



7956 Tree Lane, Madison, WI 53717

### Property Highlights

- Available Space: 6,813 Perfect for Showroom, Retail Space with extra mezzanine space.
- Lease Price: \$15/PSF plus NNN \$5/PSF
- Loading Dock Available
- 20 Ft Ceilings
- Ample Parking – 185 Parking Spaces
- Property Full Sprinkled
- High Visibility from the Beltline and Mineral Point Road
- Building and Monument Signage Available
- Area Retailers: Target, Walgreens, Menards, Platos Closet, Pick n' Save, and West Towne Mall



For more  
Information:

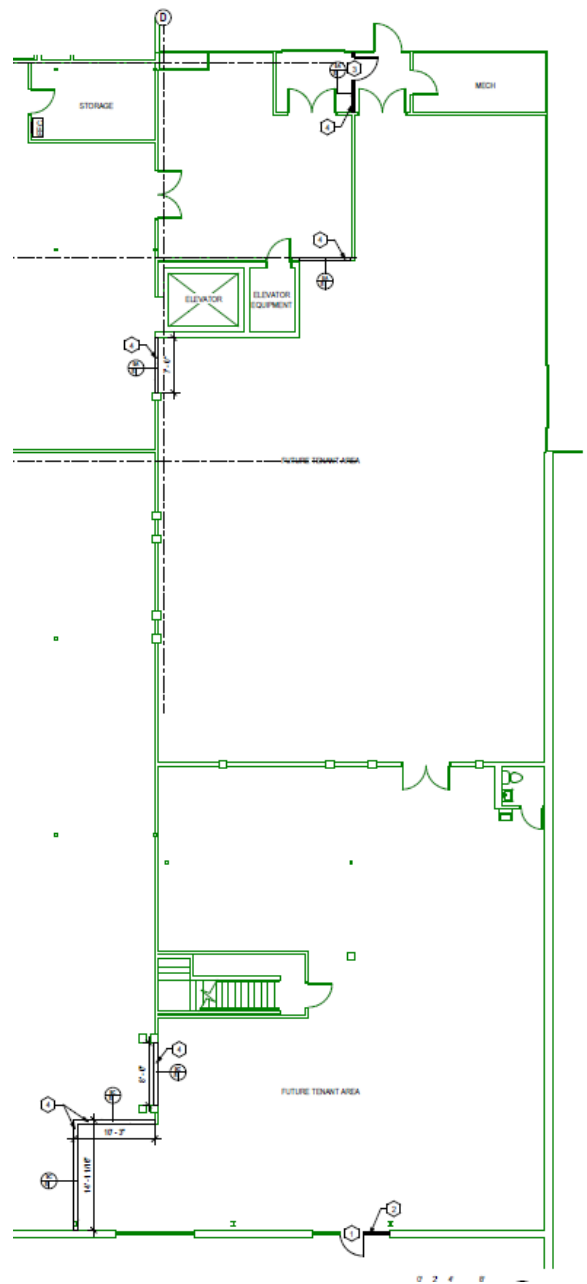
**Dan Holvick**

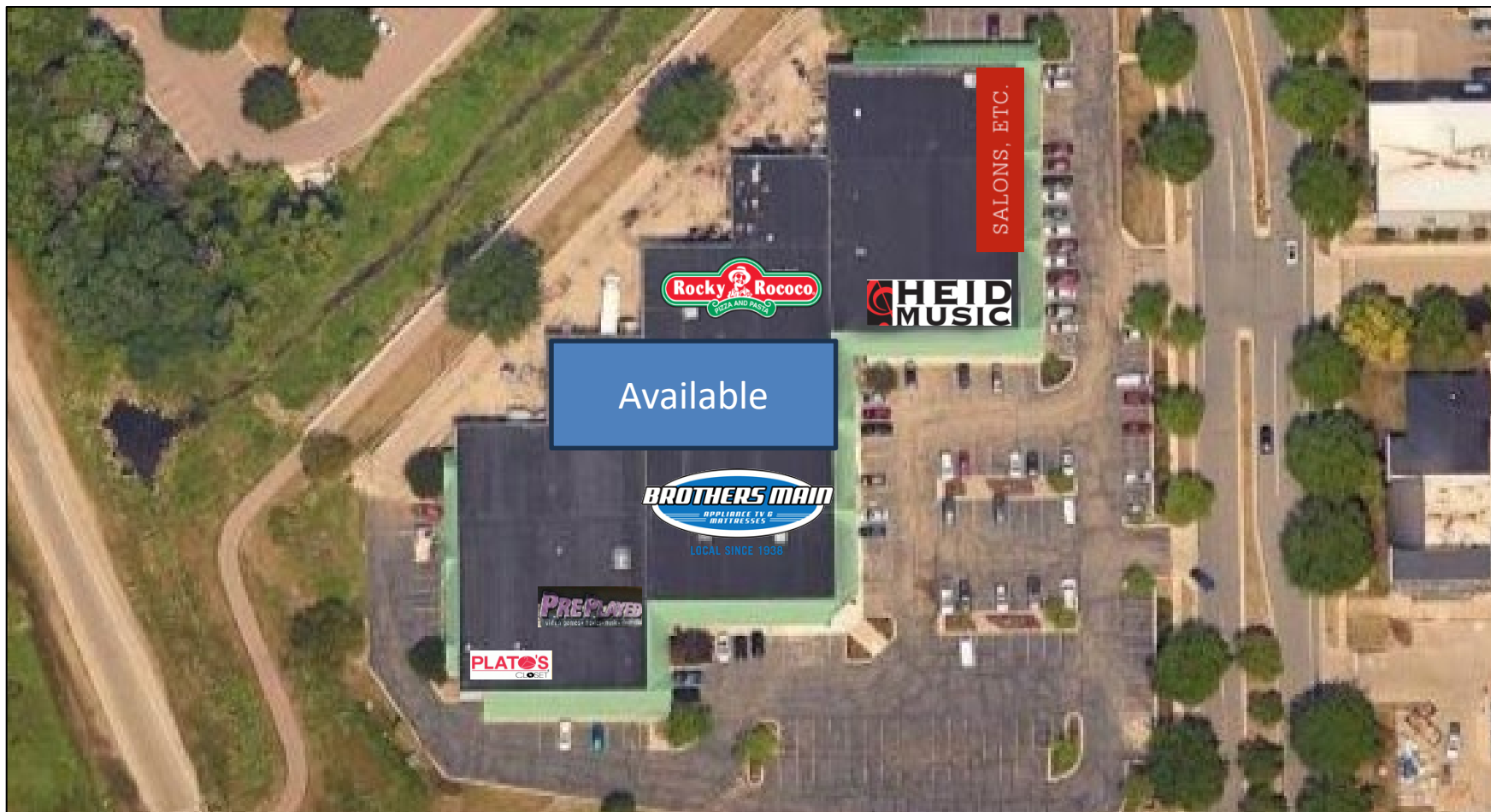
owner/ Managing Broker

608-220-7740 • dan.holvick@naimadison.com



