



## Retail Center

1340 Water Wheel Dr, Waunakee, WI 53597



**Kyla Jensen**

Wisconsin Real Estate Professionals, LLC

P.O. Box, Sun Prairie, WI 53590

[kbjenson@live.com](mailto:kbjenson@live.com)

(608) 772-2787



## Retail Center

\$22.00 /SF/YR

Highway Q frontage in popular Kilkenny Farms Commons! Stop lights at Water Wheel and Peaceful Valley make this very convenient for your customers to access. 2 Contiguous spaces available! Western space is wide open with tall ceilings, a show room, office, bathroom, wash area and storage. Eastern space features 2 primary sections. Section 1 has a greeting area, mezzanine, storage, washing area, private restroom. Section 2 is awesome and has so many possibilities with soaring ceilings, roll up garage doors, fenced in patio area, and lots of natural light. Join wonderful businesses that include Buck N Honey's, Kwik Trip, One Community Bank, Christian Life Church, First Choice Dental, SSM Health, Jimmy Johns, day care and At Home Assisted Living....

- Highway Q frontage in popular Kilkenny Farms!



Rental Rate:	\$22.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	8,772 SF
Year Built:	2019
Walk Score ®:	16 (Car-Dependent)
Rental Rate Mo:	\$1.83 /SF/MO

### 1st Floor Ste 1

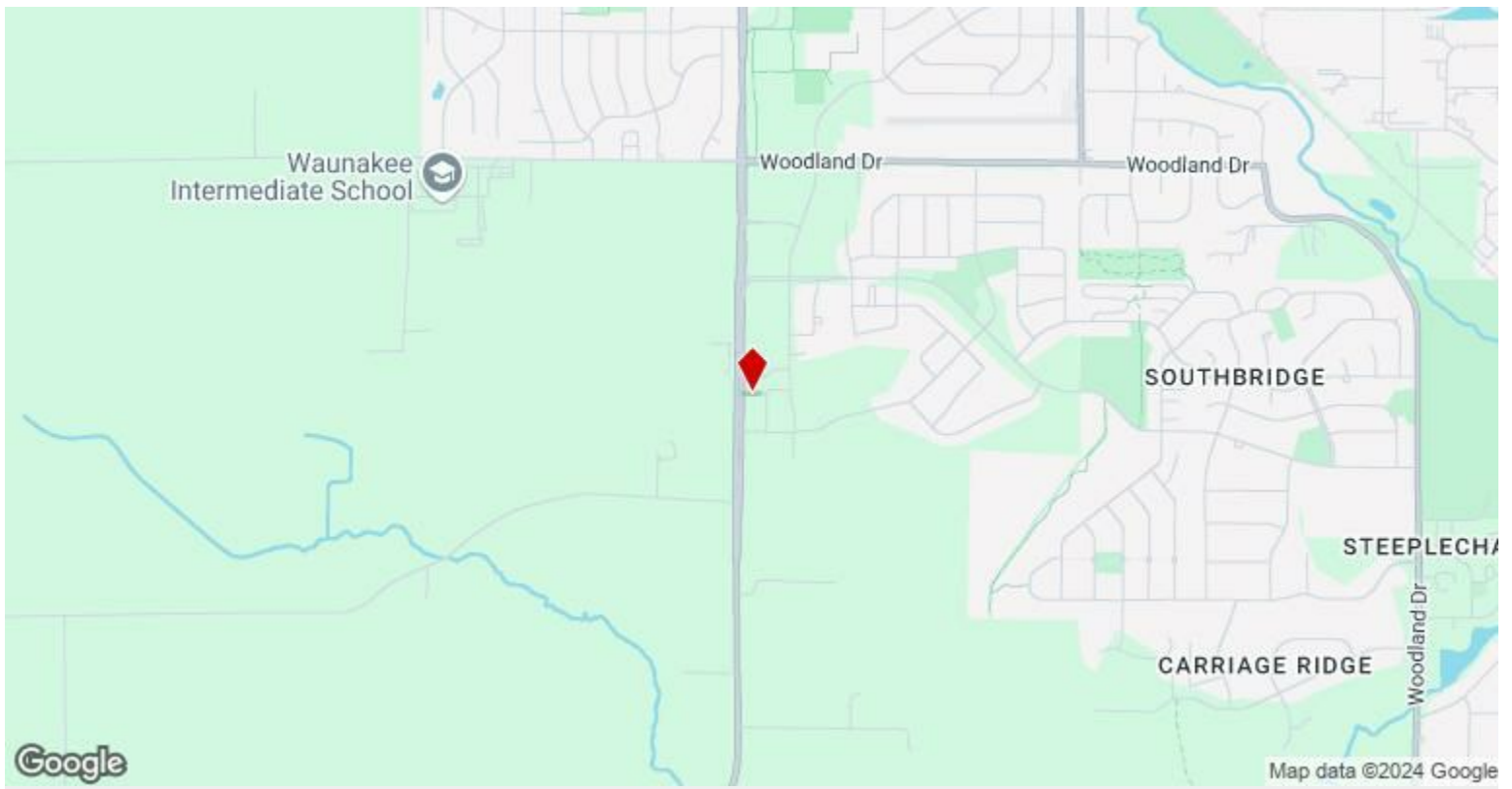
Space Available	6,393 SF
Rental Rate	\$22.00 /SF/YR
Contiguous Area	8,772 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

