



SLABY & ASSOCIATES

Office and Retail Tenant Building (A)

Verona, WI

For Lease

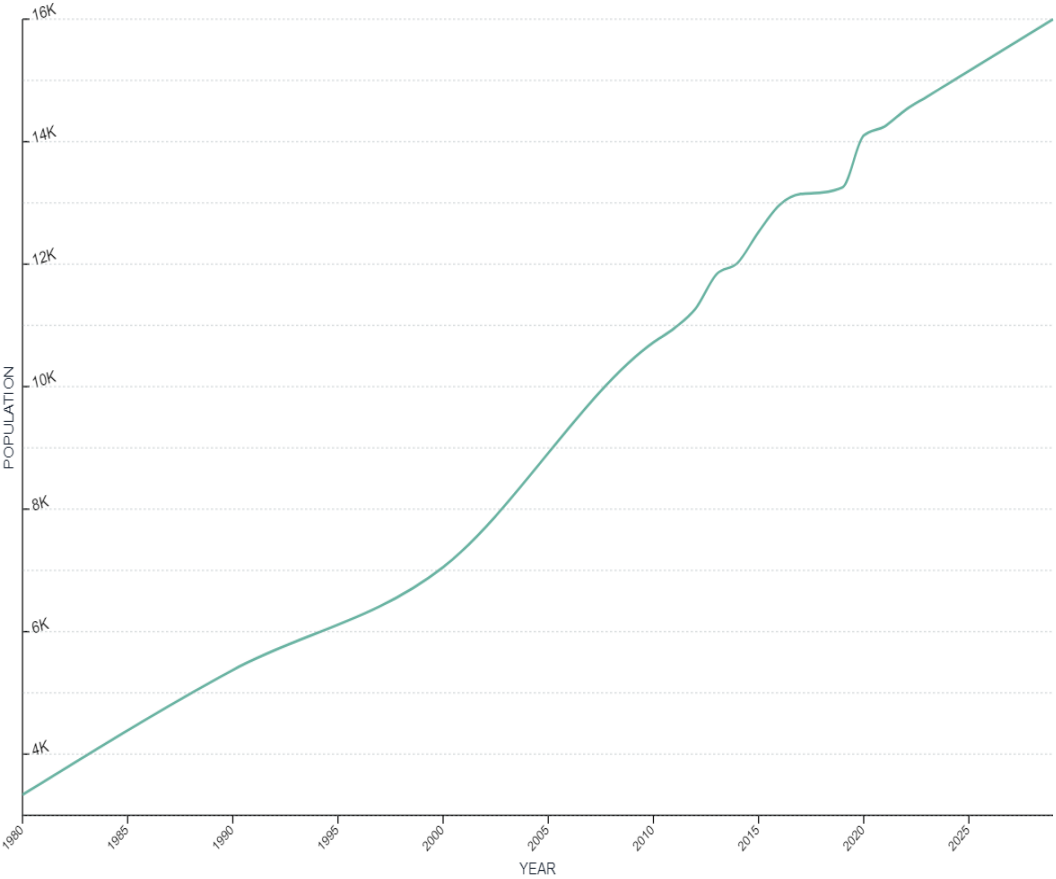
Overview of Verona



- Verona is located within Dane County, 10 miles southwest of Madison.
- Large Companies that call this town home include; EPIC Systems, Costco, Farm & Fleet, Arrowhead Pharmaceuticals, Festival Foods, and many others.
- Verona is a town of constant and continuous growth, benefiting any business that joins the community

