

BARABOO RETAIL CENTER

618 WISCONSIN 136, BARABOO, WI 53913

RETAIL FOR LEASE



OFFERING SUMMARY

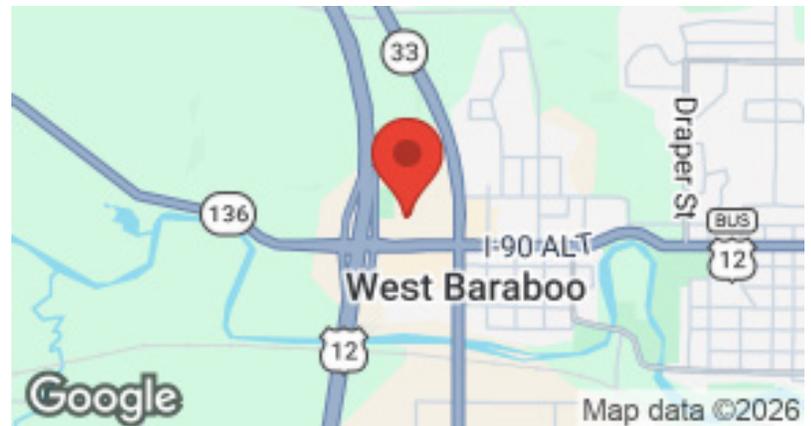
AVAILABLE SPACE:	Suite 618 - 500 SF 2nd Generation Salon Space
LEASE RATE:	Negotiable (Net)
TAX/CAM:	\$5.53 PSF
LEASE TERM:	Negotiable
CROSS STREETS:	US 12 and WI 136
YEAR BUILT:	1996
ZONING:	B-3: Highway Oriented Business
TRAFFIC COUNTS:	US 12: 12,400 VPD WI 136: 6,400 VPD

PROPERTY OVERVIEW

Multi-tenant retail center with Pylon Signage on State Road 136 and US 12. Dense retail area of West Baraboo with many local, regional, and national retailers such as ALDI, Festival Foods, Farm & Fleet, Walmart Supercenter, Slumberland, Best Western Inn, Department of Motor Vehicles, Sauk County Humane Society, and several fast food/quick food establishments. Within 5-minutes of the Oshner Park Zoo and University of Wisconsin Platteville, flexible zoning (B-3: Highway Oriented Business District) allowing for wide variety of commercial uses.

PROPERTY HIGHLIGHTS

- 2nd Generation Salon Space
- Pylon and Building Signage Fronting WI 136
- New Ownership and Management