1

### 1st Floor Ste 2

Space Available	2,379 SF
Rental Rate	\$22.00 /SF/YR
Contiguous Area	8,772 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

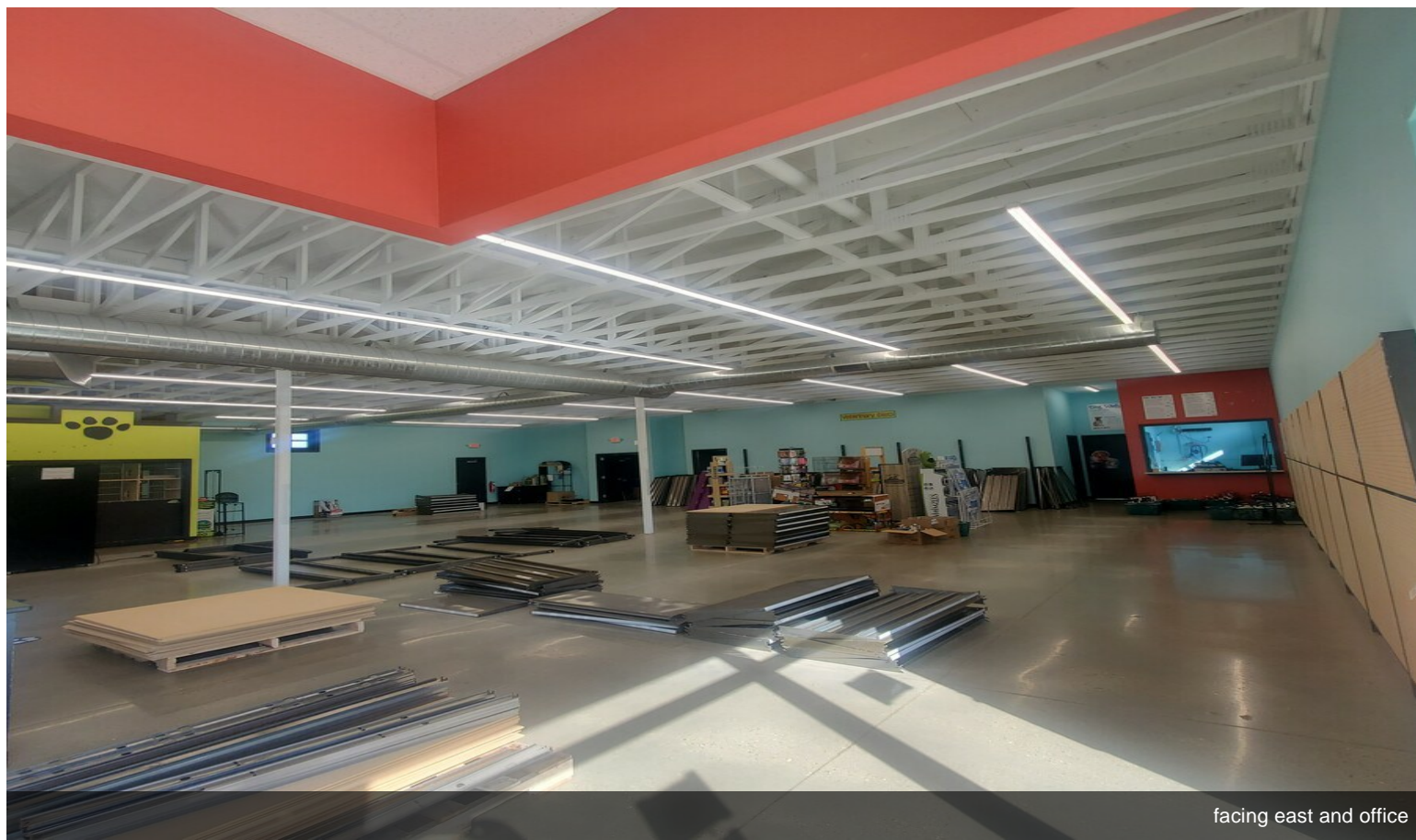
2



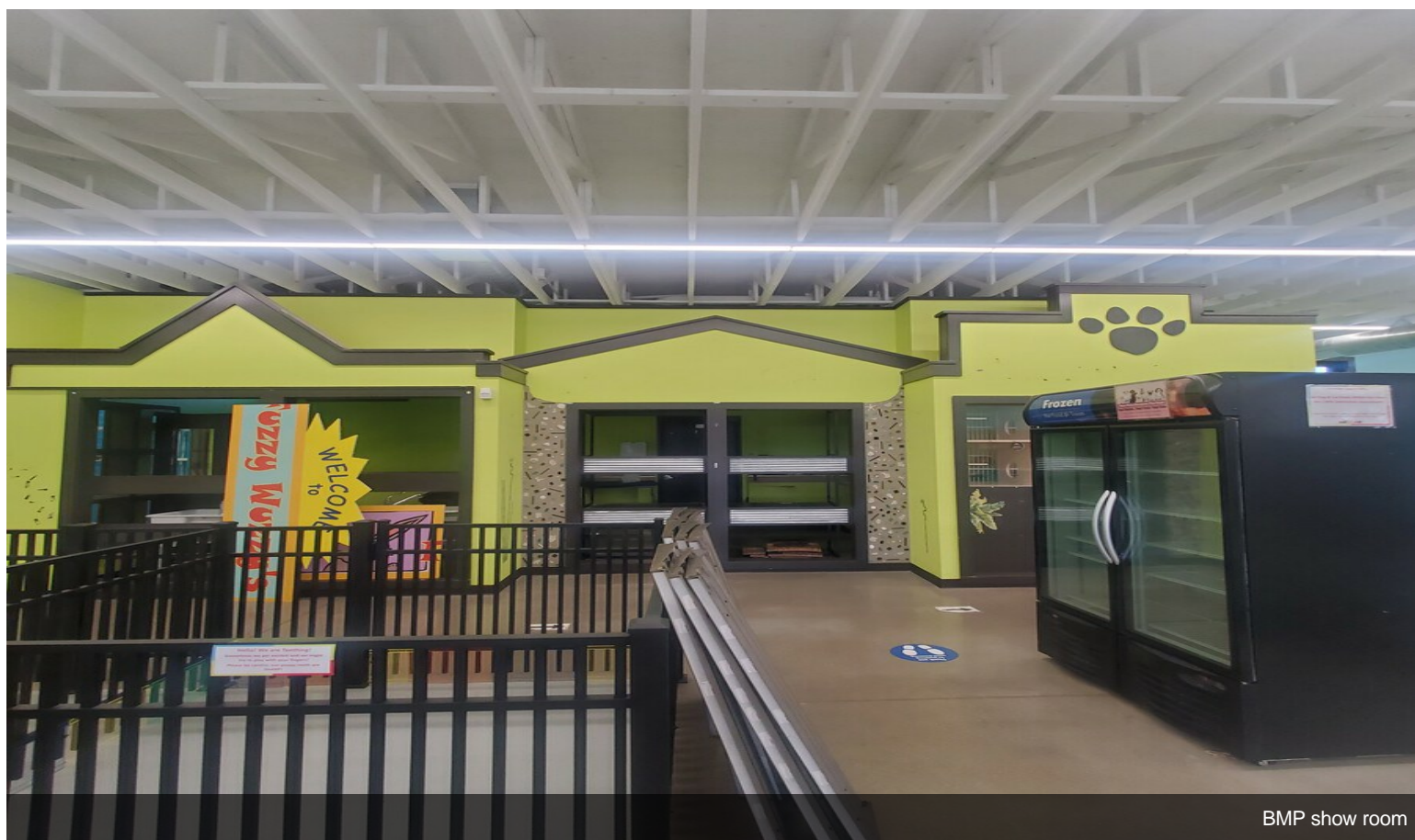
## 1340 Water Wheel Dr, Waunakee, WI 53597

