

# DENTAL/MEDICAL OFFICE FOR SALE OR LEASE

5605 ODANA RD, MADISON, WI 53719



Medical or Professional Office Use

Asking Price: \$2,100,000

 Grant Bradley | Senior Advisor  
 608-886-0899  
 Grant.Bradley@ryzoCRE.com  
 www.ryzoCRE.com

 Amy Hotter | Advisor | Healthcare  
 608-640-7410  
 Amy.Hotter@RYZOcre.com  
 www.ryzoCRE.com



# PROPERTY OVERVIEW



## ADDRESS

5605 Odana Rd,  
Madison, WI 53719



## Approx

5500 SF plus 2000 SF LL



## Parcel ID

070930303064



## Lot size

approx 33,292 SF



## Year built

1979



## Zoning

CC-T Commercial  
Corridor Transitional



## Parking

spaces 46

## Highlights:

- Single-tenant dental specialty clinic - orthodontics
- Ideal for Owner-user or Investment
- Currently tenant occupied, available for sale or lease
- Strategic location on highly visible commercial corridor

# FOR LEASE

## ADDRESS

5605 Odana Rd,  
Madison, WI 53719

## LEASE RATE

negotiable

## CAM

\$TBD psf

## TAX

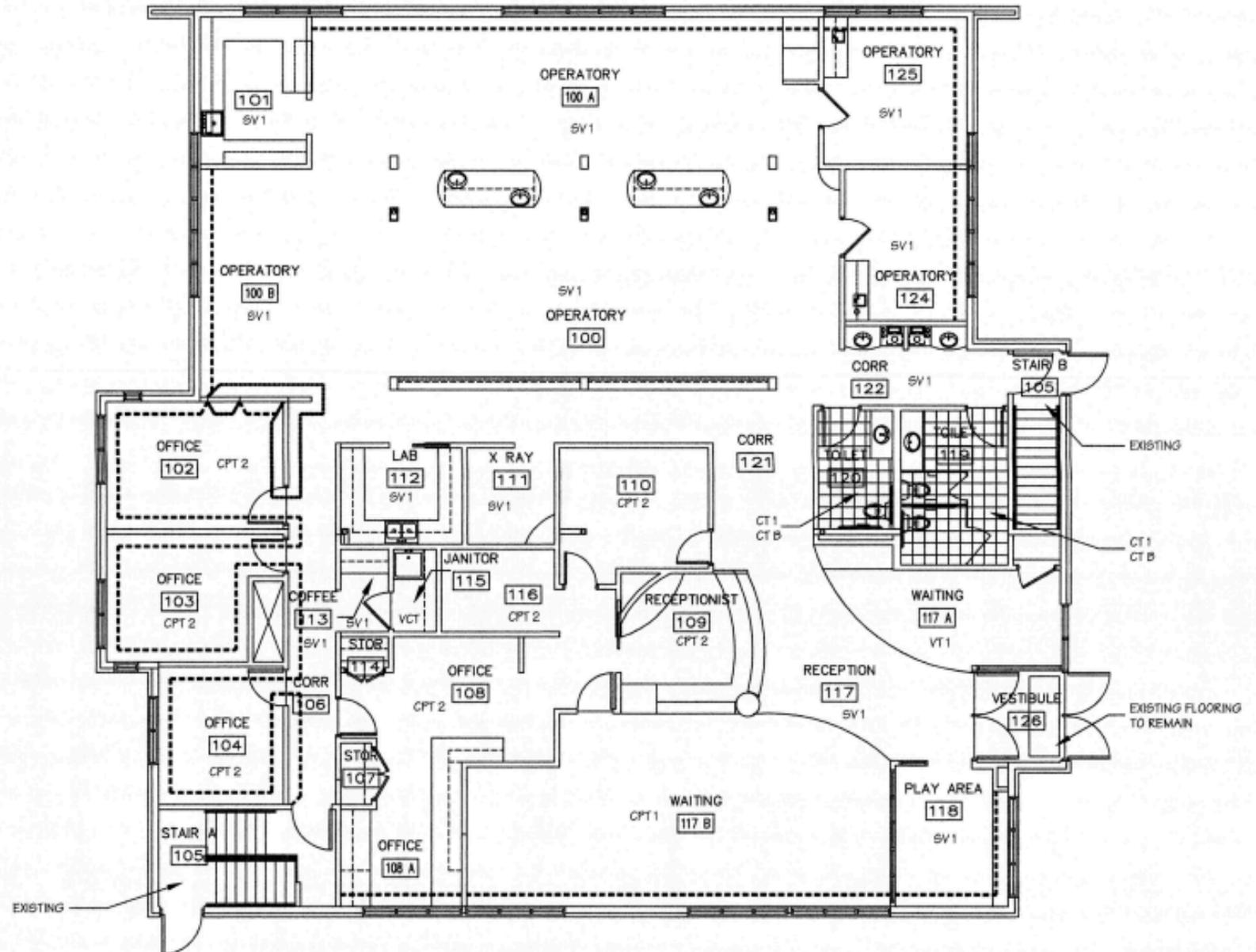
\$3.03 psf

## AVAILABILITY

Occupied but available

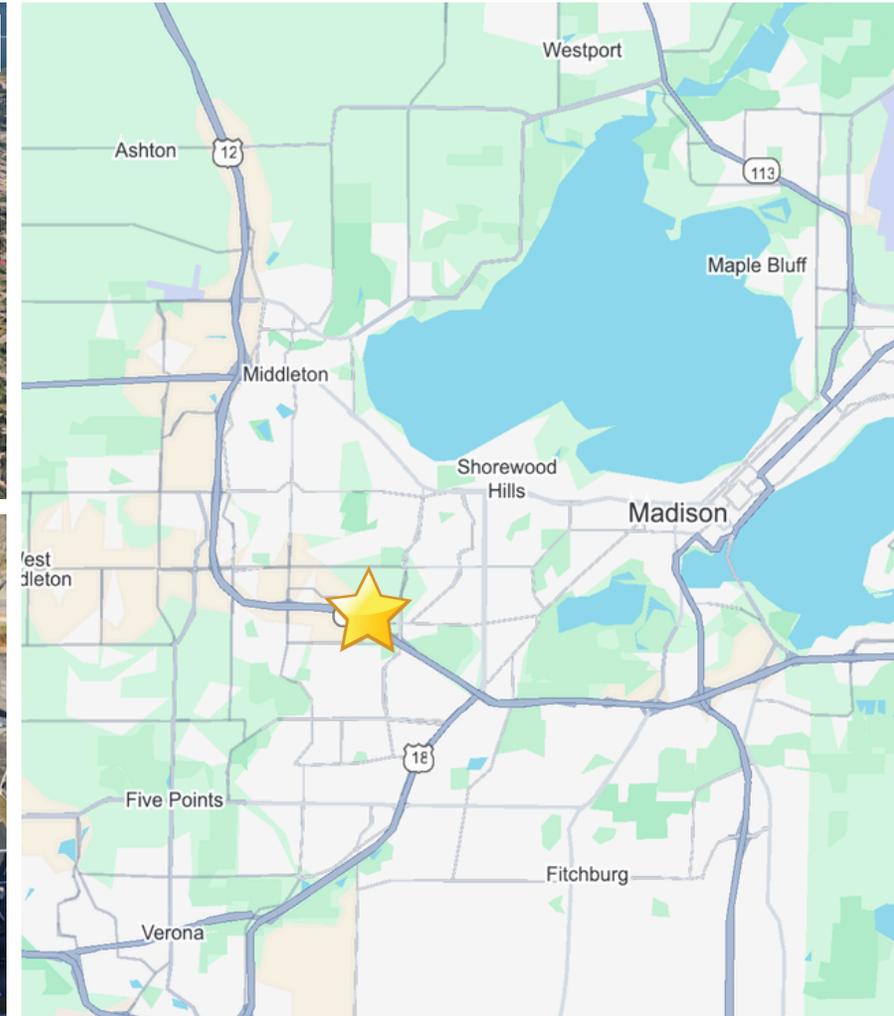
## FEATURES

- Occupied but available
- Monument and building signage
- Ample parking



# AREA HIGHLIGHTS

MADISON, WISCONSIN



5605 Odana Road offers an exceptional location in Madison's thriving west side—an area known for its strong demographics, established medical corridor, and convenient access to major routes including the Beltline (US-12/14). Surrounded by complementary healthcare providers, shopping, dining, and high-traffic retail destinations, this corridor attracts steady patient visibility and accessibility. The property's proximity to residential neighborhoods and the University of Wisconsin further supports a strong referral base and consistent growth for a dental provider, healthcare practice, or professional office location.