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

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PHOTOS

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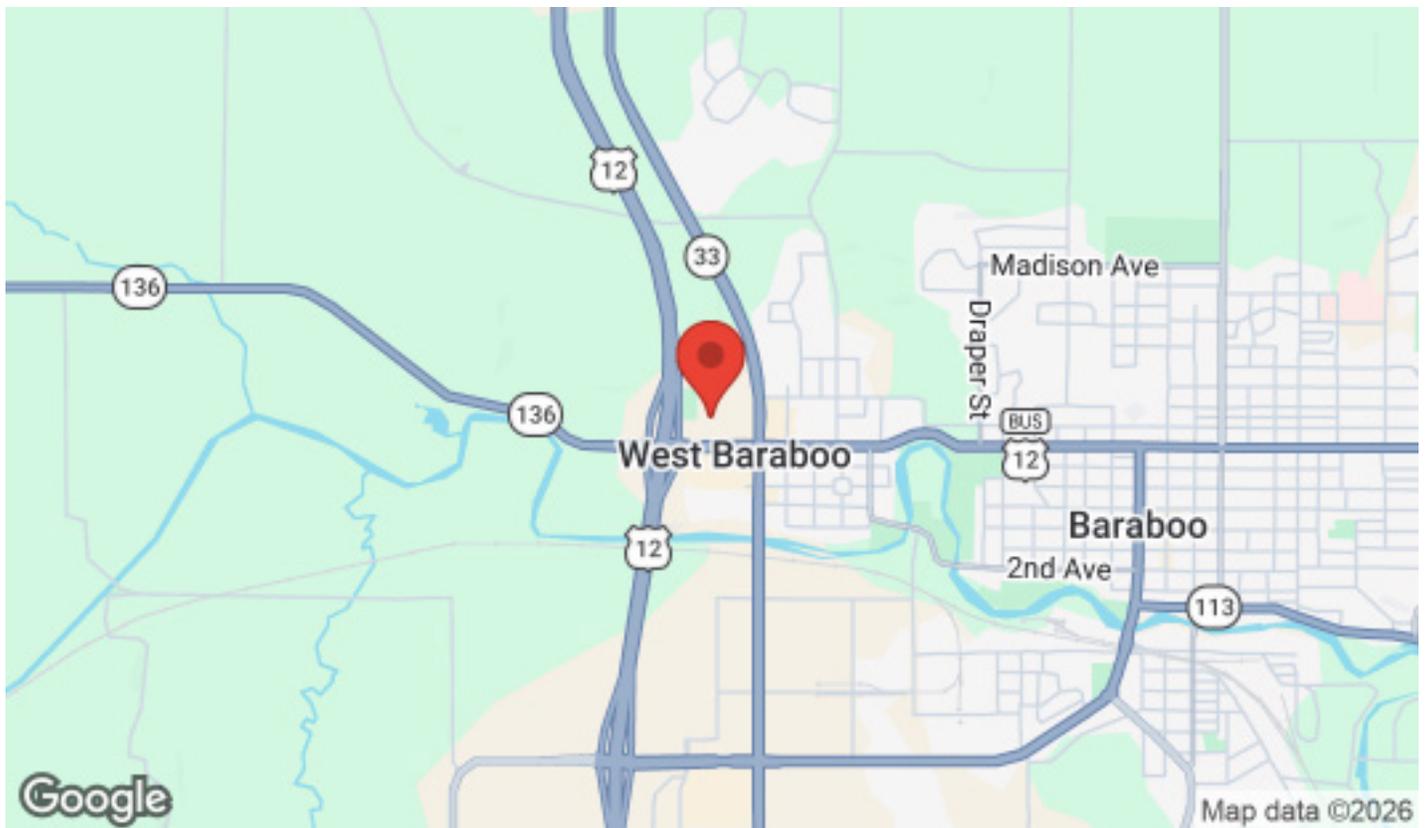
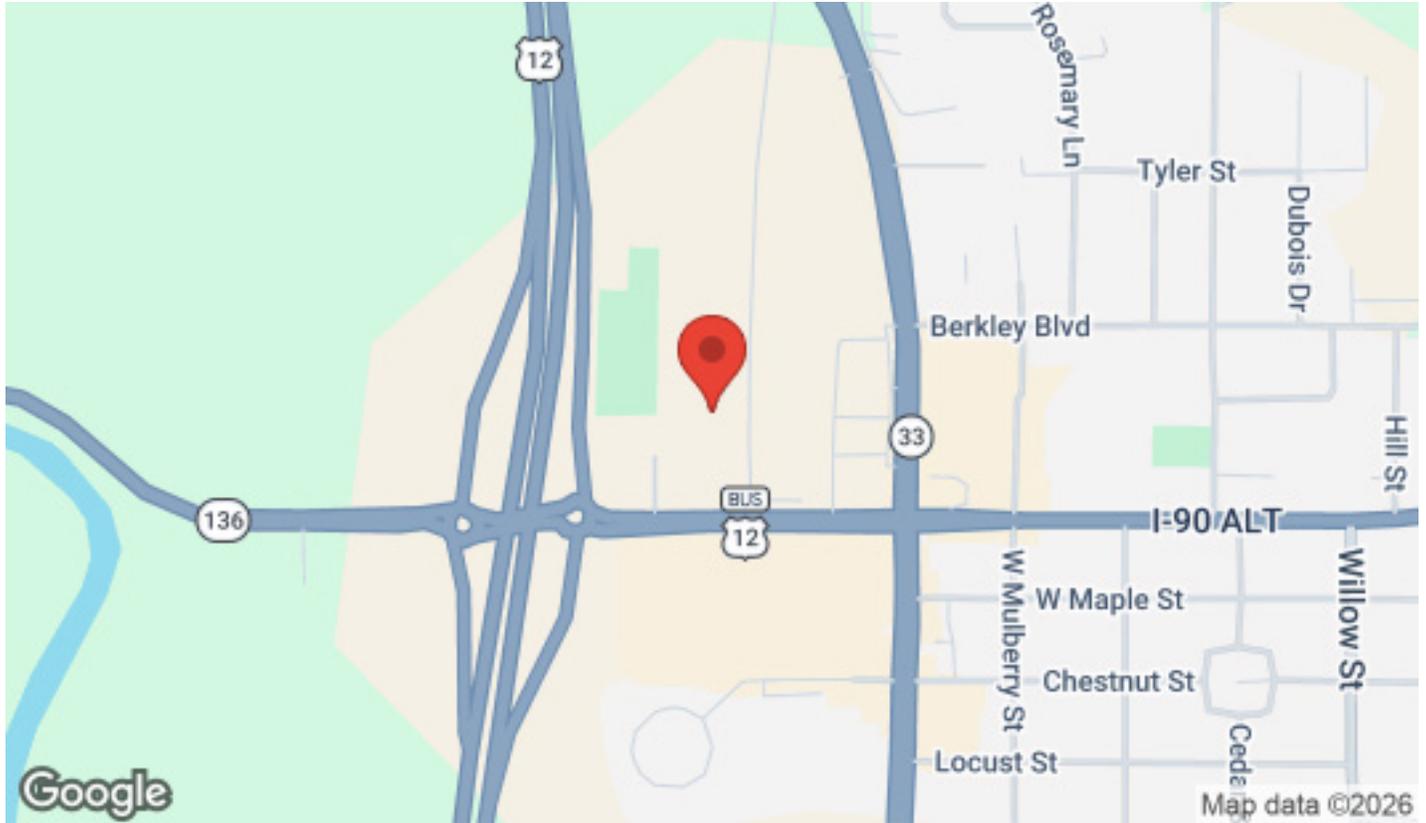
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LOCATION MAPS

