

T. Wall Enterprises Mgt., LLC

For Lease

Retail Suites Available

**4150 Silo View Dr
Deforest/Windsor, WI**



New Retail Space

Intersection of US Highway 51 and Windsor Rd.
In front of a major subdivision with almost 400 homes
and 400 apartments

Contact: Terrence Wall (608) 345-0701

Perfect For

Veterinarian, coffee shop, day care,
dog spa, sandwich shop, dry cleaner,
and much more



T. Wall Enterprise

Covered Brick

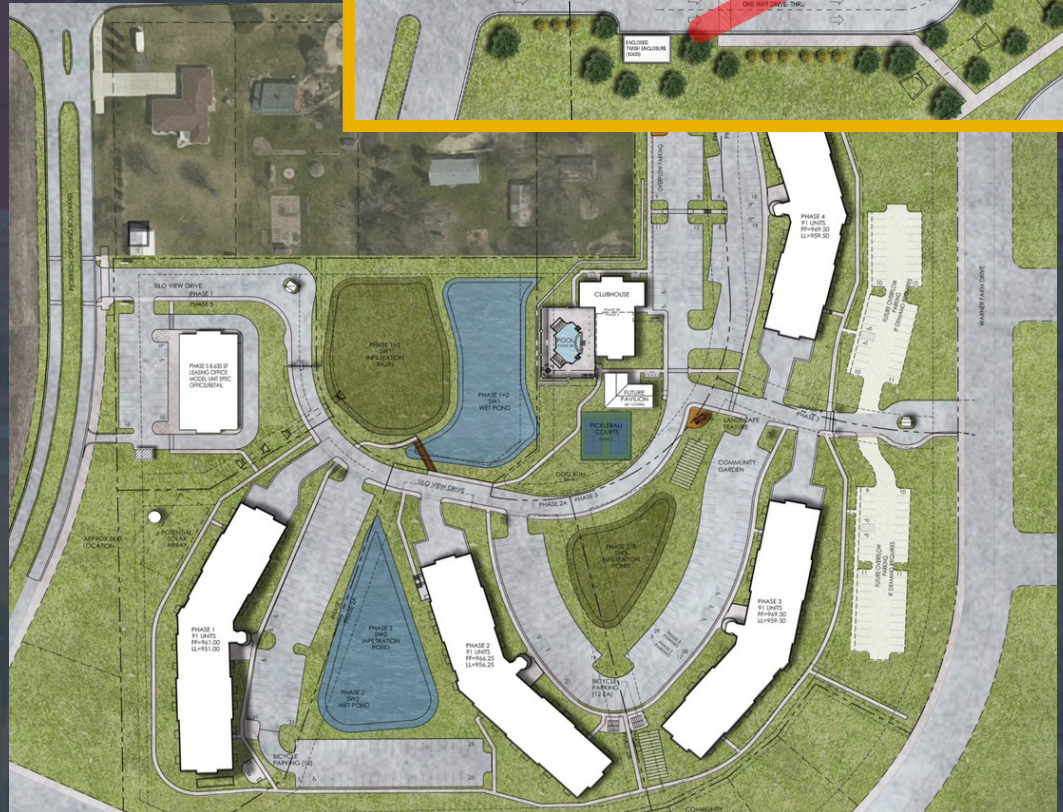
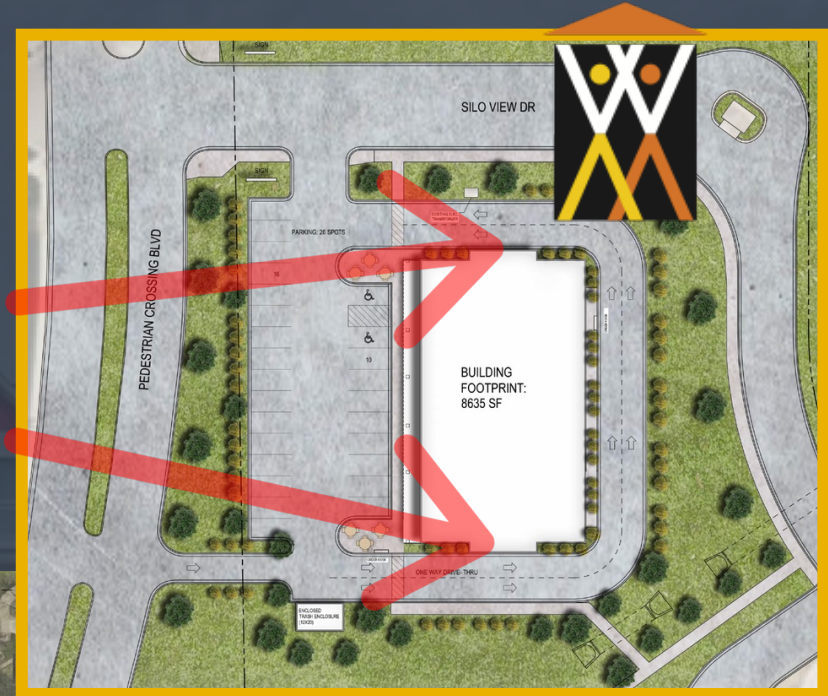
- Strategically located in high-density housing



