



**3,456 Sq. Ft.
Available**

39,216 sq. ft. multi-tenant shopping center located on Madison's affluent west side. Shopping Center anchored by Dollar Tree, The Pancake Café, Wingstop, Little Caesars, Subway and Get It Now. Property is shadow anchored by Woodman's food store (200,000 + sq. ft. grocery store) and Walmart. Site is located on the hard corner of Gammon Road (23,200 AADT) and Watts Road (19,400 AADT) just south of the 12/18 Beltline Highway and West Towne Mall (a CBL owned regional mall with in excess of \$454.00/sq. ft. average sales). One space remains with 3,456 sq. ft. available. Pylon and building signage available.

Available Space Currently Occupied by Familia Dental

Lease Rate: \$22.00/ sq. ft. (NNN)

NNN Estimate: \$4.95/ sq. ft.

Steve Doran:

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Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	9,905	94,281	174,672	341,173
Average H.H. Income	\$83,233	\$109,082	\$113,430	\$100,129

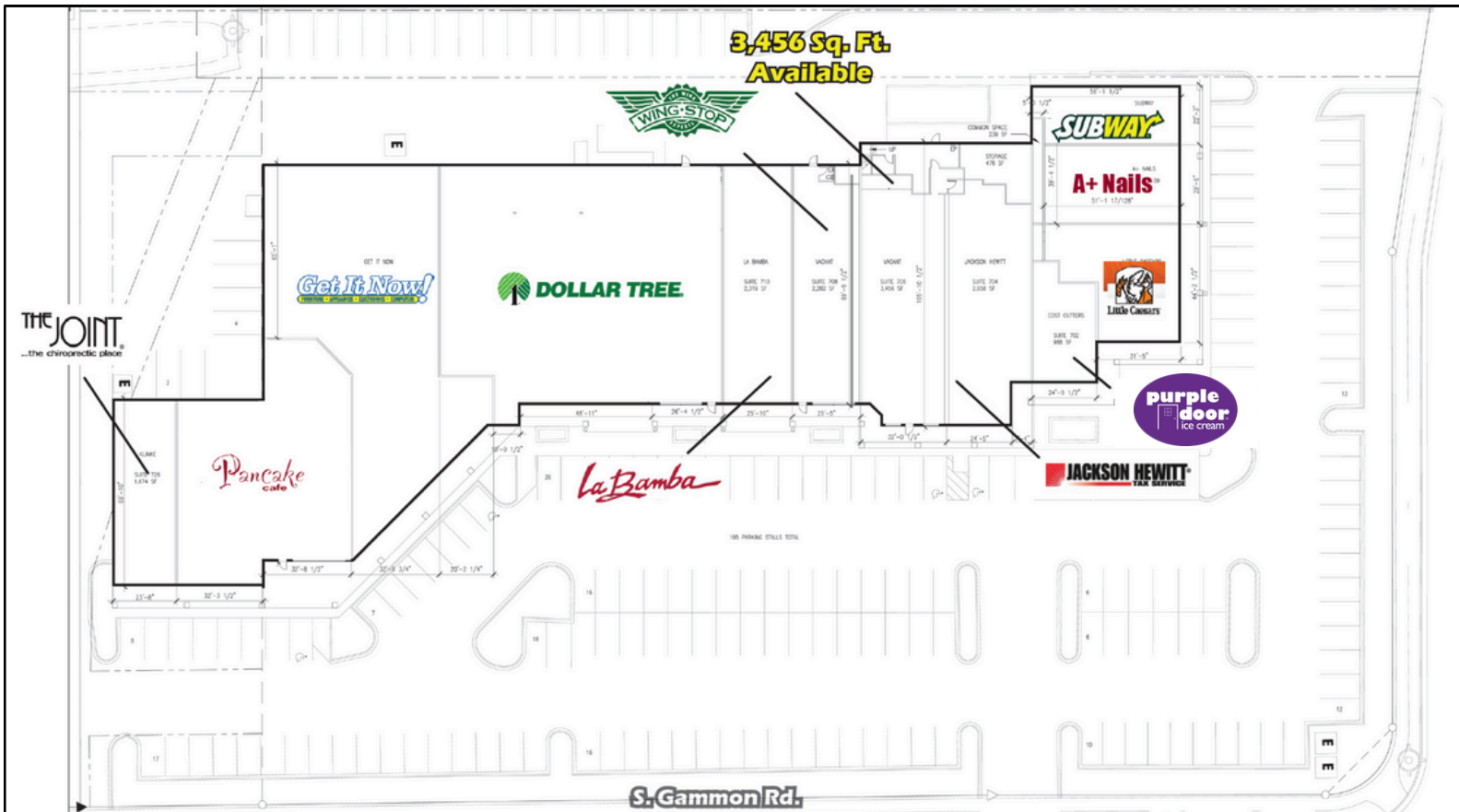
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