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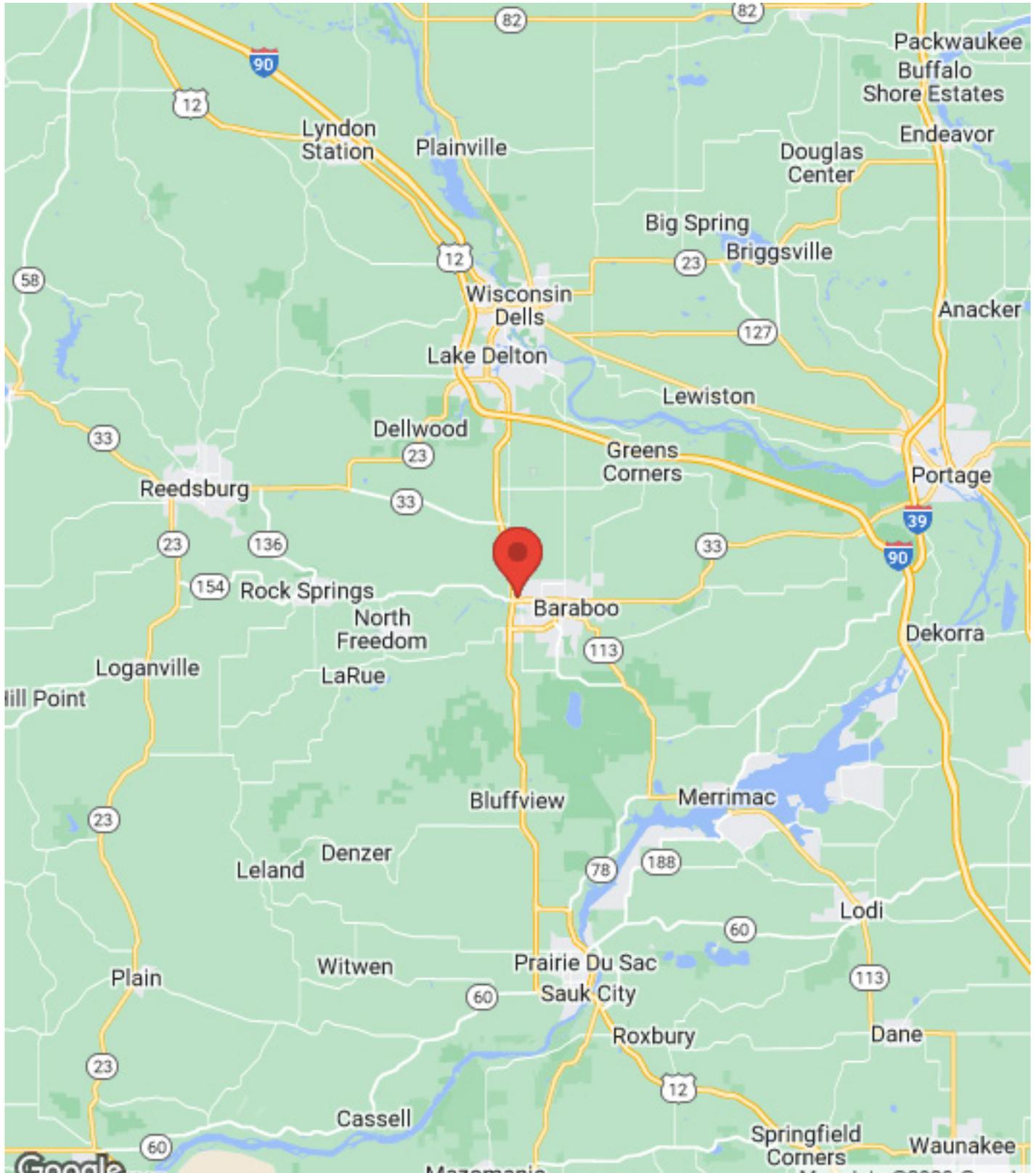
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REGIONAL MAP