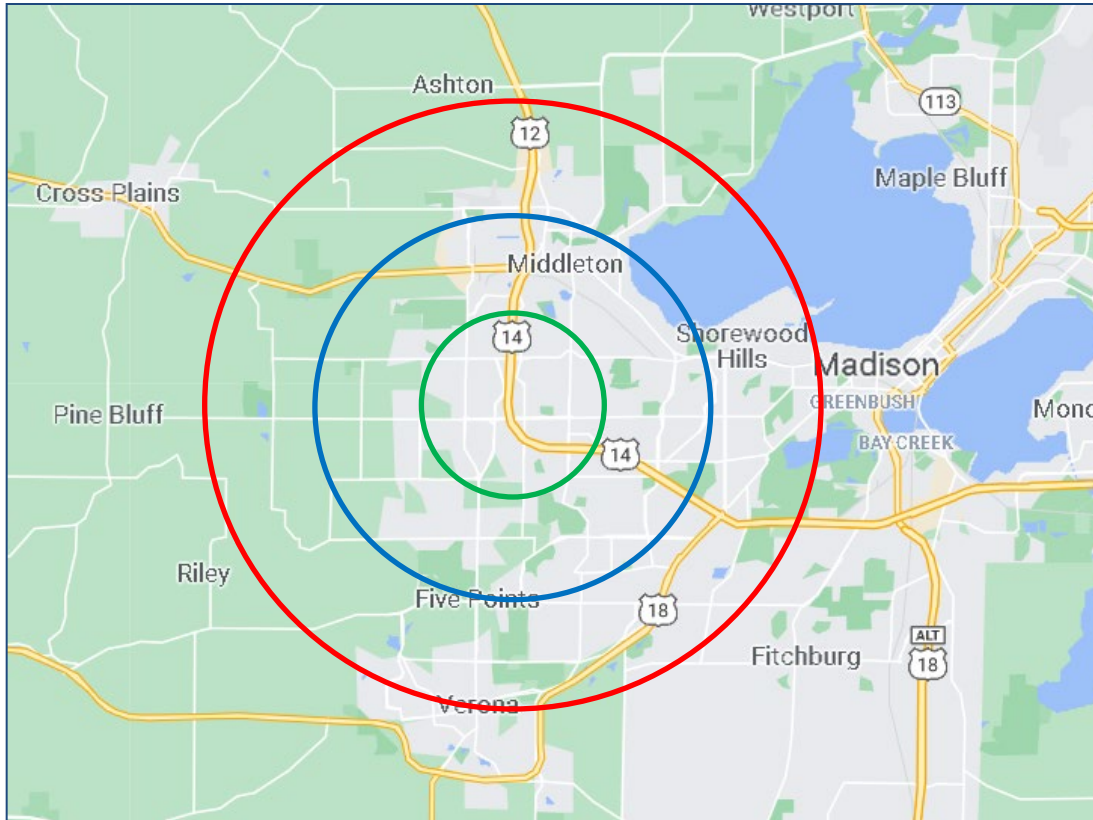












Radius	Median Household Income
1-Mile	\$73,611.00
3-Mile	\$76,729.82
5-Mile	\$73,828.71

Radius	Average Household Income
1-Mile	\$92,741.00
3-Mile	\$92,933.82
5-Mile	\$85,861.49

Radius	Aggregate Household Income
1-Mile	\$109,271,096.88
3-Mile	\$797,473,141.20
5-Mile	\$2,167,039,693.38

### Education

	1-Mile	3-mile	5-mile
Pop > 25	1,663	13,098	40,844
High School Grad	142	1,195	5,169
Some College	327	2,101	7,305
Associates	115	831	3,089
Bachelors	559	4,479	12,814
Masters	254	2,214	6,010
Prof. Degree	112	1,027	2,286
Doctorate	111	581	1,322

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7940-7968 Tree Ln, Madison, WI 53717



