



INVESTMENT LAND FOR SALE

3609 University Ave | Madison, WI

THE OFFERING

Broadwing Advisors, LLC, on behalf the owner is offering for sale the parcel located at 3609 University Ave, Madison, WI. Existing NNN Land Lease with credit Tenant.

DISCLAIMER

The information contained in this Offering Memorandum ("Brochure") is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with ("Owner") regarding a possible transaction with respect to the subject property (the "Property"). The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose. If the person receiving this Brochure does not elect to pursue such a transaction, same person agrees that this material is to be returned to Broadwing Advisors, LLC ("Broker").

Neither the Owner, nor Broker, nor any of their respective officers, directors, partners, employees, agents or affiliates, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Brochure or any information or statements (including financial statements and projections) contained herein or relating hereto, including but not limited to the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based upon various assumptions and subjective determinations as to which no guarantee or assurances can be given. Without limiting the foregoing, in the event this Brochure contains information relating to asbestos or any other hazardous, toxic or dangerous materials in relation to the Property, such information shall in no manner be construed as creating warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential buyers must perform their own examination and investigation of the Property and information relating to the Property and in its operations, and shall rely solely on such examination and investigation and not on this Brochure or any information or materials contained herein or otherwise provided in making their decisions on whether to proceed with a transaction. The Property is being sold "as is" by the respective Owner, without representation or warranty as to condition or profitability.

The only party authorized to represent the Owner of the Property is Broker, and Owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. Any party entering into a transaction with Owner shall be obligated to pay any fees or commissions due any advisor, brokers or representatives, other than Broker, dealing with such a party.

This Brochure is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or liability. In no event shall the delivery or receipt of this Brochure be deemed to create any legal obligation to enter into any transactions with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.



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EXECUTIVE SUMMARY

OFFERING SUMMARY

Broadwing Advisors, LLC, on behalf of the owner, is offering for sale the property located at 3609 University Ave, Madison, WI. The offering is located at the highly desired and trafficked corner of University Avenue and Midvale Boulevard in Madison's Near West, Hilldale commercial district.

This investment opportunity provides a favorable NNN land lease with an established credit Tenant.

OFFERING PRICE

\$2,975,000

Details on financial investment terms available with NDA.

PARCEL DETAIL

- **Land Area:** 0.72 acres / 31,497 square feet
- **Zoned:** CC-T (Commercial Corridor - Transitional)
- **Parcel Number:** 070930403012
- **Frontage:** 146 feet - University Ave
- **Assessed Value (2024) -** \$1,323,000
 - Land - \$688,000
 - Improvements - \$635,000

PROPERTY LEASE DETAIL

- **Building Area:** 3,774 square feet
- **Parking:** 17 surface lot stalls
- **Occupancy:** Occupied
- **Age:** 2005 - Bank
- **Building Height:** 10 ft - one story



EXECUTIVE SUMMARY



LAND LEASE

Current market rate, NNN Land Lease with credit Tenant extends through 2029 with Tenant option to extend through 2044.



OFFERING GUIDELINES

TRANSACTION GUIDELINES

Following the distribution of materials, Broadwing Advisors will be available to assist prospective buyers with on-site inspections of the property and in the review of the information contained in the Offering Memorandum. Seller shall provide due diligence material as part of the offer process. The Property is being offered As-Is.

All offers should include the following:

- The offer price;
- The amount of earnest money deposit;
- An outline of the proposed schedule for due diligence and closing;
- Description of any contingencies or due diligence requirements;
- Experience qualifications and anticipated sources of financing;

CONTACT

All inquiries and offers related to this property should be made directly to the contacts listed below:

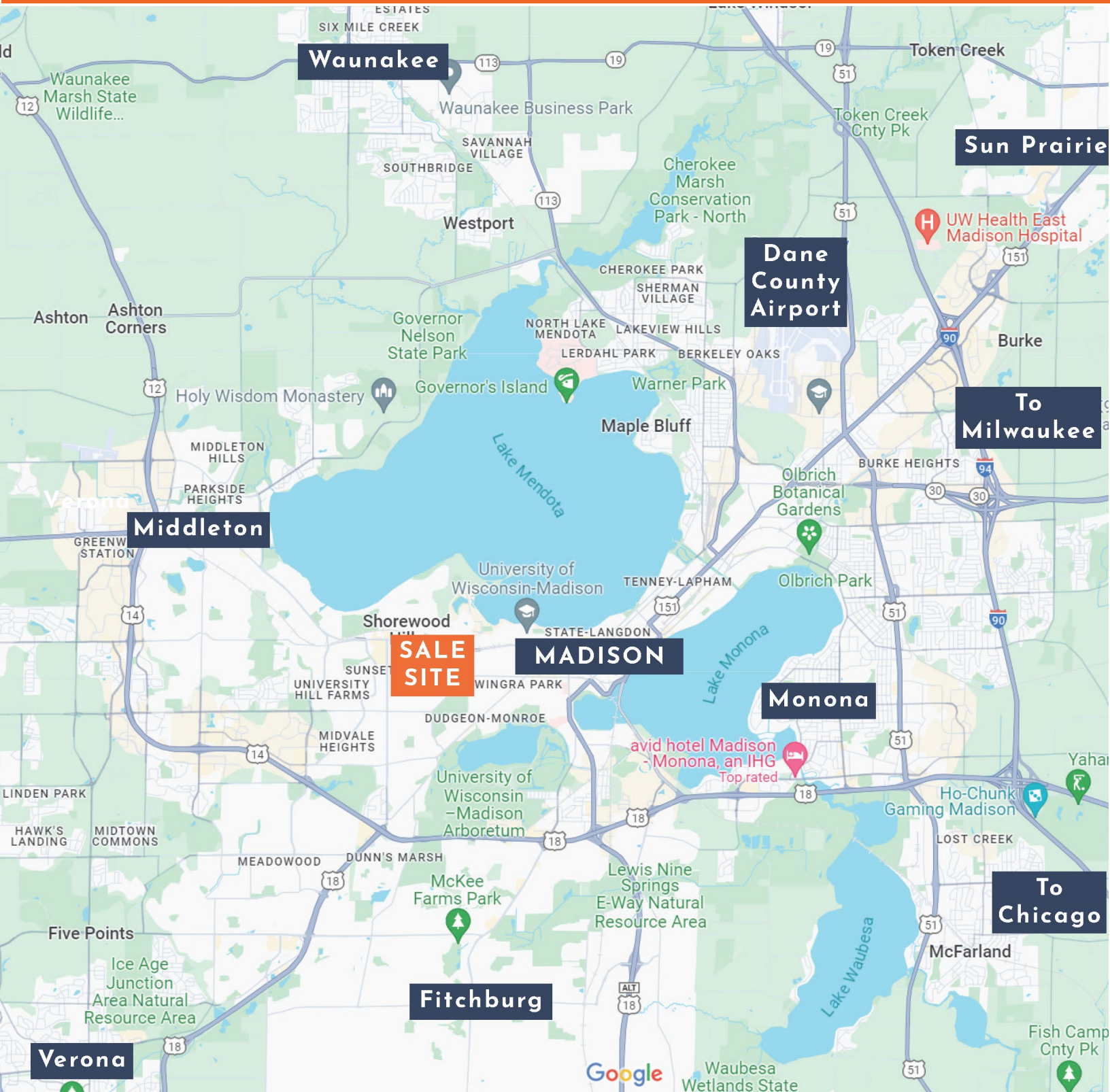
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