618 WISCONSIN 136, BARABOO, WI 53913

BARABOO, WI



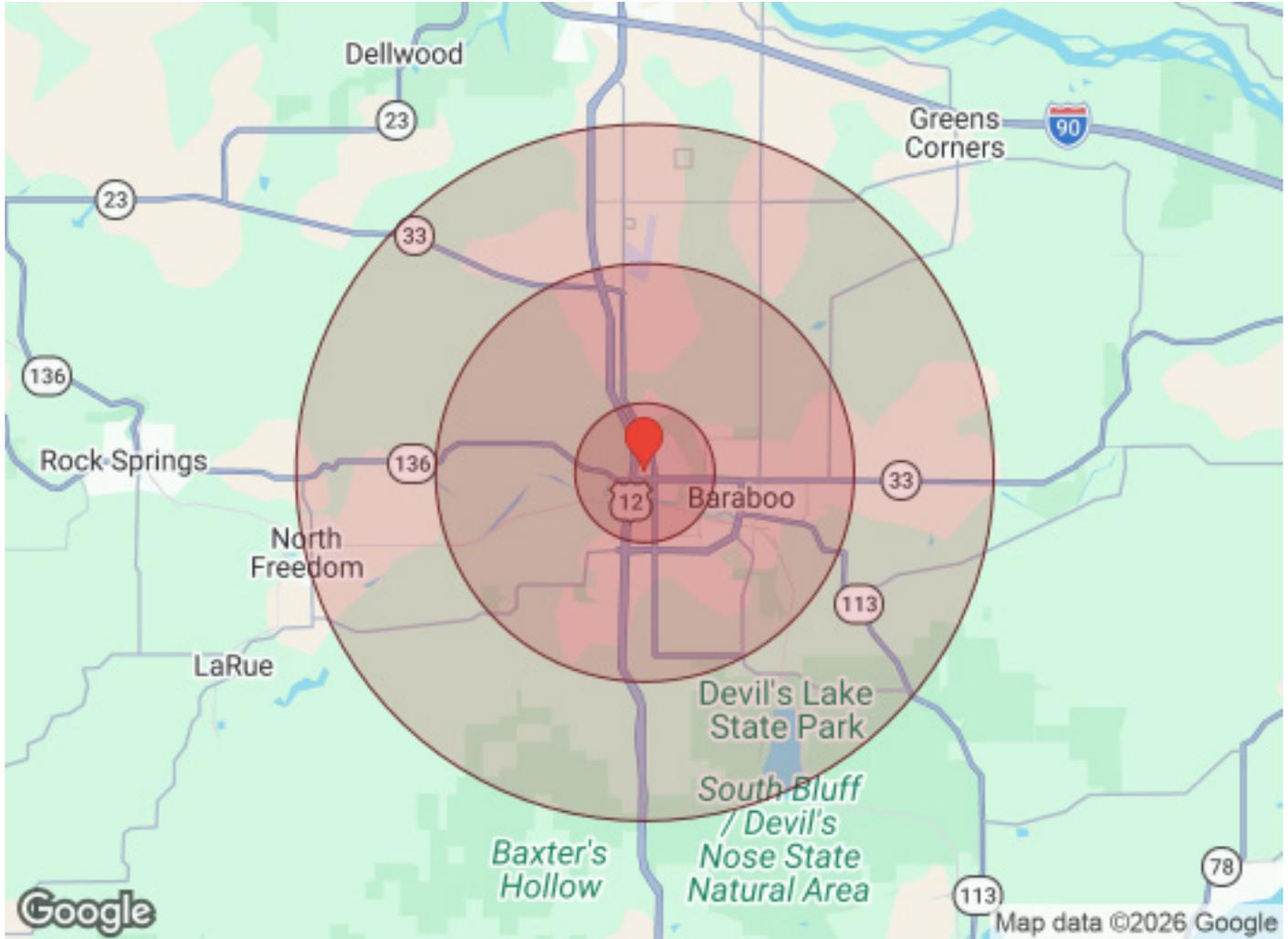
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	765	6,116	7,687
Female	733	6,029	7,900
Total Population	1,498	12,145	15,587

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	320	2,475	3,127
Ages 15-24	207	1,538	1,950
Ages 55-64	190	1,520	1,902
Ages 65+	150	1,751	2,553

Income	1 Mile	3 Miles	5 Miles
Median	\$53,662	\$45,843	\$53,282
< \$15,000	90	754	940
\$15,000-\$24,999	71	696	892
\$25,000-\$34,999	56	507	657
\$35,000-\$49,999	91	802	1,001
\$50,000-\$74,999	176	1,112	1,469
\$75,000-\$99,999	107	691	865
\$10,000-\$149,999	21	365	573
\$150,000-\$199,999	6	74	84
> \$200,000	4	46	113

Housing	1 Mile	3 Miles	5 Miles
Total Units	707	5,696	7,433
Occupied	658	5,222	6,826
Owner Occupied	394	3,100	4,082
Renter Occupied	264	2,122	2,744
Vacant	49	474	607



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