Verona, Wisconsin Population 2024

14,943



Median Household Income:
\$109,960



Median Property Value:
\$353,000



Annual Average Daily Traffic
HWY M: 7,700
US 18-151: 13,600



Easy on and off access, Exit
69 off US Highway 18-151



Over 379 Bicycle Routes

Building Information

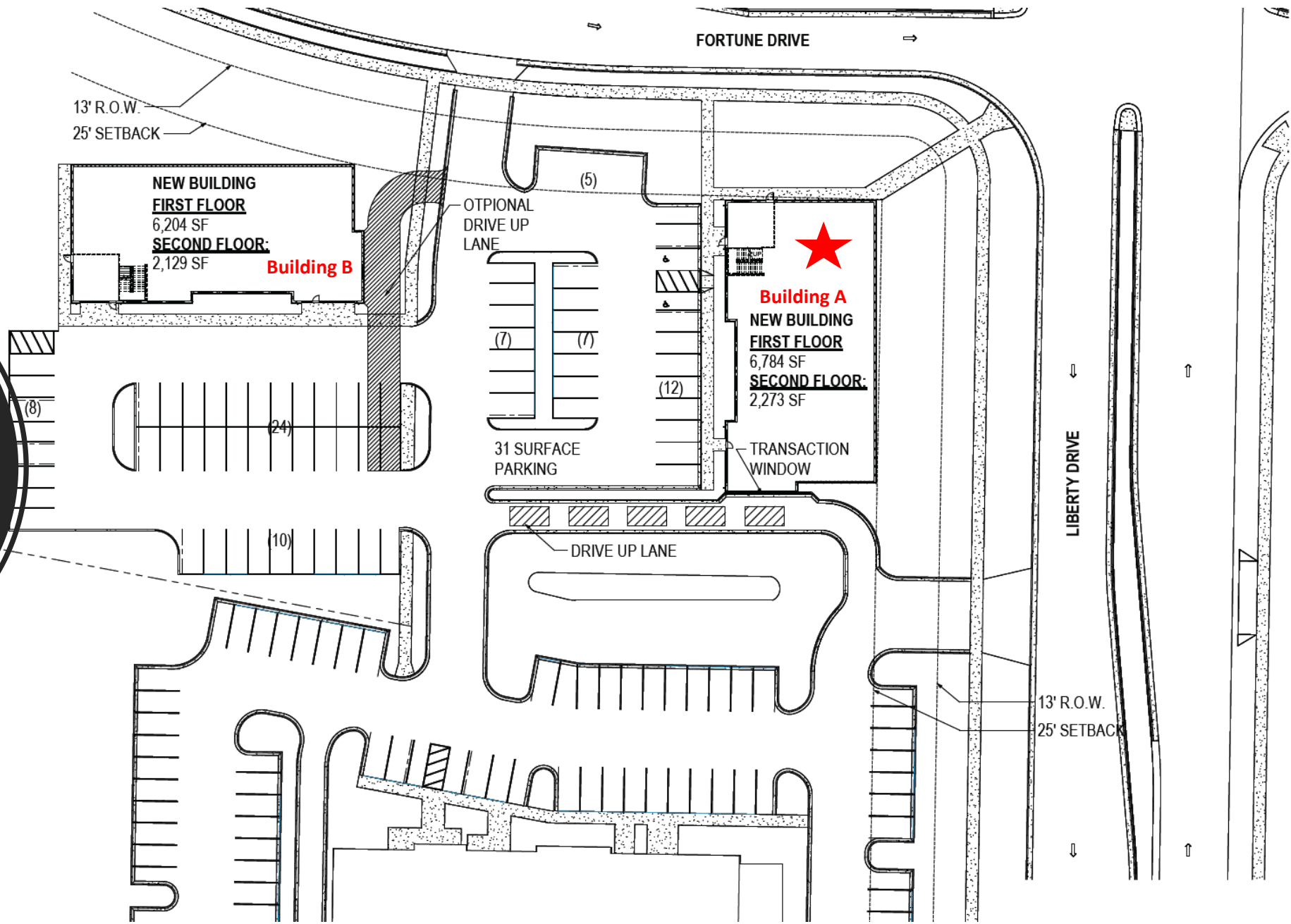
- Construction to start early Summer 2024
- Construction completion in late Fall 2024
- Space for Drive Thru
- Two story tenant building
 - Main Floor: Retail/Restaurant
 - 6,784 sqft, can divide space as needed (minimum of 1,500sqft)
 - \$26-\$28 per sqft NNN
 - Top Floor: Office
 - 2,273 sqft, can divide space as needed
 - \$18-\$22 per sqft NNN