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# Property Photos



facing east and office



BMP show room

# Property Photos



BMP exterior 3

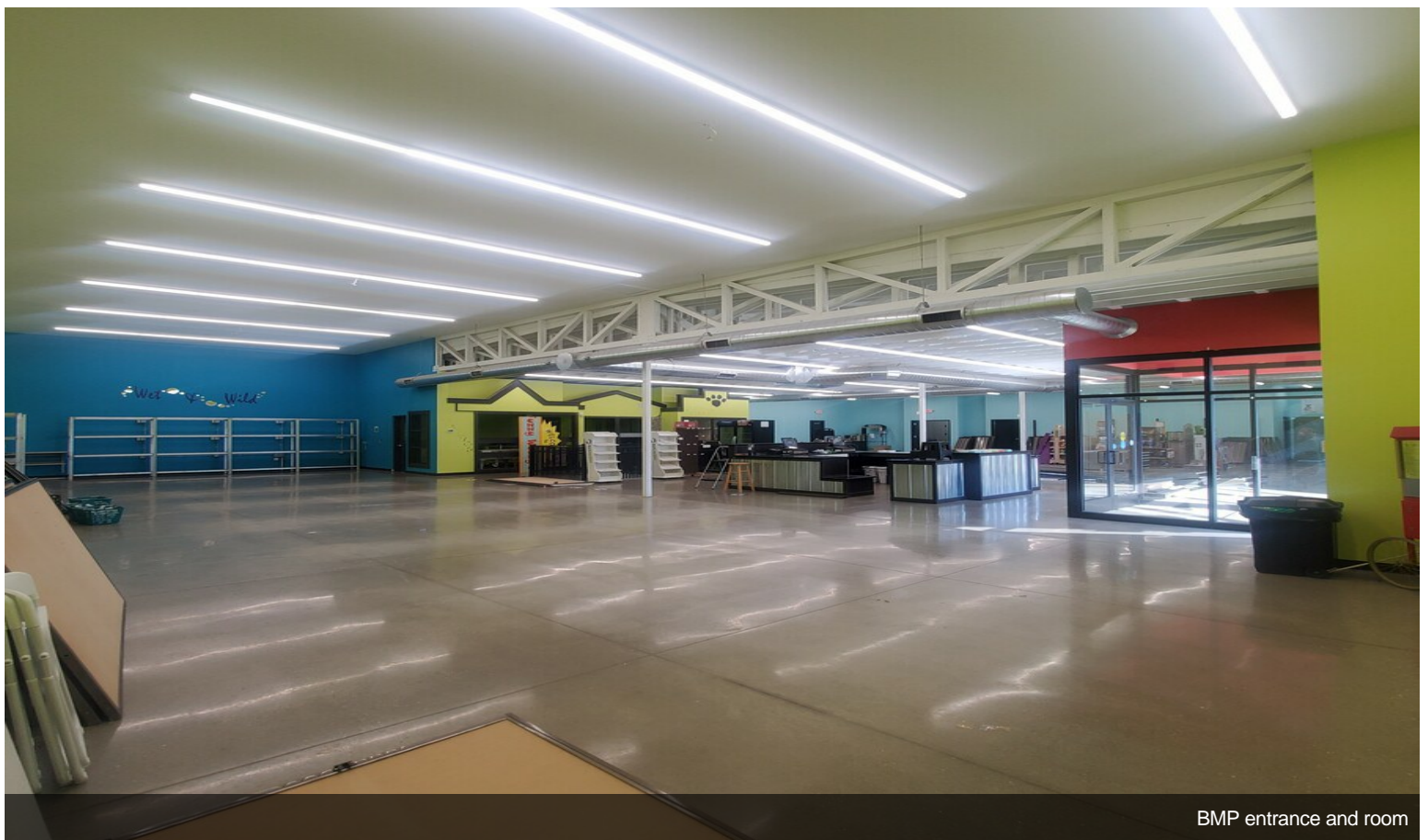