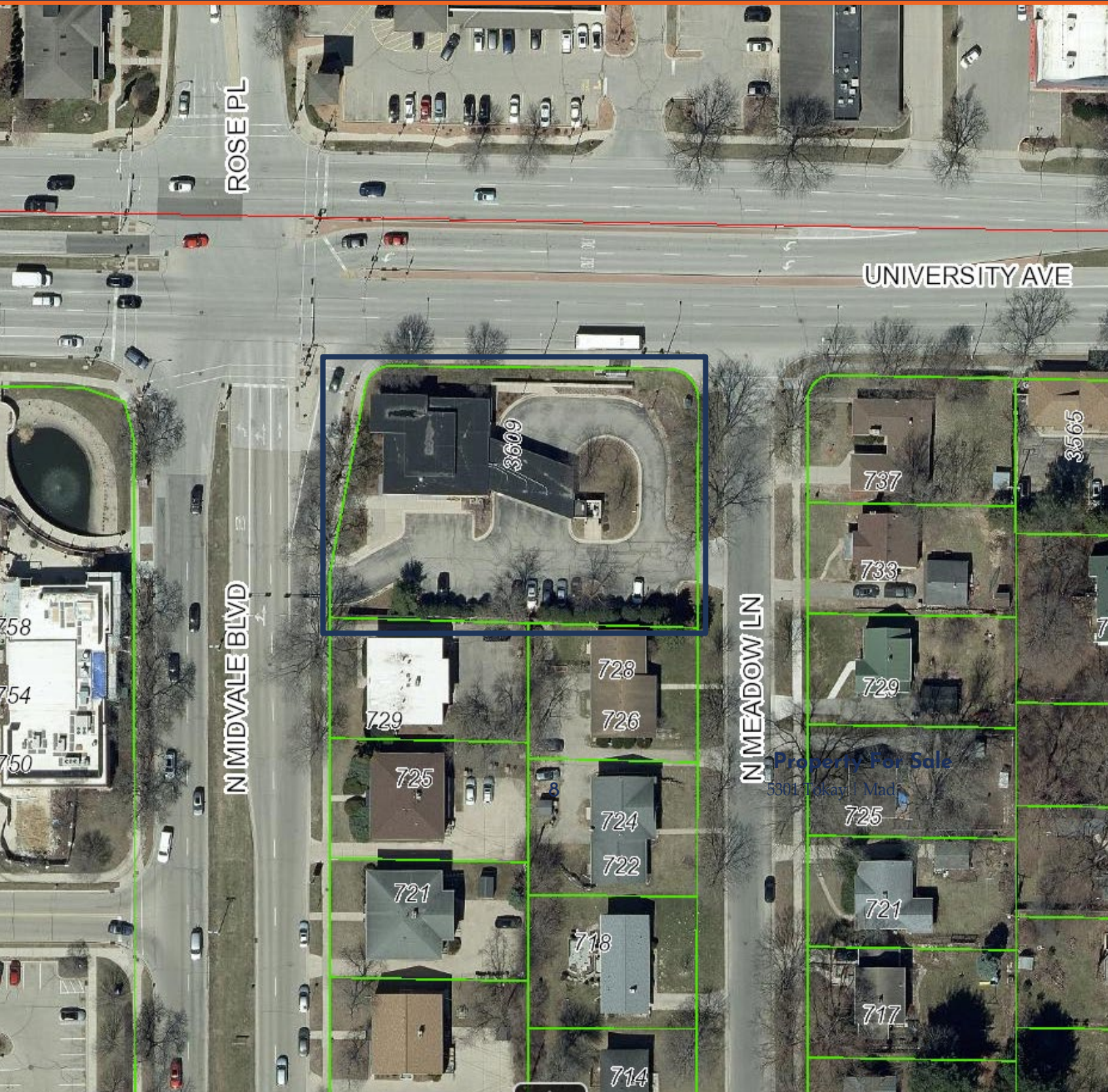
Deana J. Porter
Broadwing Advisors LLC
(608) 661-7451
deana@broadwing-advisors.com