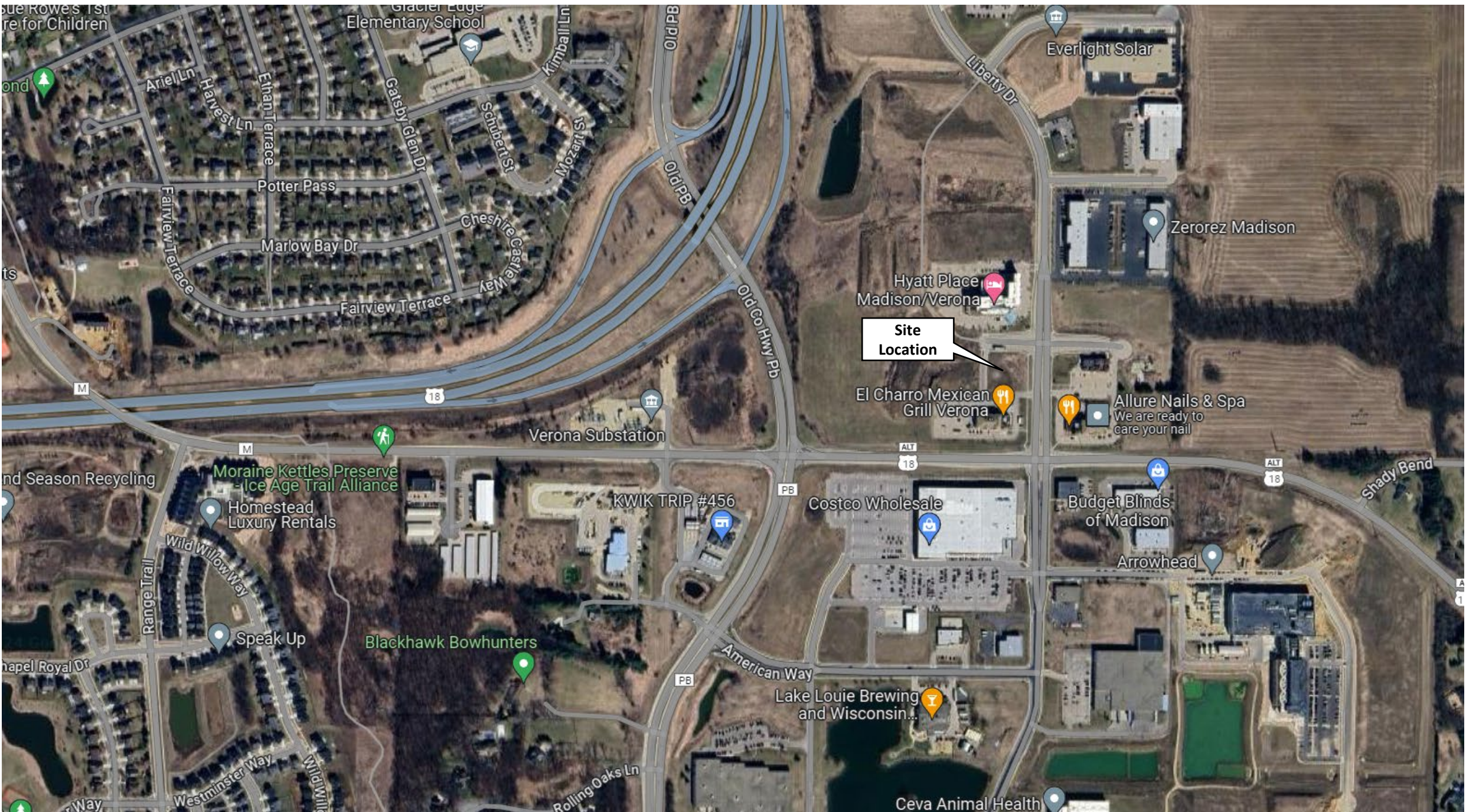




Proposed Building (A)

Site Plan





Site Location

Hyatt Place Madison/Verona

El Charro Mexican Grill Verona

Allure Nails & Spa
We are ready to care your nail

Costco Wholesale

Budget Blinds of Madison

Arrowhead

Lake Louie Brewing and Wisconsin...

