

FLEX SPACE FOR LEASE

RETAIL/INDUSTRIAL SPACE - 3,208 SF

507 BRUCE STREET, VERONA, WI 53593



FORMER CAFE SPACE

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

BRYANT MEYER, CCIM
Broker, Associate
office: (608) 443-1004
cell: (608) 633-2242
bmeyer@oakbrookcorp.com

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
office: (608) 443-1040
cell: 608-443-1040
ccaalum@oakbrookcorp.com

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PROPERTY SUMMARY

507 BRUCE STREET



Property Summary

Address1:	507 Bruce Street Verona, WI 53593
Lease Rate:	\$13.50 P/SF NNN
CAM:	\$3.35 P/SF
Available SF:	3,208 SF
Clear Height:	15'9"
OH Doors:	(2) - 14' x 13'
Air conditioning	Yes - Fully Conditioned
Restroom:	1
Concrete Patio:	960 SF
Parking:	20+ Parking Stalls/ Shared
Zoning:	Suburban Industrial

Property Overview

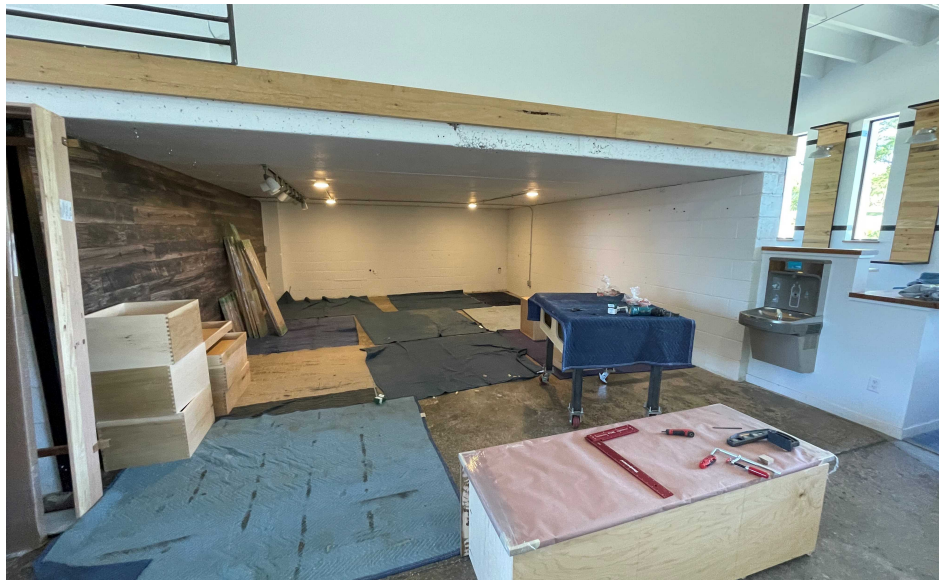
This former café space, spanning 3,208 SF (including a 620 SF mezzanine), is available for lease at \$13.50 P/SF NNN, with CAM at \$3.35 P/SF. It features two 14'x13' overhead doors, a 15'9" clear height, and a 960 SF concrete patio—ideal for outdoor dining. The property offers approximately 20 shared parking stalls, a robust 400 Amp / 3-Phase electrical supply, and is fully air-conditioned, complete with a single restroom. This versatile space is perfect for a new business venture or expansion, making it an excellent leasing opportunity!

Location Overview

507 Bruce St in Verona, Wisconsin, is strategically located in a thriving suburb just southwest of Madison, providing easy access to Highway 151 and County Highway M. This prime location benefits from excellent visibility and connectivity, surrounded by diverse amenities such as shopping centers, restaurants, and parks. With a growing and varied population, Verona offers a supportive community atmosphere that attracts families, young professionals, and retirees alike. The area's commercial landscape is expanding, making this property an ideal opportunity for businesses looking to capitalize on Verona's growth and vibrant local environment.