- » Highly Visible
- » Accessible Location
- » Medical and Retail Nearby
- » Tight Commercial Market
- » Strong Trade Area

# DEMOGRAPHICS

## CITY, STATE

**Madison, WI**

## POPULATION

**270,000**

## AVG. HH SIZE

**2.42**

## MEDIAN HH INCOME

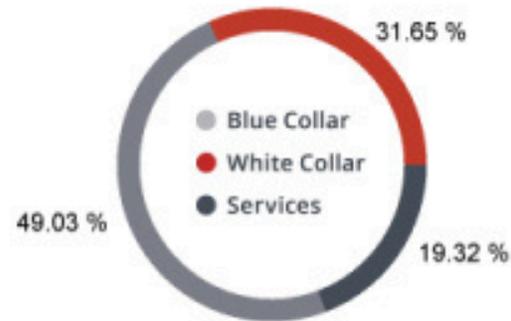
**\$76,290**

## HOME OWNERSHIP

Renters: **6,129**

Owners: **11,441**

## EMPLOYMENT



**56.60 %**  
Employed

**0.98 %**  
Unemployed

## EDUCATION

High School Grad: **14.88 %**

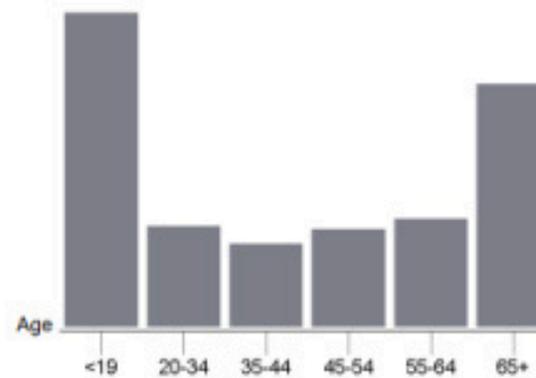
Some College: **18.90 %**

Associates: **8.39 %**

Bachelors: **58.22 %**

## GENDER & AGE

**48.20 %**   **51.80 %**



## RACE & ETHNICITY

White: **75.93 %**

Asian: **5.17 %**

Native American: **0.00 %**

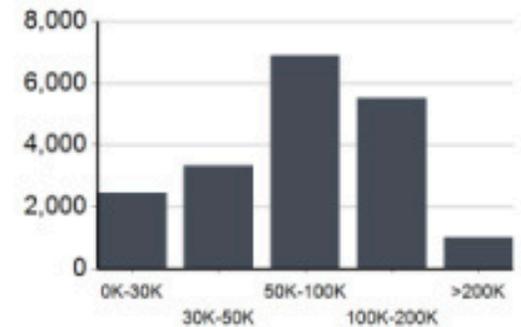
Pacific Islanders: **0.00 %**

African-American: **6.46 %**

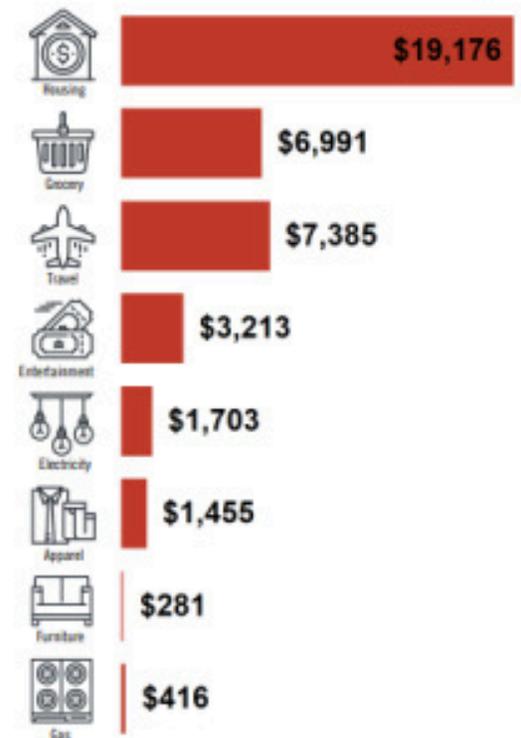
Hispanic: **7.01 %**

Two or More Races: **5.43 %**

## INCOME BY HOUSEHOLD



## HH SPENDING



# PROPERTY PHOTOS



# 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)

### 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.

### 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.

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



Exclusively listed by:



 **Grant Bradley | Senior Advisor**

 608-886-0899

 Grant.Bradley@ryzoCRE.com

 [www.ryzoCRE.com](http://www.ryzoCRE.com)

 **Amy Hotter | Advisor | Healthcare**

 608-640-7410

 Amy.Hotter@RYZOcre.com

 [www.ryzoCRE.com](http://www.ryzoCRE.com)

 **Tyler Van Eps | Broker**

 612-708-2631

 Tyler.VanEps@ryzoCRE.com

 [www.ryzoCRE.com](http://www.ryzoCRE.com)