Covered Bridge Retail

- Strategically located next to high-density housing and Hwy 51

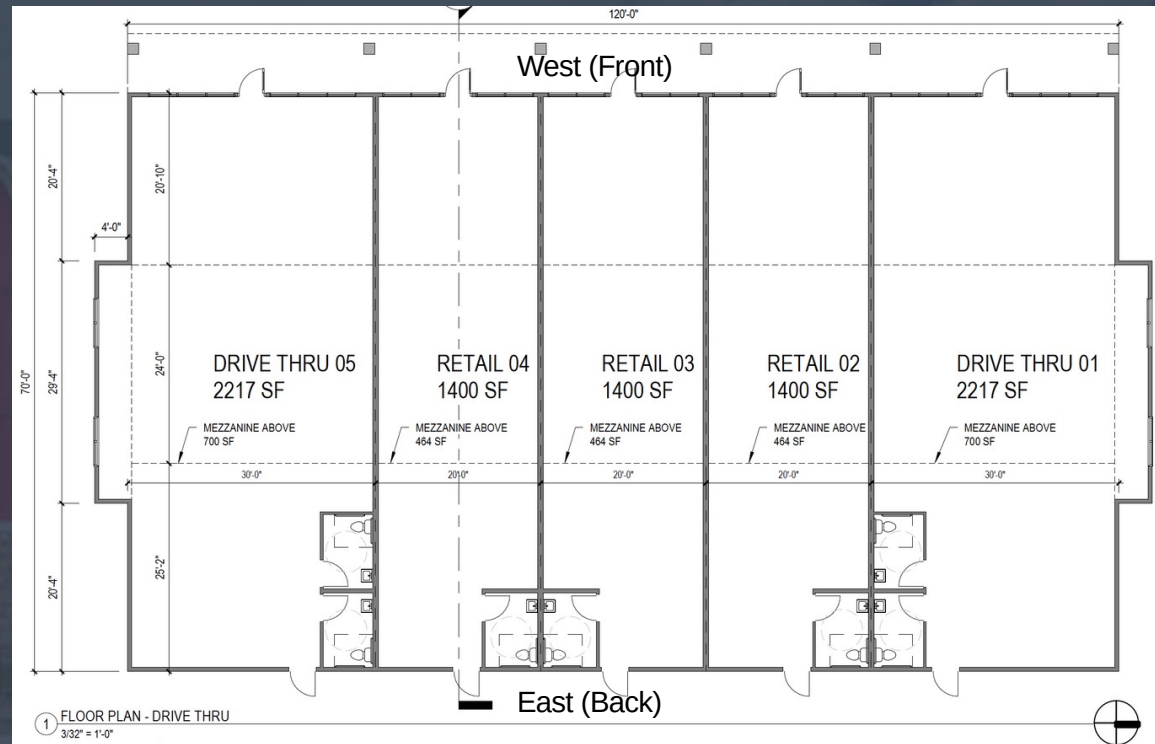
- o Strategically located next to high-density housing and Hwy 51
- o 15 minutes from Dane County Regional Airport, 10 Minutes from East Madison hospital, and 20 minutes from downtown Madison
- o New multi-family development, Covered Bridge Residences, offers an on-site client base as this retail center is at the entrance of the development. The development will contain 367 apartment units ranging from studios to 3-bedrooms.
- o Over 1,000 new home lots within ½ mile

A circular logo with the words "DRIVE" and "THRU" stacked vertically in a bold, sans-serif font. The logo is yellow and set against a dark blue background.



Features

- New construction with desirable floor plans
- Convenient drive-up windows
- Prime retail suites offer high visibility to Hwy



Gray box provided with roughed in utilities

- Restrooms included with each suite
- Optional mezzanine that can be added to each unit for additional space

5 Units	1 st Floor SF	Mezzanine (optional)
Unit 1*	2,217 SF	700 SF
Unit 2	1,400 SF	464 SF
Unit 3	1,400 SF	464 SF
Unit 4	1,400 SF	464 SF
Unit 5*	2,217 SF	700 SF

*Includes drive through access and drive-up window

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Prime Location



Deforest/Windsor Demographics

Population	20,096
Annual Population Growth	1.5%
Median Household Income	\$103,690
Median Home Value	\$336,000
Total Retail Sales	\$137,873,000
Total Food Service & Accommodation Sales	\$15,937,000