PROPERTY OVERVIEW - AREA MAP



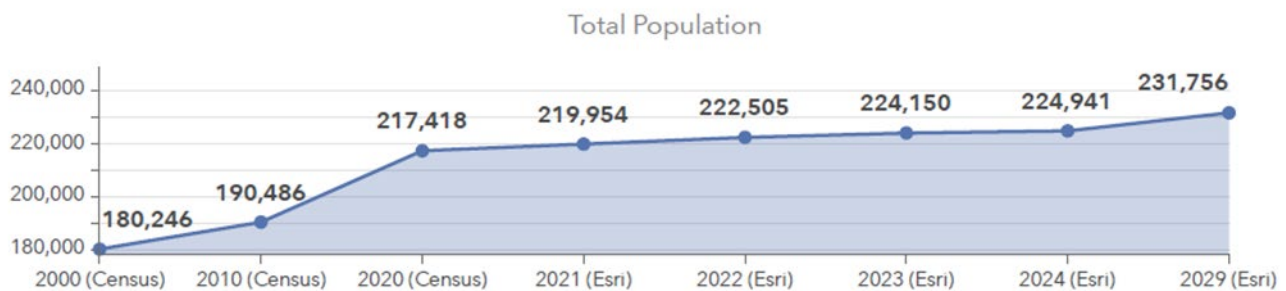
PROPERTY OVERVIEW - SITE MAP



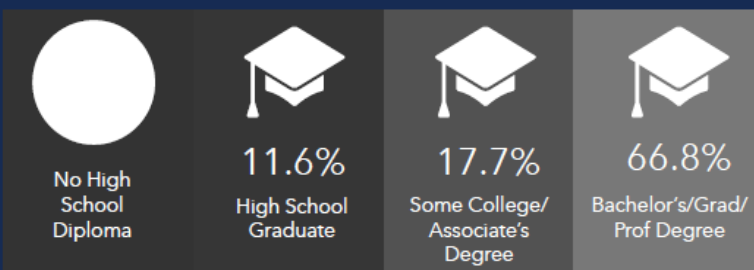
AREA OVERVIEW - AREA AMENITIES



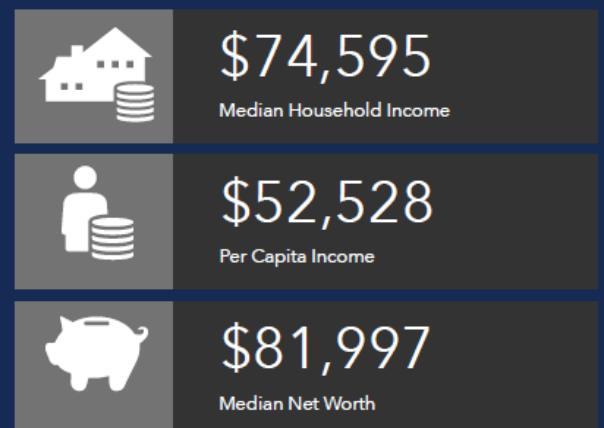
MARKET OVERVIEW - AREA DEMOGRAPHICS - 5 MILE



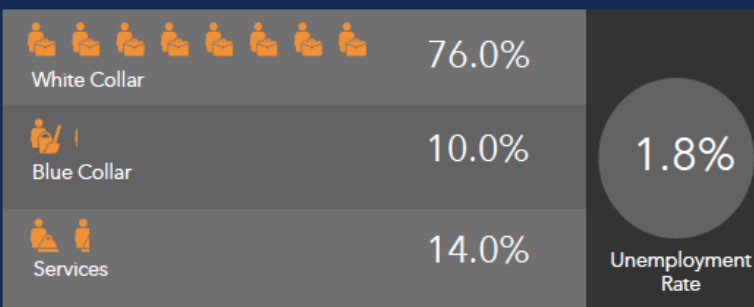
EDUCATION



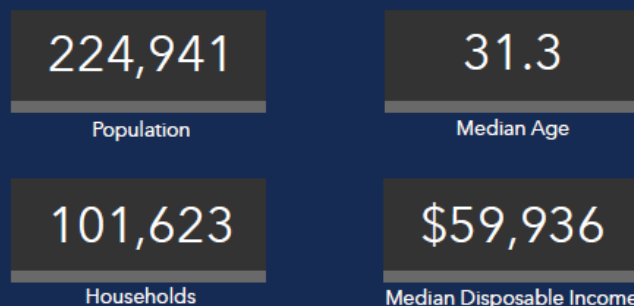
INCOME



EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)





www.broadwing-advisors.com

Land Lease For Sale
3609 University Ave | Madison WI

BROADWING
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