

LEFFLER STREET CENTER

514-522 LEFFLER STREET, DODGEVILLE WI 53533

RETAIL FOR LEASE



OFFERING SUMMARY

AVAILABLE:	Suite 520 - 600 SF 2nd Generation Salon Space
LEASE RATE:	Negotiable (Net)
TAX/CAM:	\$6.77 PSF
BUILDING SIZE:	9,100 SF
YEAR BUILT:	2002
ZONING:	M-L Limited Industrial District
CROSS STREETS:	E. Leffler Street & Johns Street

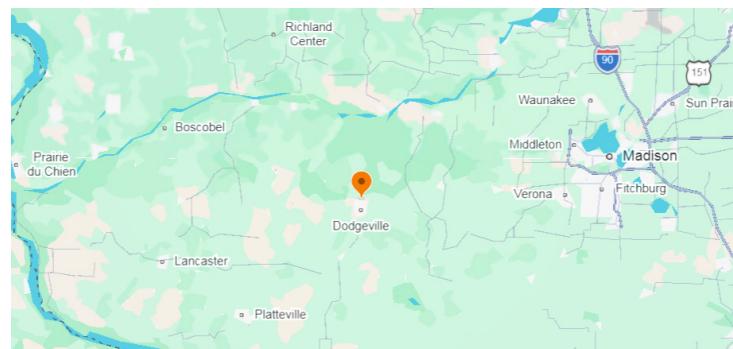
PROPERTY OVERVIEW

Multi-tenant retail center with pylon and building signage on Leffler Street across from Walmart Supercenter in Dodgeville. Leffler Street Center offers a nice mix of co-tenants, ample parking, and flexible zoning allowing for a multitude of usages.

Close to many local, regional, and national businesses such as Walmart Supercenter, Dollar Tree, Farm & Fleet, Lands' End Corporate Headquarters, Sears Holdings Corporation, and Best Western Inn & Suites, along with several fast food/quick food establishments. Dodgeville is located approximately 45 miles west of Madison, WI, and 48 miles east of Dubuque, IA.

PROPERTY HIGHLIGHTS

- 2nd Generation Salon/Barber Build Out
- Pylon and Building Signage Fronting Leffler Street
- High Visibility - Across from Walmart