### CITY, STATE

**Madison, WI**

### POPULATION

**44,710**

### AVG. HH SIZE

**2.36**

### MEDIAN HH INCOME

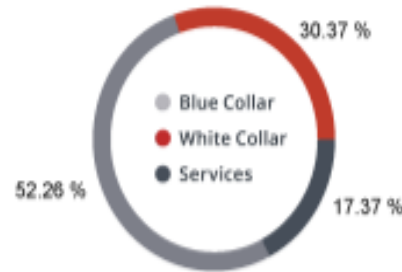
**\$74,813**

### HOME OWNERSHIP

Renters: **7,227**

Owners: **12,388**

### EMPLOYMENT



**54.91 %**  
Employed

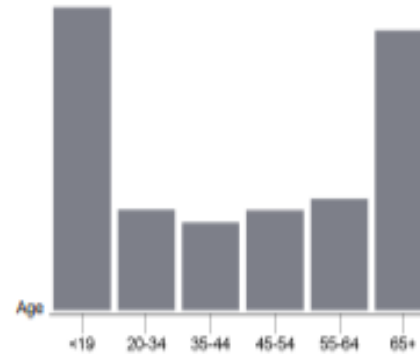
**1.23 %**  
Unemployed

### EDUCATION

High School Grad: **12.66 %**  
Some College: **17.83 %**  
Associates: **7.20 %**  
Bachelors: **62.06 %**

### GENDER & AGE

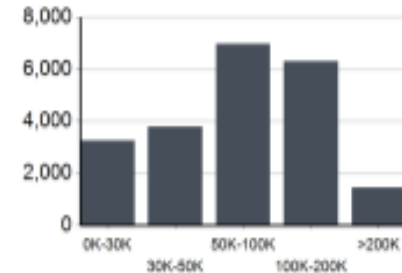
**48.16 %** **51.84 %**



### RACE & ETHNICITY

White: **82.65 %**  
Asian: **8.65 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **2.63 %**  
Hispanic: **3.25 %**  
Two or More Races: **2.82 %**

### INCOME BY HOUSEHOLD



### HH SPENDING