PROPERTY PHOTOS

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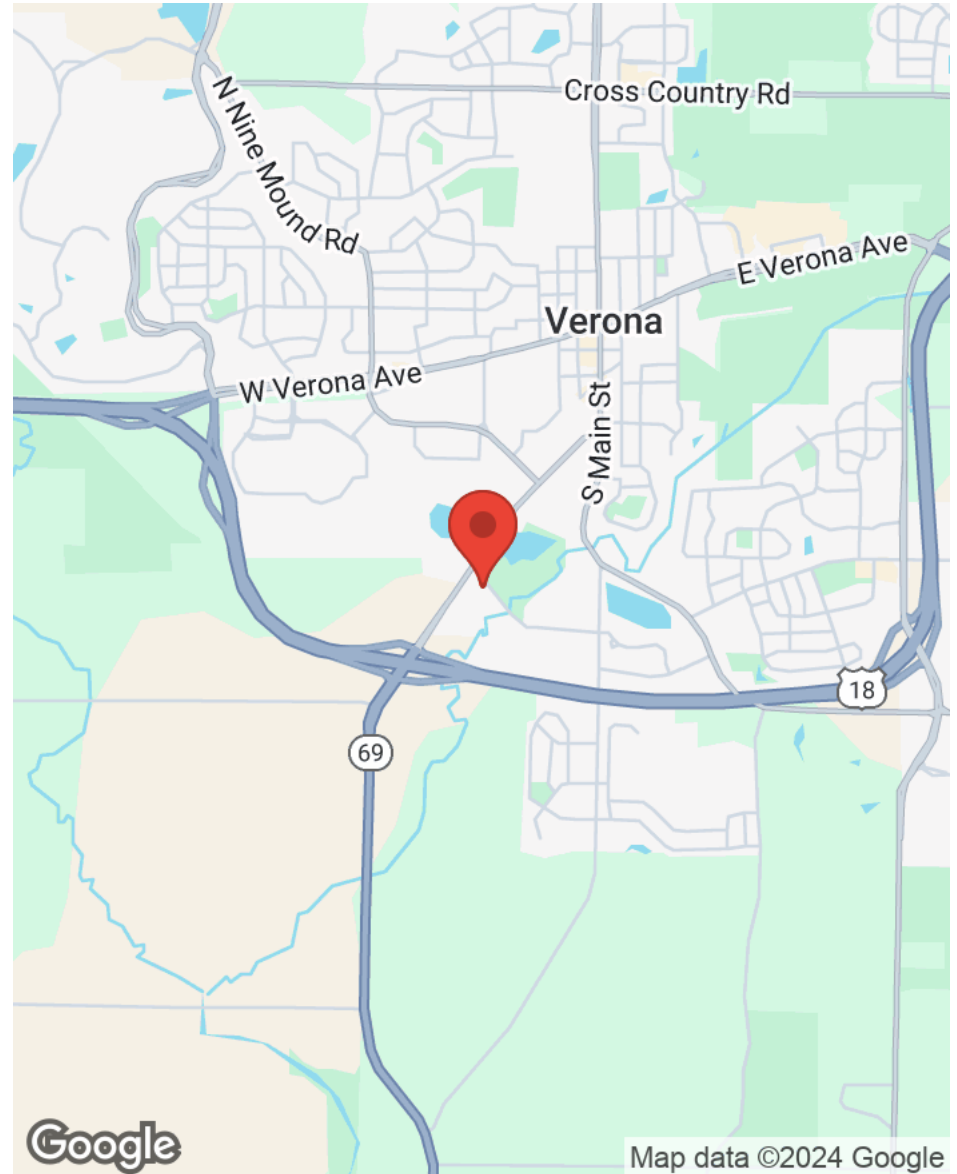
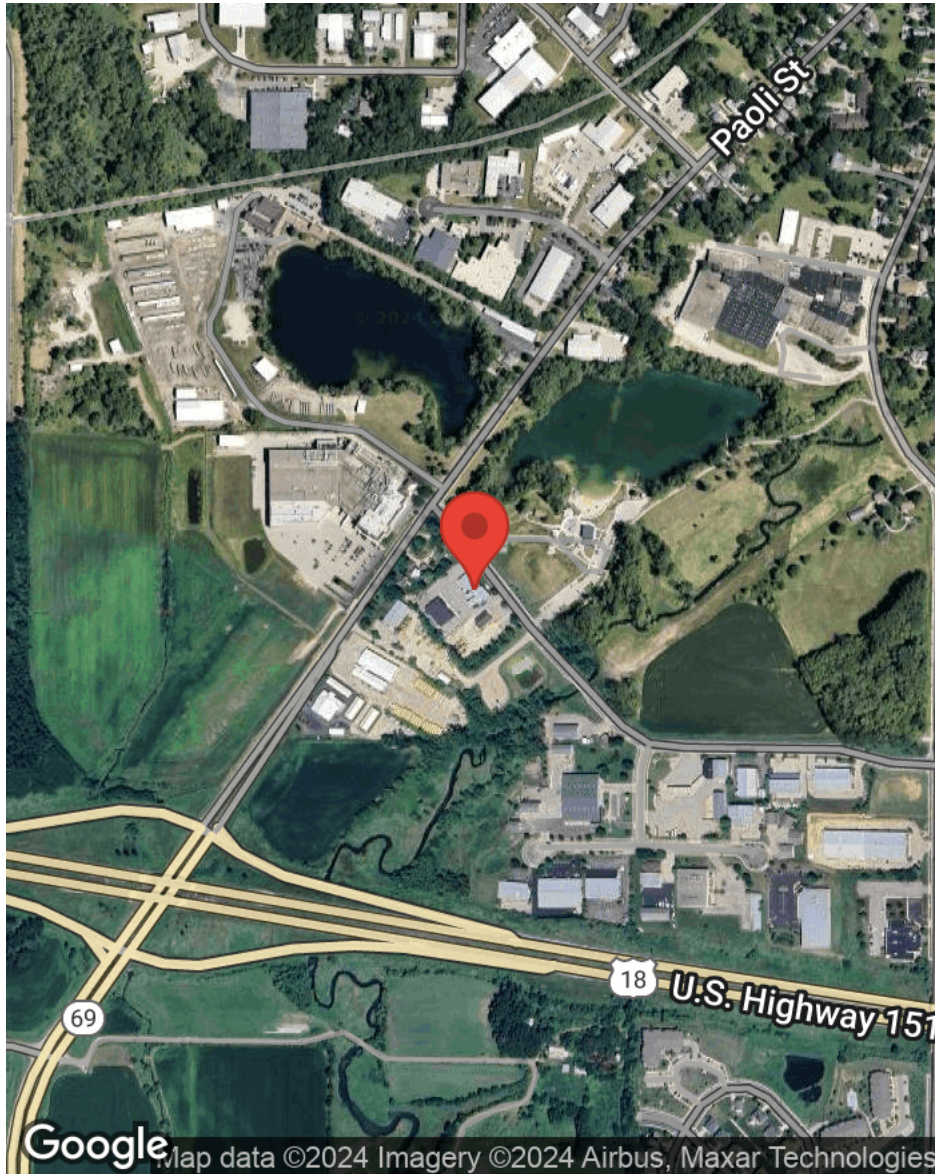