BMP bathroom

# Property Photos

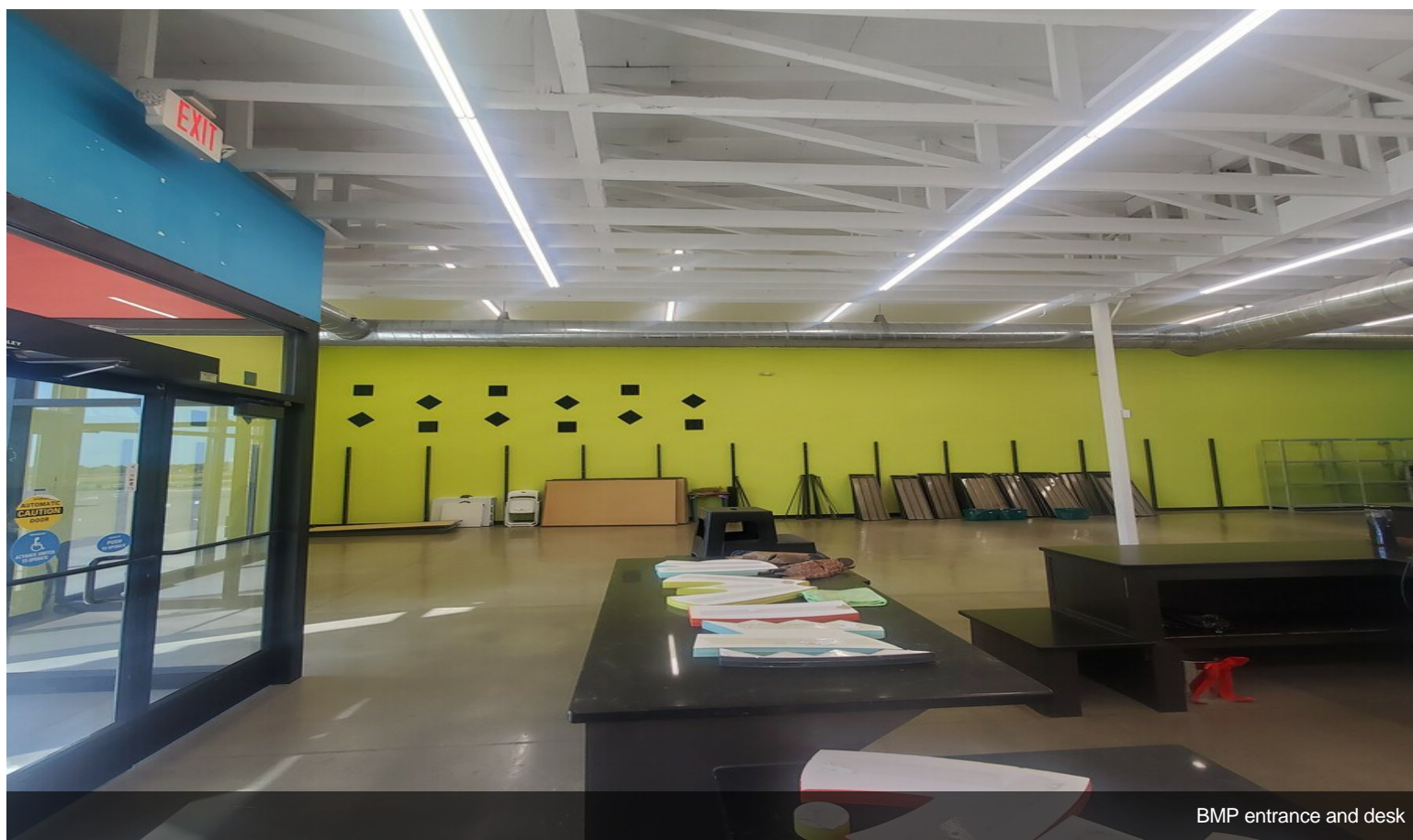


BMP garage door and fenced in patio

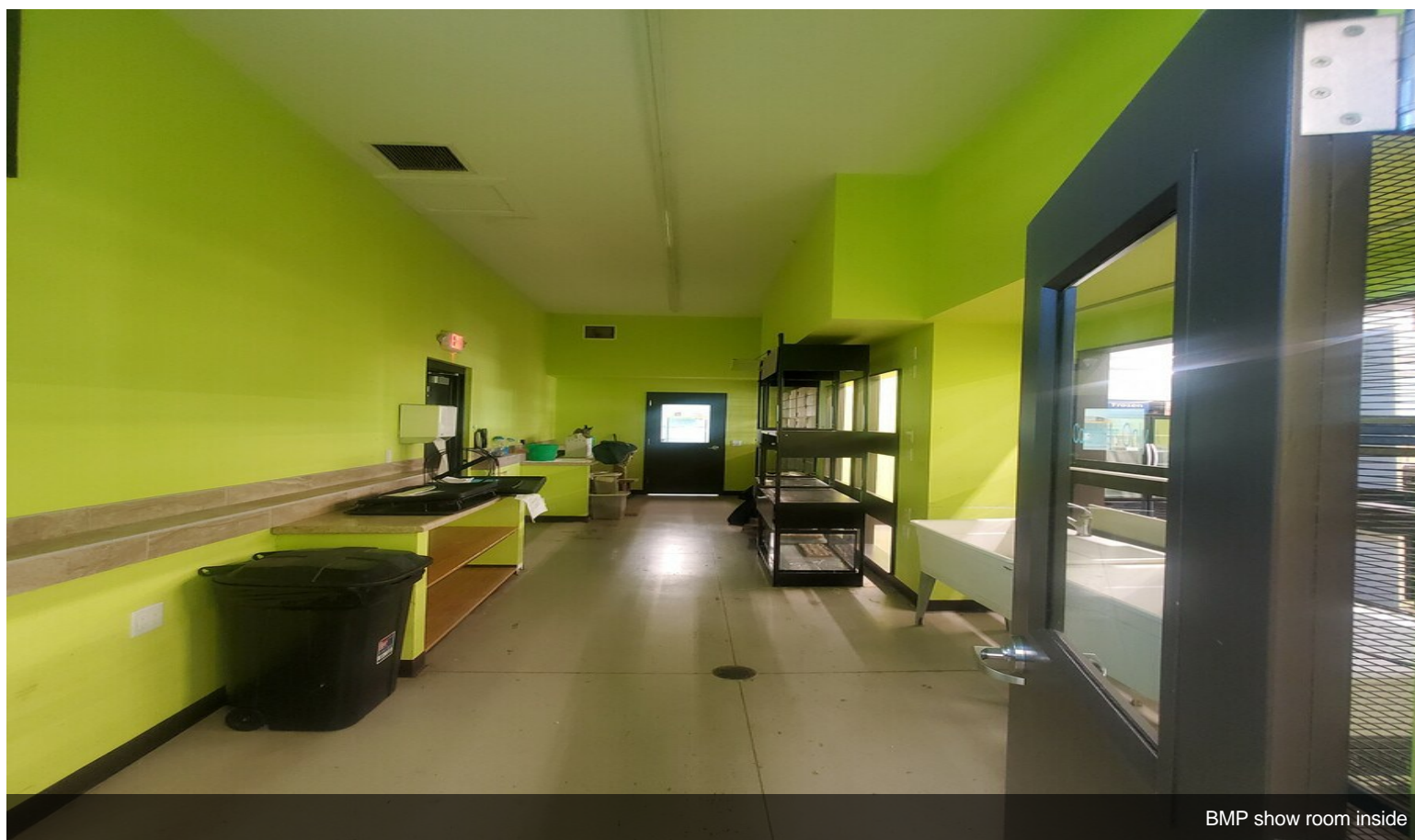


BMP entrance and room

