

RETAIL – RESTAURANT for LEASE

329 – 331 E Wilson St, Madison, WI



THE SADDLERY



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ABSTRACTCommercialRealEstate.com



ABSTRACT
COMMERCIAL REAL ESTATE



Are you looking for a small footprint, great location and parking?

Awaken your spirit to something extra-ordinary.

PROPERTY HIGHLIGHTS

- Available - 633 SF - 1161 SF
- Rate - Call Broker
- NNN - \$6.75/SF
- TI -Negotiable
- Term 5-10 years
- Parking available
- Zoning -UMX, WP-17

THE SADDLERY is truly a one-of-kind development in downtown Madison:

This site has the charm off the First Settlement District and is listed on the National and State Historic Register. Built-In Customers with 45 Units on Floors 2-4. Enjoy walkability with the modern appeal of parking on-site.

**4-Story Re-adaptive Historic Development
(Built in 1900, Remodeled 2023)
325 E WILSON ST - 1527 SF (Leased)**

**2-Story Newer Endcap
(Built in 1955, Remodeled 2023)
329-331 E WILSON ST - 633-1794 SF (Available)**

Easy to navigate whether you're on foot, bicycle or driving from Hwy 12/18 to John Nolen Dr with 43,450 VPD + 8250 VPD past your door. This property is at the center of growth with highly visited civic and entertainment sites such as the Capitol Square, Overture Center, The Sylvee or Majestic Theatre and related offerings.

Call Broker for Lease Rate + TI Package.