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LOCATION MAPS

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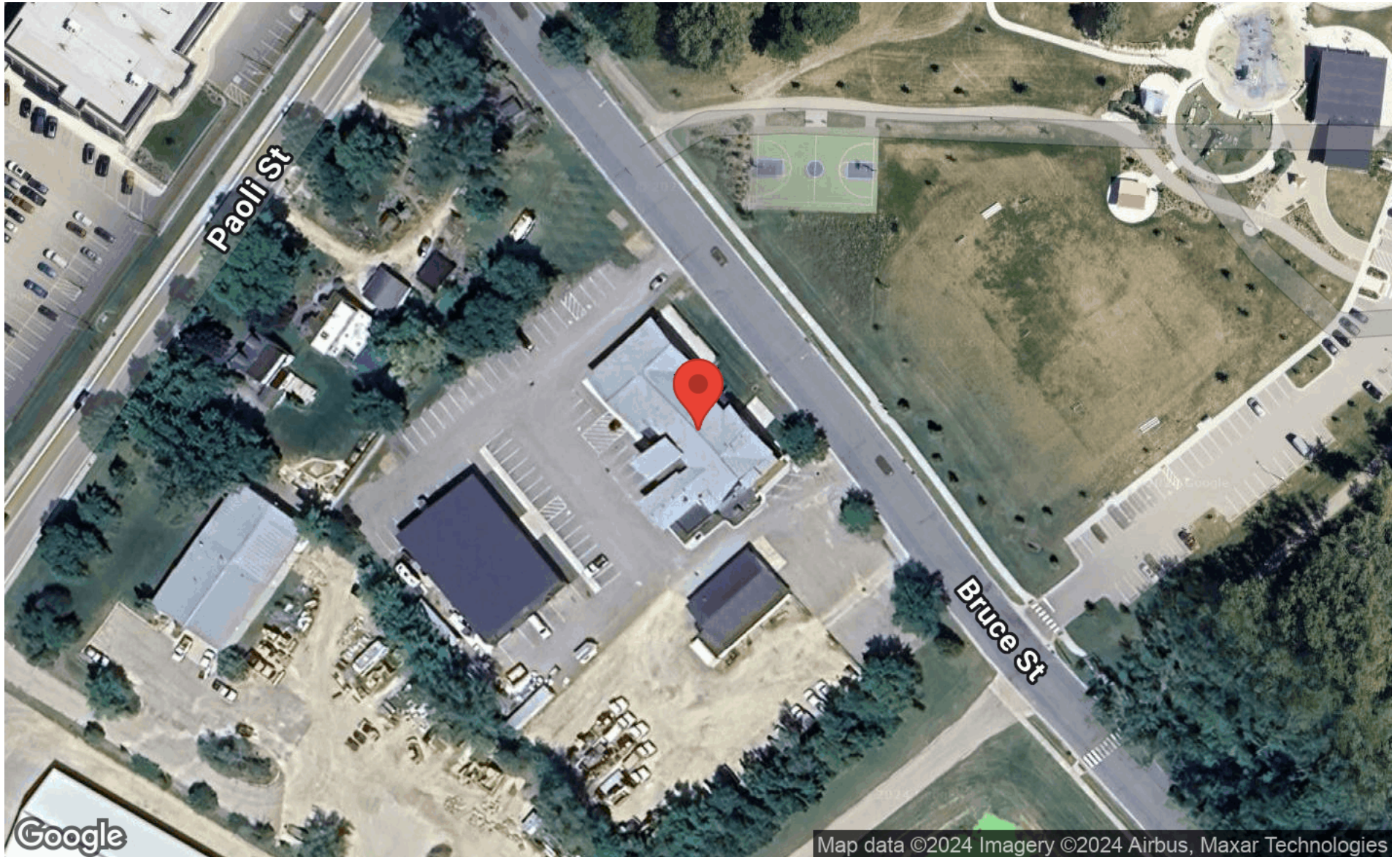


