

EAST TOWN PLAZA



MID-AMERICA[®]
Real Estate-Wisconsin, LLC

Highway 151 & Zeier Rd / Madison, WI

**FOR LEASE
AVAILABLE NOW**



RETAIL OPPORTUNITY

EAST TOWN PLAZA



Address

2117 Zeier Road
Madison, WI

Availability

Inline Retail:

10,000 SF | 3,150 SF | 1,703 SF

Outparcel:

2,418 SF

Total GLA:

216,732 SF

Operational Expenses

\$4.86 / SF



Property Details

- Centrally located within Madison's east side retail trade area
- Regional accessibility given the proximity to I-90 and East Washington Avenue
- Adjacent to CBL's East Towne Mall - 80 stores / 790,000 SF
- 5.8 / 1,000 parking ratio = 1,873 stalls
- Multiple access points via Zeier Road, East Town Blvd. and Springs Drive
- Anchor tenants include:

Marshalls

ROSS
DRESS FOR LESS®

Burlington

at home
The Home Décor Superstore

ULTA
BEAUTY

JOANN

DSW
DESIGNER SHOE WAREHOUSE®

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	7,551	46,140	123,208
HOUSEHOLDS	3,503	20,544	55,368
AVG HOUSEHOLD INCOME	\$74,337	\$77,463	\$85,558
DAYTIME POPULATION	9,043	54,560	124,606

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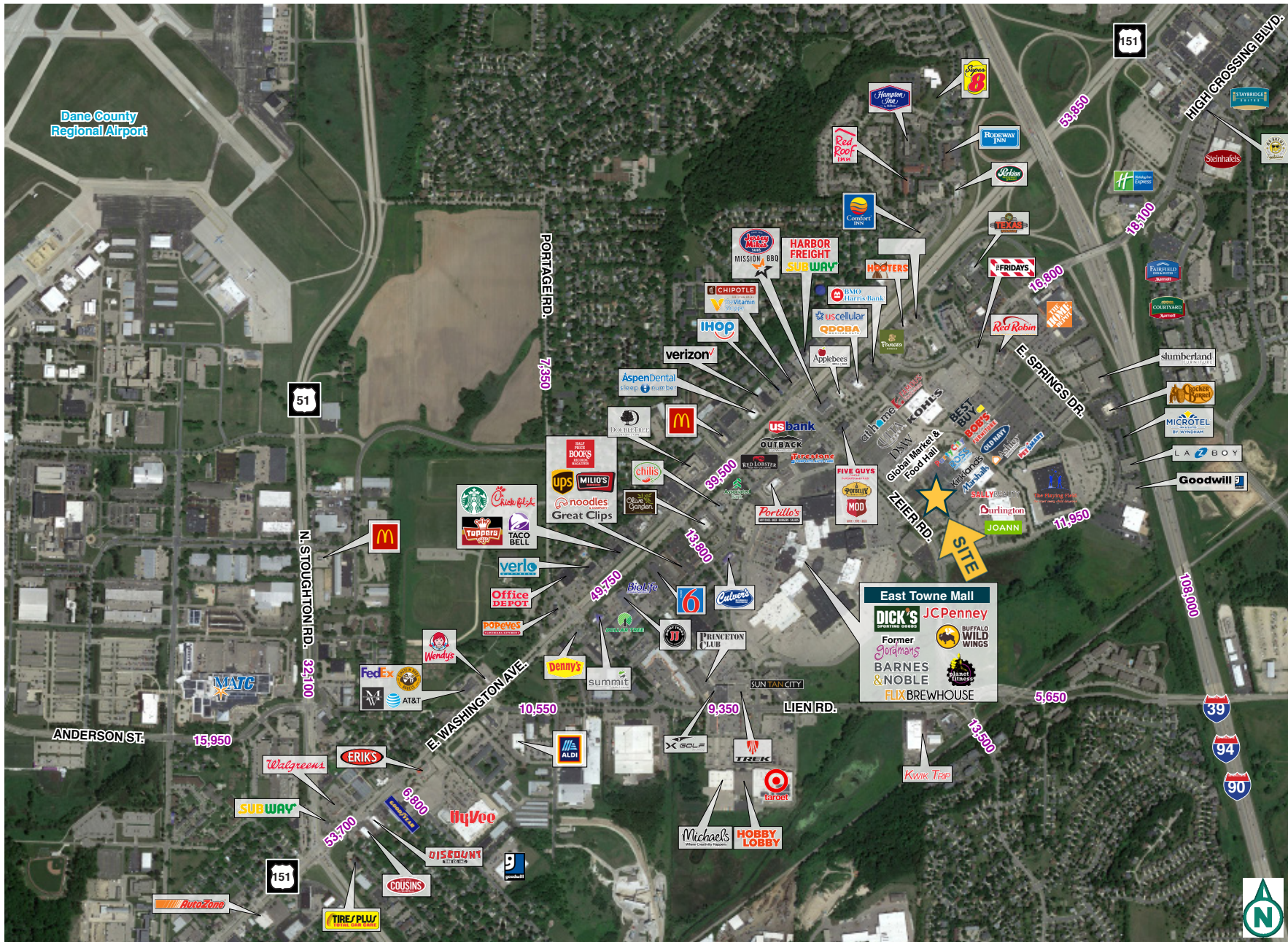


TENANT NAME	UNIT	SQ.FT	TENANT NAME	UNIT	SQ.FT	TENANT NAME	UNIT	SQ.FT
Party City	A100	13,931	New Life Foot & Body Spa	C100	1,334	Marshalls	MAJD	36,800
AVAILABLE	A102	1,703	AVAILABLE	C102	3,150	Burlington	MAJE	43,000
Kirkland's	A110	10,000	Vivid Vibe Studio	C104	2,418	United Furniture	E100	17,200
AVAILABLE	B100	10,000	Security Finance	C106	1,782	Jo-Ann Fabrics	MAJF	20,000
Sally Beauty Supply	B102	2,000	Check 'n Go	C108	2,100	TOTAL:		216,785
ULTA Beauty	B200	11,243	Soth Nails	C110	2,100			
DSW Shoe Warehouse	B250	16,024	ROSS Dress for Less	MAJB	22,000			

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AERIAL

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CONTACT

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS



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

DISCLOSURE TO CUSTOMERS

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

- The duty to provide 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.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

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

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

CONFIDENTIAL 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 and 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.