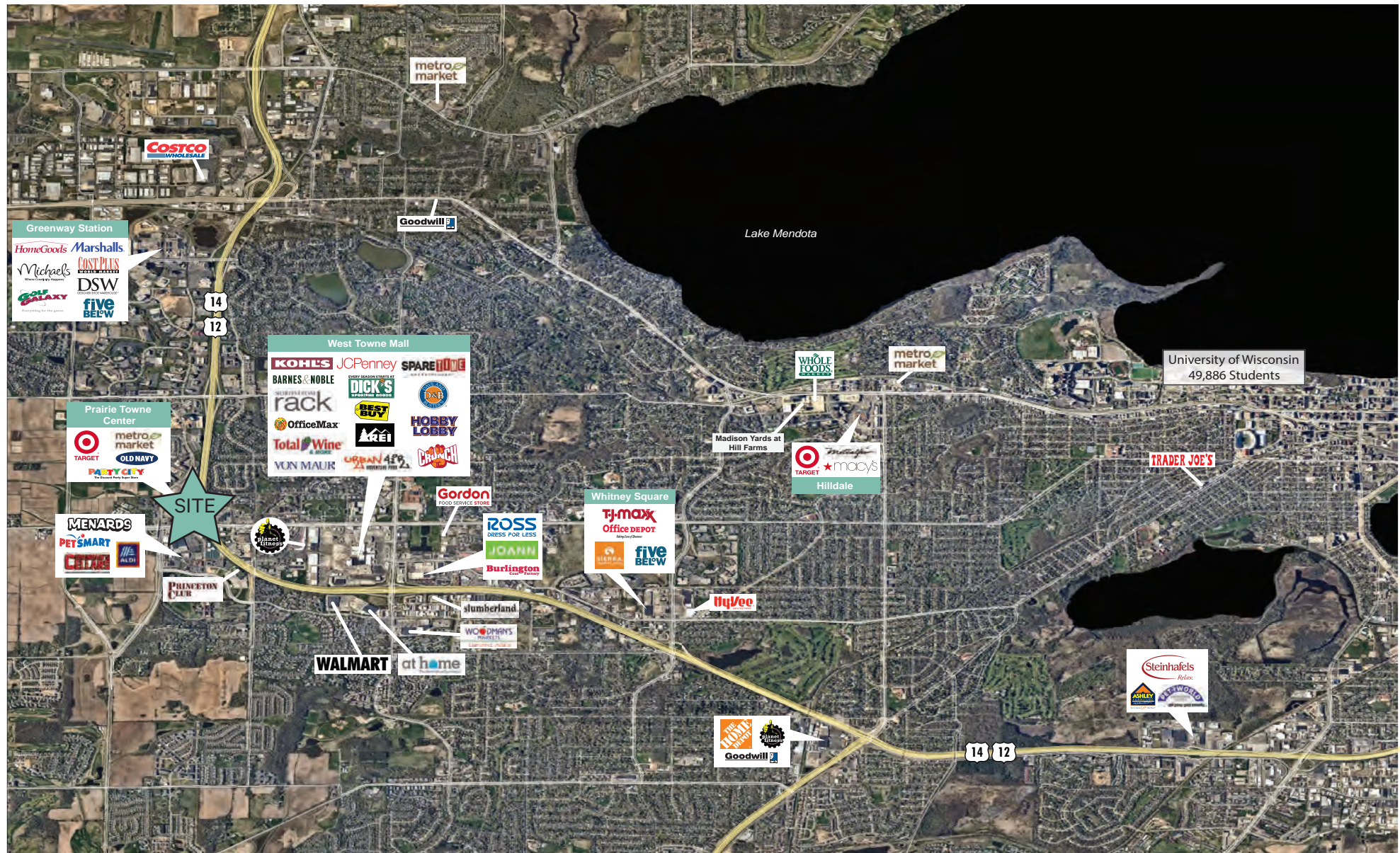
Traffic Counts	
Junction Road	18,700 VPD
Beltline Highway	75,900 VPD
Mineral point Road	24,800 VPD

# Site Plan

Beltline Highway 12/14 75,900 VPD







- The Madison market is serviced by two regional malls – East Towne Mall and West Towne Mall. Prairie Towne Center is at a prime location in the West Towne Mall trade area.
- The West Towne trade area is typically the first entry point for major retailers looking to establish a strong presence in the market.
- Madison is Wisconsin's second largest city (277,166 people), the State Capitol, home of the University of Wisconsin, and County Seat for Dane County (576,190 people).
- Madison typically has the lowest unemployment rate in Wisconsin with major employers including the University of Wisconsin, Epic Health Systems, UW Health, American Family Insurance, and the State of Wisconsin.



# State of Wisconsin Broker Disclosure

## To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

### Broker Disclosure to Customers

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

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

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

### Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).

2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

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

(Insert information you authorize to broker to disclose such as financial qualification information)

### Definition of Material Adverse Facts

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 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision 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 that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 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 agreement made concerning the transaction.

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

### Consent to Telephone Solicitation

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

### Sex Offender Registry

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

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