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AERIAL MAP

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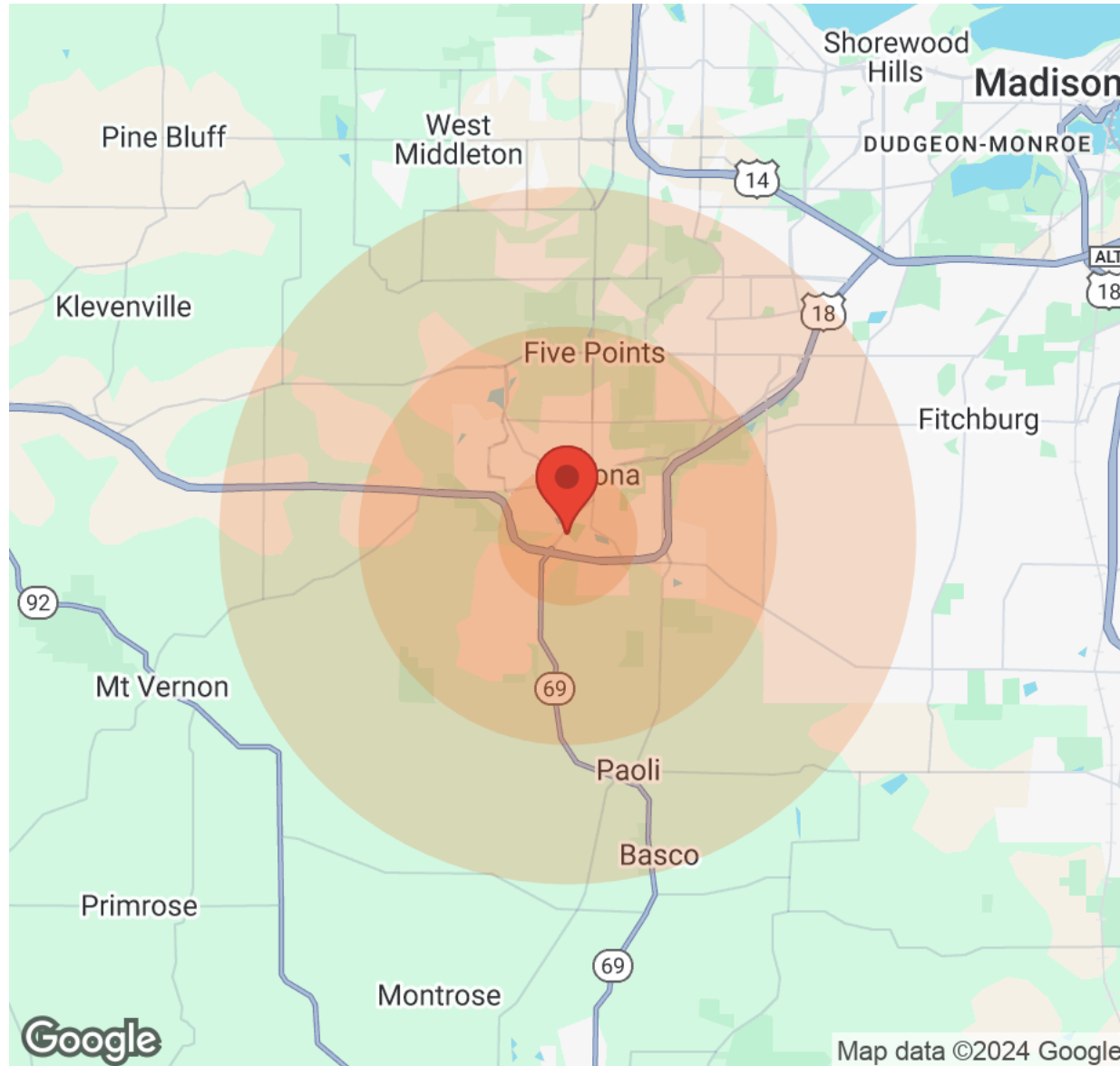


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,104	10,974	29,741
Female	2,214	11,333	30,761
Total Population	4,318	22,307	60,502

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	883	4,411	11,783
Ages 15-24	622	3,303	8,477
Ages 25-54	1,486	8,023	23,431
Ages 55-64	535	2,913	7,937
Ages 65+	792	3,657	8,874

Race	1 Mile	3 Miles	5 Miles
White	4,187	21,181	50,683
Black	25	163	3,492
Am In/AK Nat	N/A	N/A	4
Hawaiian	N/A	N/A	N/A
Hispanic	57	372	4,133
Multi-Racial	148	618	6,508

Income	1 Mile	3 Miles	5 Miles
Median	\$67,085	\$94,585	\$75,891
< \$15,000	101	389	1,133
\$15,000-\$24,999	120	453	1,589
\$25,000-\$34,999	60	489	1,860
\$35,000-\$49,999	242	840	2,709
\$50,000-\$74,999	340	1,648	5,059
\$75,000-\$99,999	237	1,572	4,149
\$100,000-\$149,999	450	2,274	4,964
\$150,000-\$199,999	80	642	1,649
> \$200,000	88	577	1,441

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,773	9,340	25,943
Occupied	1,676	8,888	24,590
Owner Occupied	1,200	6,860	16,130
Renter Occupied	476	2,028	8,460
Vacant	97	452	1,353

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