Ceva Animal Health

Verona Substation

KWIK TRIP #456

Moraine Kettles Preserve - Ice Age Trail Alliance

Homestead Luxury Rentals

Speak Up

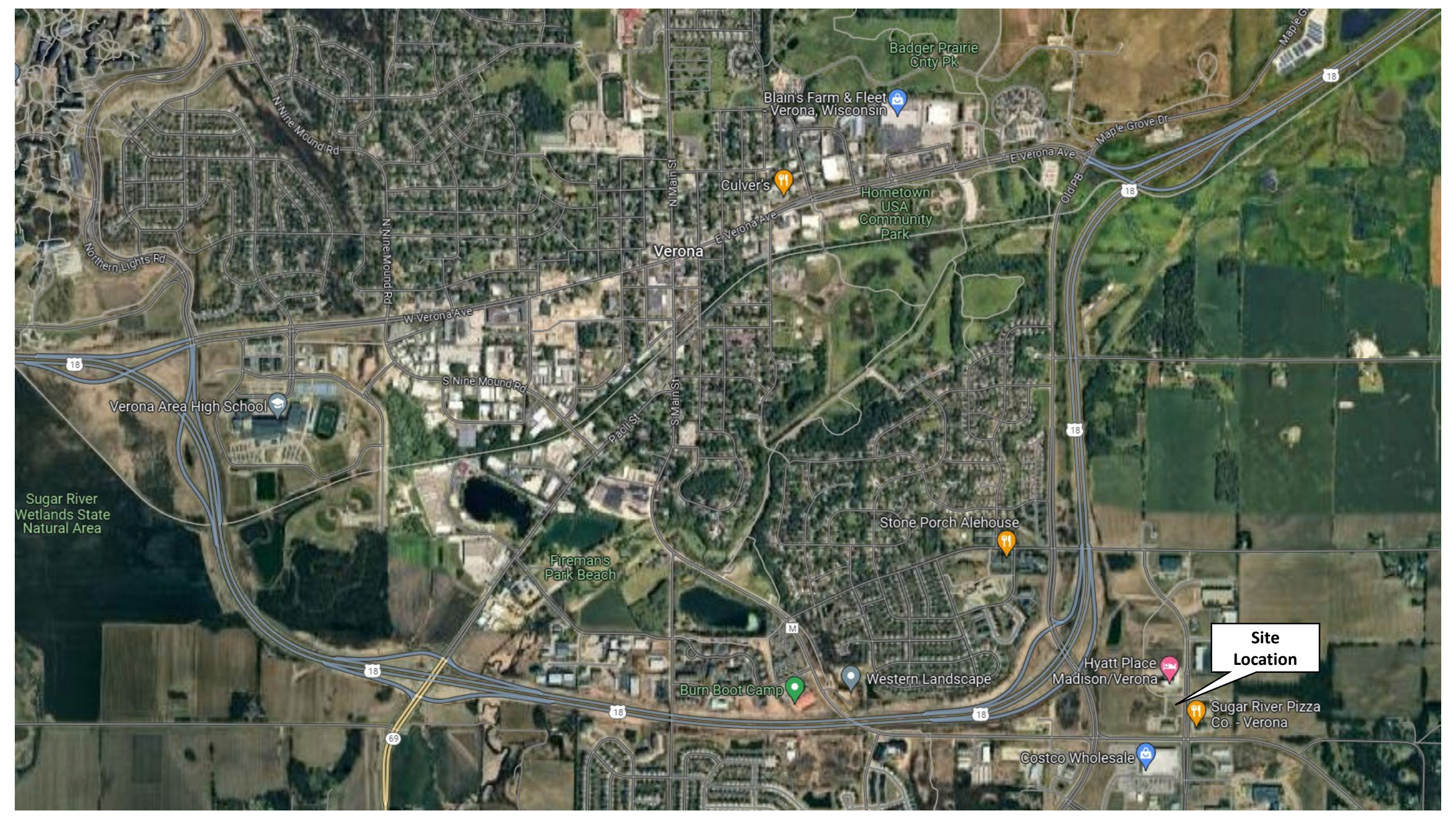
Blackhawk Bowhunters

Everlight Solar

Zererez Madison

Sue Rowes 1st...
re for Children

Glacier Edge Elementary School



Site Location

Sugar River Pizza Co. - Verona

Contact Slaby and Associates Today!

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**SLABY &
ASSOCIATES**

COMMERCIAL REAL ESTATE BROKERAGE

