

# The Avenue Shops



If you have been looking for a prime location on the East Side of Madison, Wisconsin, near East Towne Mall, we now have it!

The Avenue Shops is a 66,000 square foot shopping center located next to East Towne Mall (1.2 million square feet) right on East Washington Avenue and is anchored by a 12,000 square foot Rocky Rococo Entertainment Pizzeria and adjacent CUNA Credit Union.

Strategically positioned at the corner of Thierer Road and East Washington Avenue, the Avenue Shops offers one of the best locations on Madison's east side. More than 55,000 vehicles per day pass this center, ensuring great visibility.

Suites can be combined or subdivided, and excellent signage opportunities are offered. If your firm is looking for prime retail space, call now to schedule an appointment at your convenience.



**EXECUTIVE  
INVESTORS**

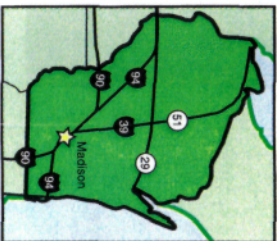
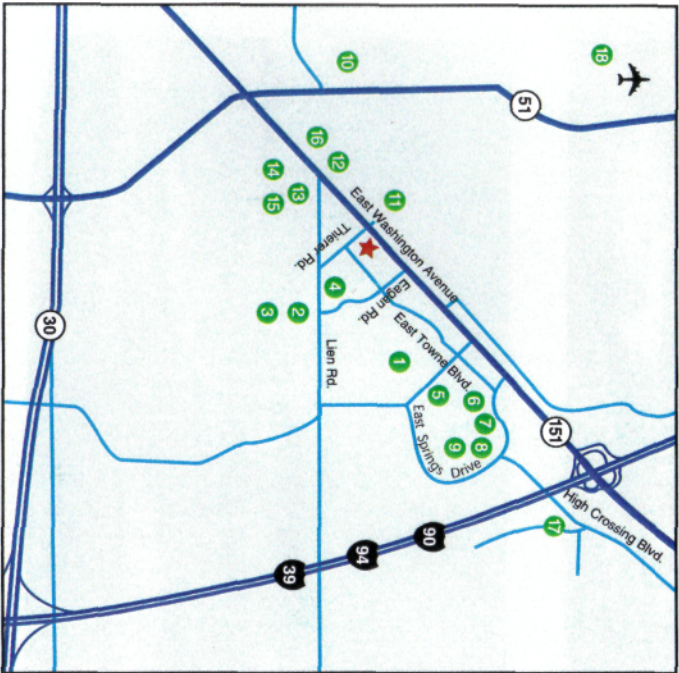
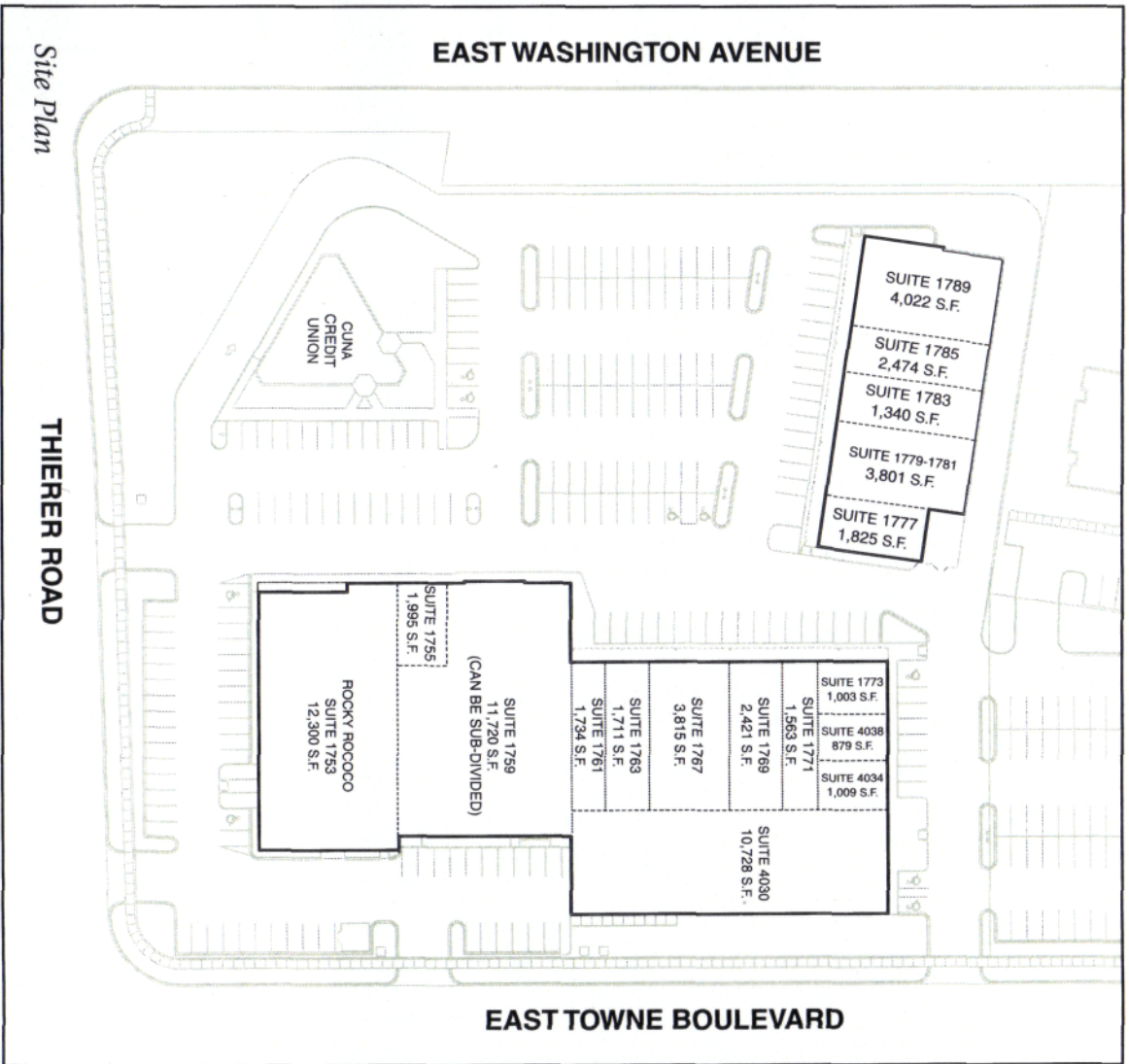
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- 1 East Towne Mall
- 2 East Prairie Commons
- 3 Target
- 4 Princeton Health Club
- 5 Shopko/Toys-R-Us/Borders
- 6 Kohl's Dept. Store
- 7 Best Buy
- 8 Office Max
- 9 Menards
- 10 Madison Area Technical College
- 11 Office Depot
- 12 Ameritech/Bagels/Kinkos Copies
- 13 Vista
- 14 Kmart
- 15 Holiday Inn
- 16 Britton Station
- 17 T. Wall Properties
- 18 Dane Co. Regional Airport