# Property Photos



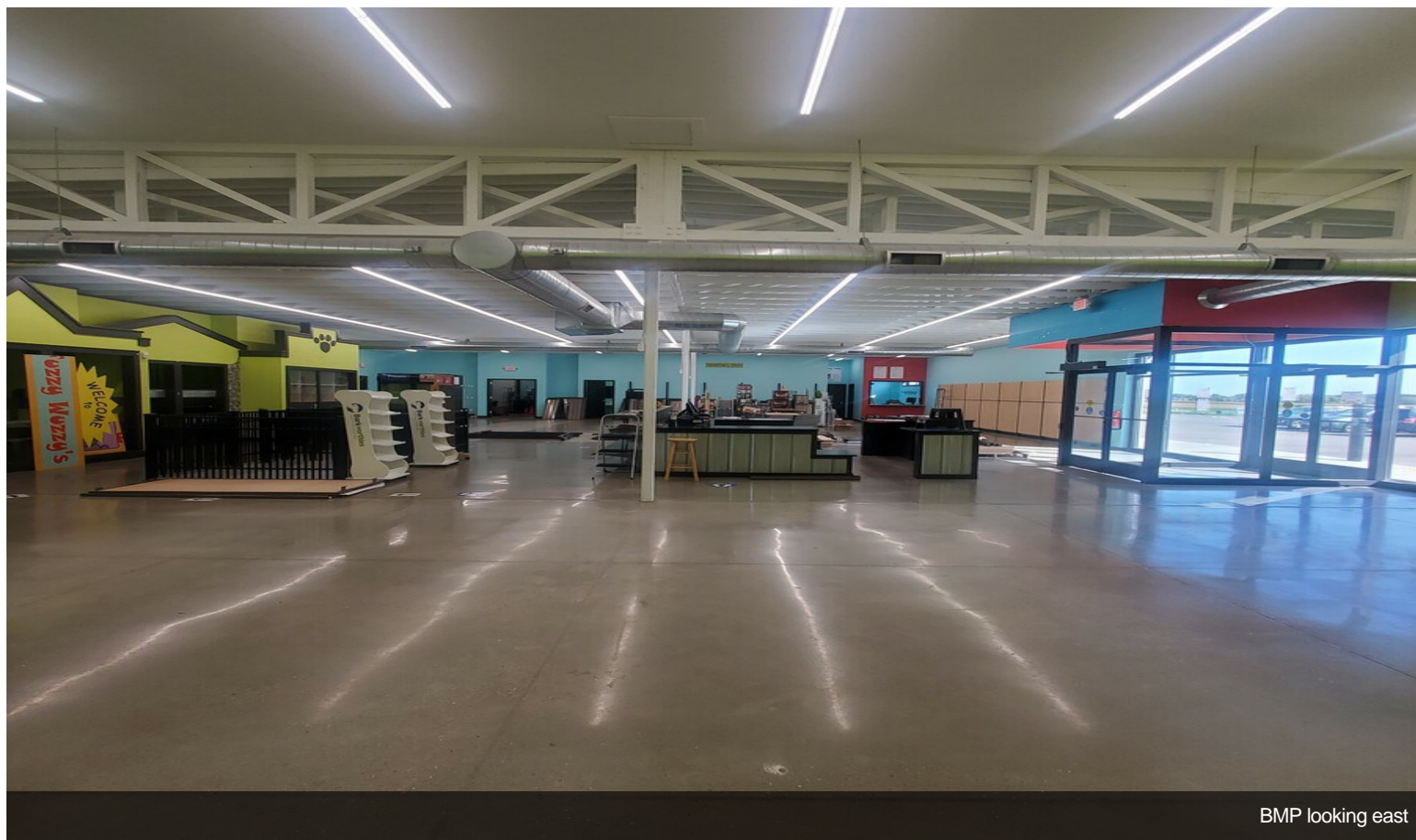
BMP entrance and desk



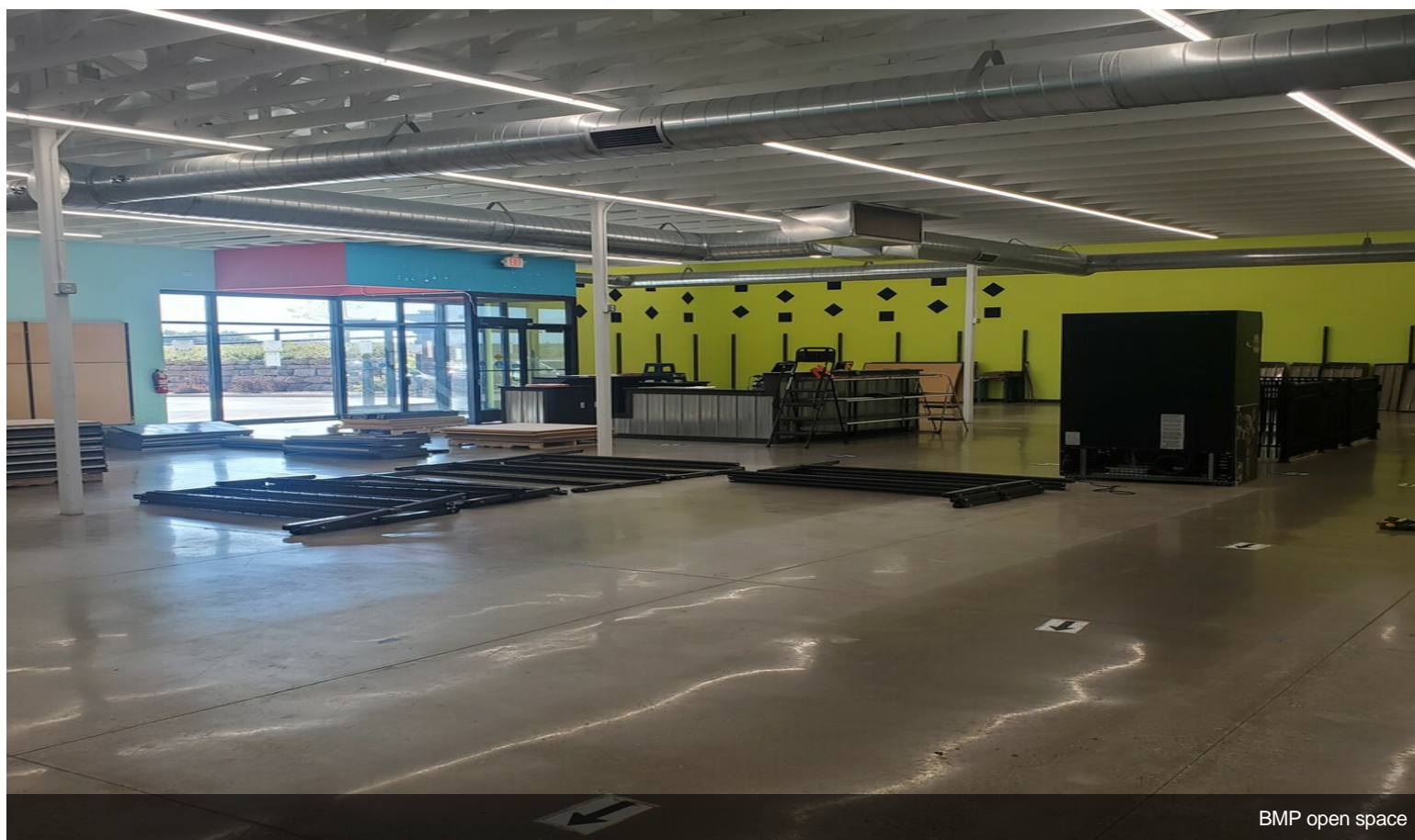
BMP show room inside



# Property Photos



BMP looking east



BMP open space

# Property Photos



BMP eastern suite with rollup door and additional entrance



BMP eastern suite with rollup door and fence

# Property Photos



BMP western suite project room with wash area and kitchenette



BMP eastern suite storage area

# Property Photos



BMP office or media room



Animart additional entrance

