

Premier Retail Opportunity: Walworth Village Square

 103–111 Park Street, Walworth, WI 53184

3 Prime Retail Units Available for Lease

Discover an unparalleled commercial leasing opportunity situated in the vibrant heart of Walworth, Wisconsin. This recently renovated shopping center boasts exceptional visibility, robust anchor tenancy, and highly adaptable space configurations, perfectly suited for a diverse range of thriving retail and service businesses.

Seize the chance to establish your presence in a prime location with significant growth potential.



Key Property Highlights



1,929-2,950 SF

Flexible unit sizes to accommodate diverse business needs



\$7.50/SF NNN

Competitive base rent with triple net lease structure



High Visibility

Located on highly visible corridor on the village square



Ample Parking

Convenient on-site parking for customers and staff

Walworth Village Square Shopping Center represents an exceptional opportunity for businesses seeking high-visibility retail space in a thriving community. With strong anchor tenancy, recent capital improvements, and competitive lease terms, this property is positioned to support your business success.



Prime Walworth Location

Strategic Position in Southern Wisconsin

Walworth Village Square benefits from exceptional accessibility and visibility at the intersection of major traffic corridors. Located along Highway 67 with easy access to Highway 14, the property captures consistent daily traffic from both local residents and regional travelers.

Key Transportation Routes:

- Direct access to Highway 67 (main thoroughfare)
- 5 minutes to Highway 14
- 15 minutes to Lake Geneva
- 25 minutes to Janesville
- 45 minutes to Madison metropolitan area

Nearby Businesses & Amenities

- Family Dollar (anchor tenant)
- Local dining establishments
- Professional services
- Community services
- Residential neighborhoods

The surrounding area features a strong mix of complementary retail, service providers, and growing residential development.

Available Units & Pricing

Unit Number	Square Footage	Annual Rent	Status
Unit A	1,929 SF	\$7.50 SF	Available
Unit B	2,300 SF	\$7.50	Available
Unit C	2,950 SF	\$7.50	Available

Flexible Configuration Options: Adjacent units can be combined to create larger footprints up to 6,000+ square feet, ideal for businesses requiring expanded retail or service space.

Unit Features

- Individual HVAC systems
- Rear storage/office space
- Dedicated electrical service
- ADA compliant entrances



Why Lease at Walworth Village Square?

Strong Anchor Tenancy

Family Dollar serves as the property's anchor tenant, driving consistent daily foot traffic and establishing the center as a go-to destination for everyday shopping needs.

Community Growth

Walworth is experiencing steady population growth with new residential development, expanding the customer base and creating opportunities for service-oriented businesses.

High Visibility & Traffic

Prime position along Park Street captures thousands of daily vehicle passes, with excellent sight lines and easy access from Highway 67, ensuring your business gets noticed.



Complementary Tenant Mix

Join a well-balanced mix of retail and service providers that create natural customer crossover and multiple reasons for shoppers to visit the center.



Professional Management

Experienced property management ensures the center is well-maintained, secure, and presents a premium image that reflects positively on all tenants.

Ideal for Diverse Business Types

The B-1 zoning classification and flexible lease terms make Walworth Village Square suitable for a wide range of commercial uses. Whether you're launching a new venture or expanding an existing operation, these spaces can be adapted to support your vision.



Retail Operations

Clothing boutiques, specialty shops, convenience stores, sporting goods, home décor, gifts, and consumer goods



Health & Wellness

Medical offices, dental practices, physical therapy, chiropractic care, urgent care, and wellness centers



Food & Beverage

Quick-service restaurants, cafés, bakeries, specialty food shops, and grab-and-go concepts



Personal Services

Hair salons, barbershops, nail salons, spas, dry cleaning, tailoring, and repair services



Professional Services

Insurance agencies, financial advisors, real estate offices, legal services, and consulting firms



Education & Enrichment

Tutoring centers, music lessons, dance studios, martial arts, and children's enrichment programs

Ready to Secure Your Space?

Contact Our Leasing Team

Juan Carlos Martinez

Commercial Real Estate Broker

Lake Partners at Compass

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Office Location:

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- ❏ **Act Fast:** With only three units remaining and growing interest from local and regional tenants, these prime retail spaces won't be available for long. Contact us today to schedule a private showing and discuss how Walworth Village Square can support your business goals.

We're committed to finding the right tenant fit for each space. Our team provides comprehensive support throughout the leasing process, from initial tours and financial analysis to lease negotiation and move-in coordination. Let us help you establish or expand your presence in this dynamic Walworth community.