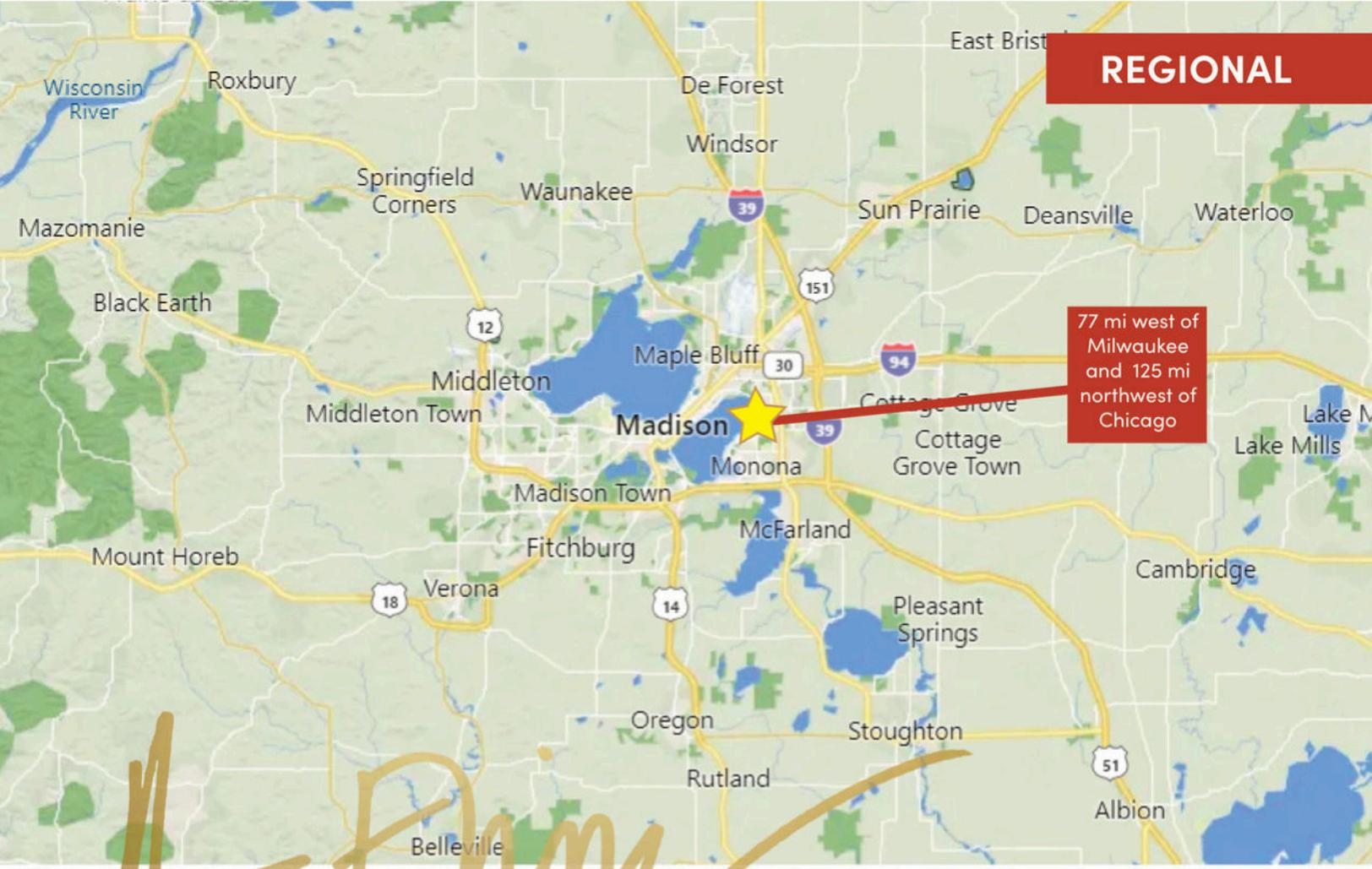


LAKE MONONA WATERFRONT

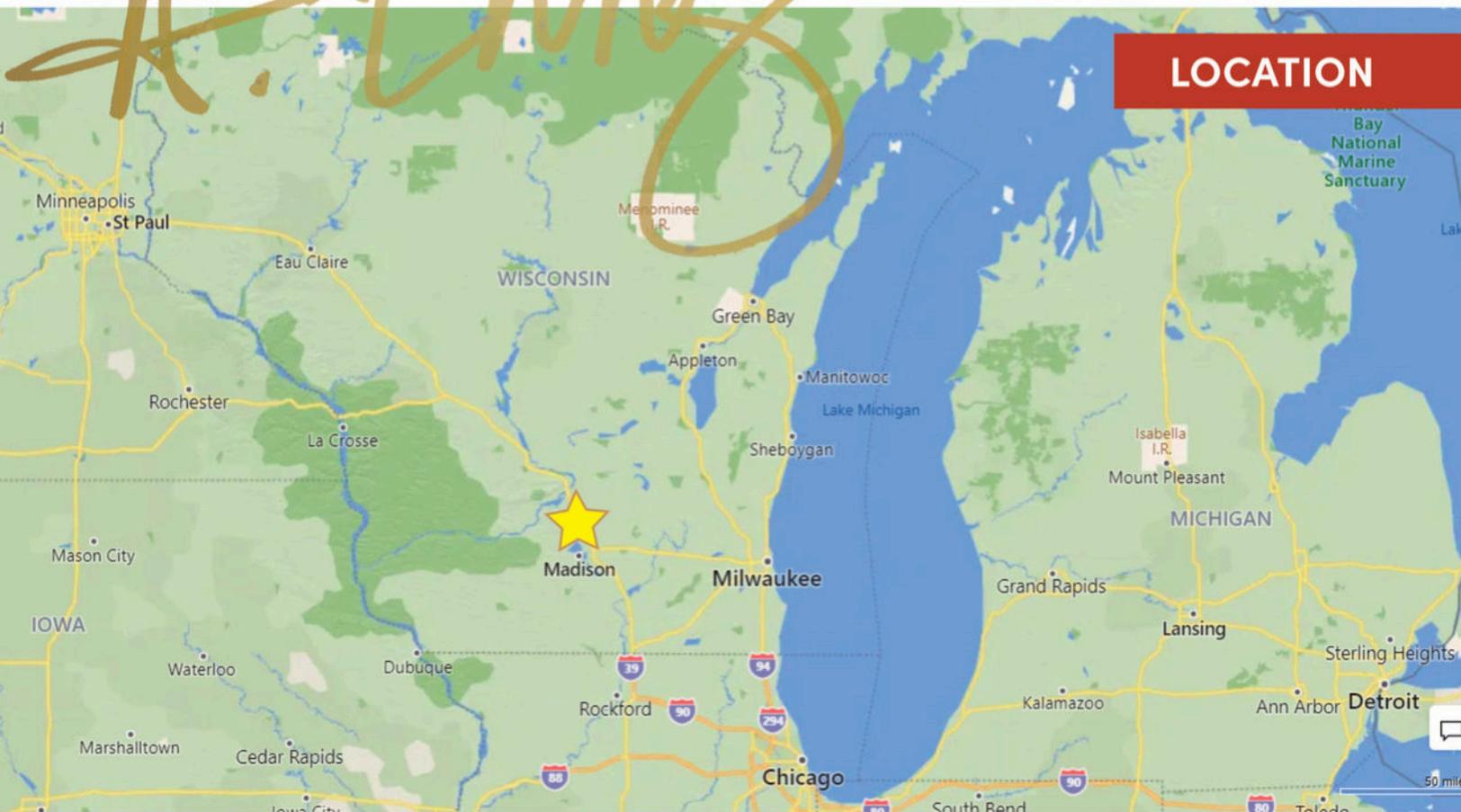
- City-led waterfront redevelopment spanning approximately 1.7 miles along downtown Madison's southern shoreline.
- Phased delivery aligned with the John Nolen Drive reconstruction (2025–2027).
- Continuous pedestrian and bicycle connections from John Nolen Drive to E Wilson Street.
- New parkland created through air-rights development at Law Park Ledge.
- Supports future mixed-use and institutional investment along adjacent corridors.
- Long-term value driven by improved access, walkability, and quality of place.



REGIONAL



LOCATION



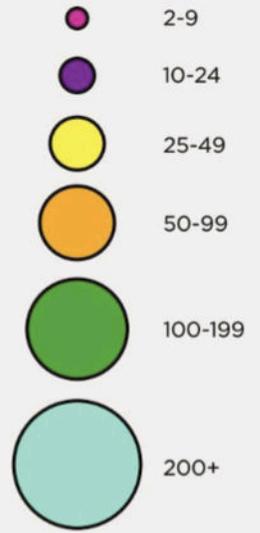
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MULTI-FAMILY DEVELOPMENT

Lake Mendota



Multi-Family Buildings Constructed 2017-2021



Other Projects



Approved or Under Construction



Non-Residential Building

DEVELOPMENT in DOWNTOWN MADISON 2024

TOTAL UNITS:

Approx. 2167 Approved/Under Construction
 Nearly 2000 in various stages of Approval



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Location Facts & Demographics

Demographic information for 11 minute drive (0.4441 square miles), Madison, WI 53715

CITY, STATE

Madison, WI

POPULATION

36,067

AVG. HHSIZE

2.22

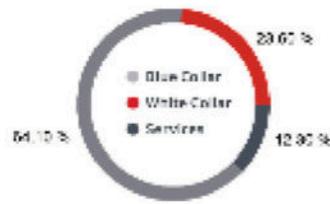
MEDIAN HH INCOME

\$62,767

HOME OWNERSHIP

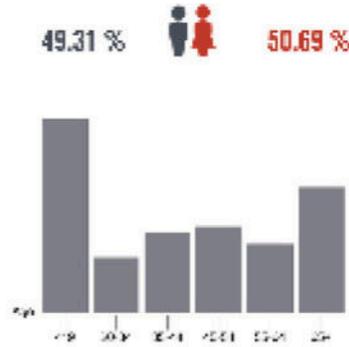
Renters: **9,807**
 Owners: **8,838**

EMPLOYMENT

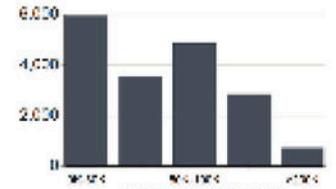


58.18% **Employed**
 1.66% **Unemployed**

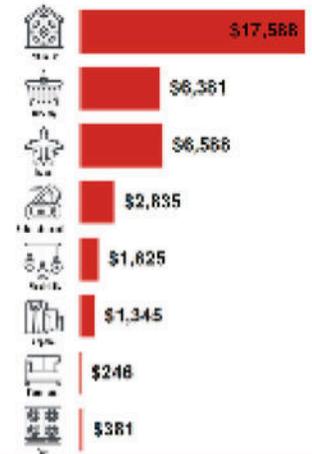
GENDER & AGE



INCOME BY HOUSEHOLD



HH SPENDING

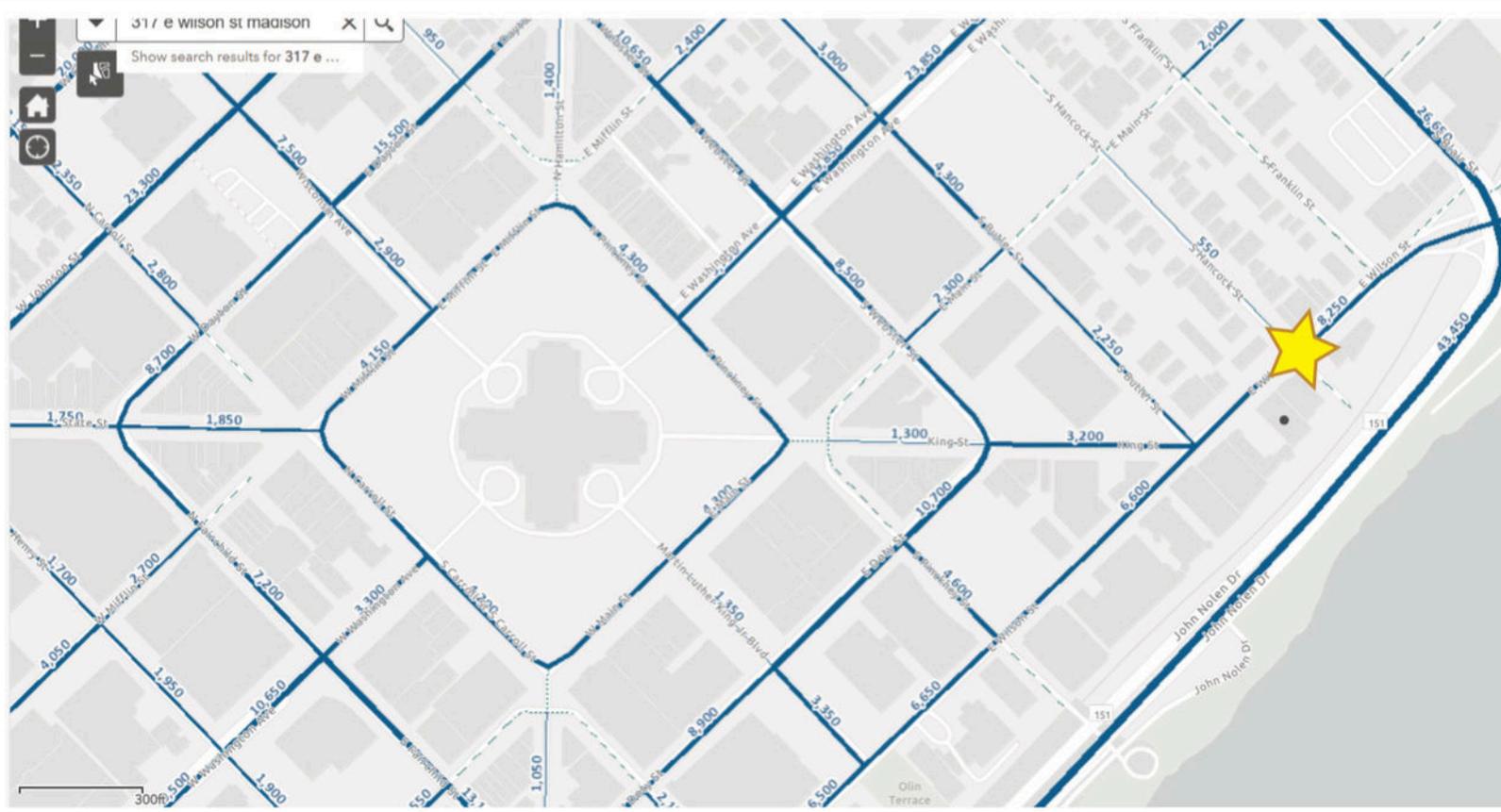


EDUCATION

High School Grad: **11.82%**
 Some College: **13.39%**
 Associate: **4.83%**
 Bachelor: **73.87%**

RACE & ETHNICITY

White: **73.42%**
 Asian: **15.35%**
 Native American: **0.06%**
 Pacific Islander: **0.00%**
 African American: **2.94%**
 Hispanic: **5.18%**
 Two or More Races: **3.06%**



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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

ABSTRACT Commercial Real Estate LLC
Effective July 1, 2016

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an
agent 4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is 6 providing
brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the 7 customer, the following
duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41). 16 (f) The duty to safeguard trust funds
and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may 33 list that
information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a 34 later time, you may
also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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