AMK PROPERTIES TEAM

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

MATTHEW KLEIN, CCIM

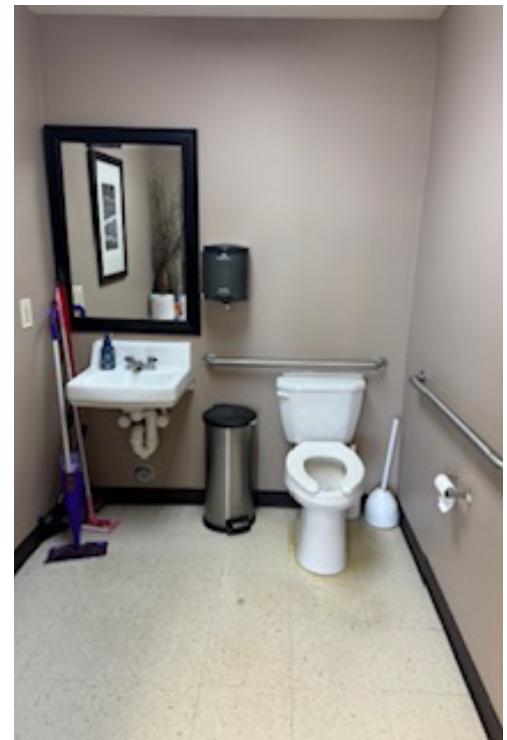
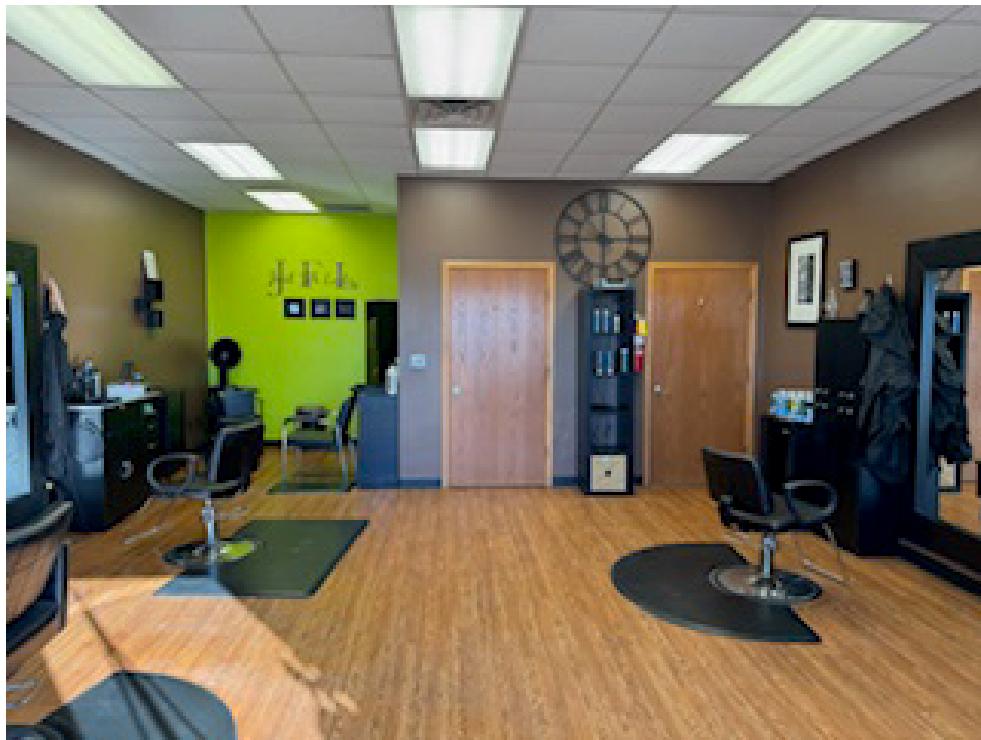
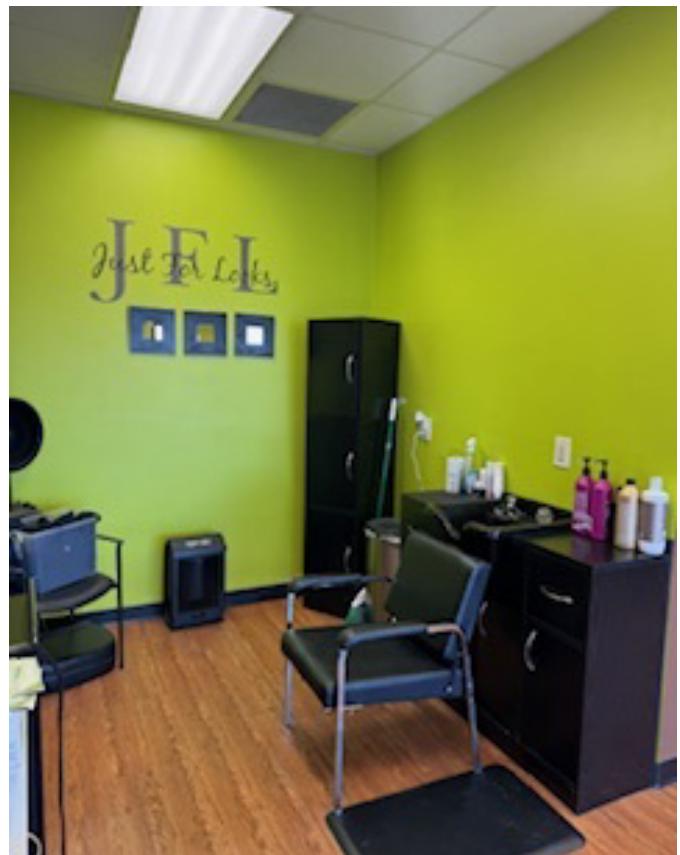
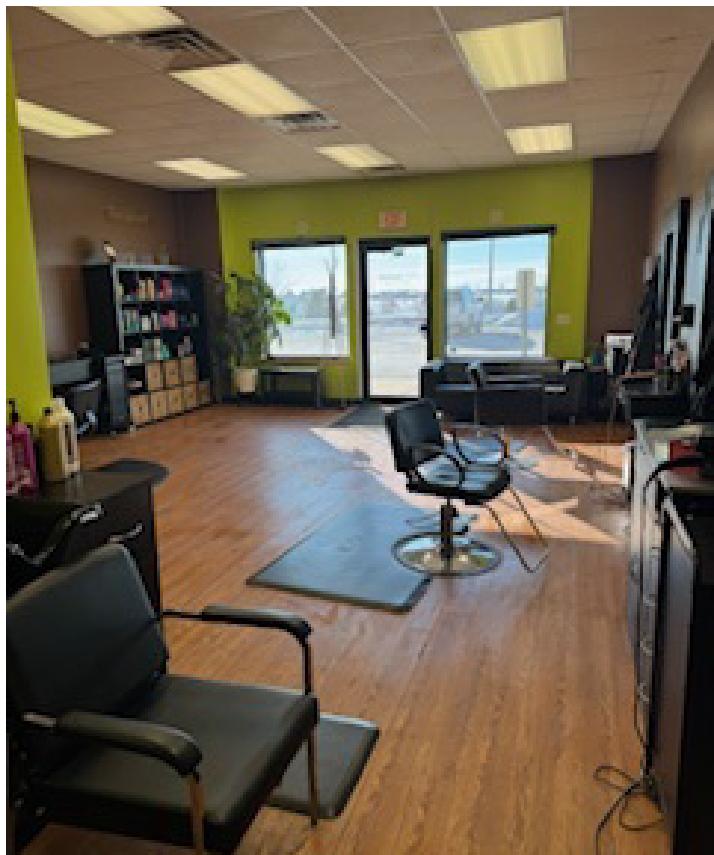
Senior Vice President, Principal
(612) 382-3403
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20186454, Minnesota



PHOTOS

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SUITE 520



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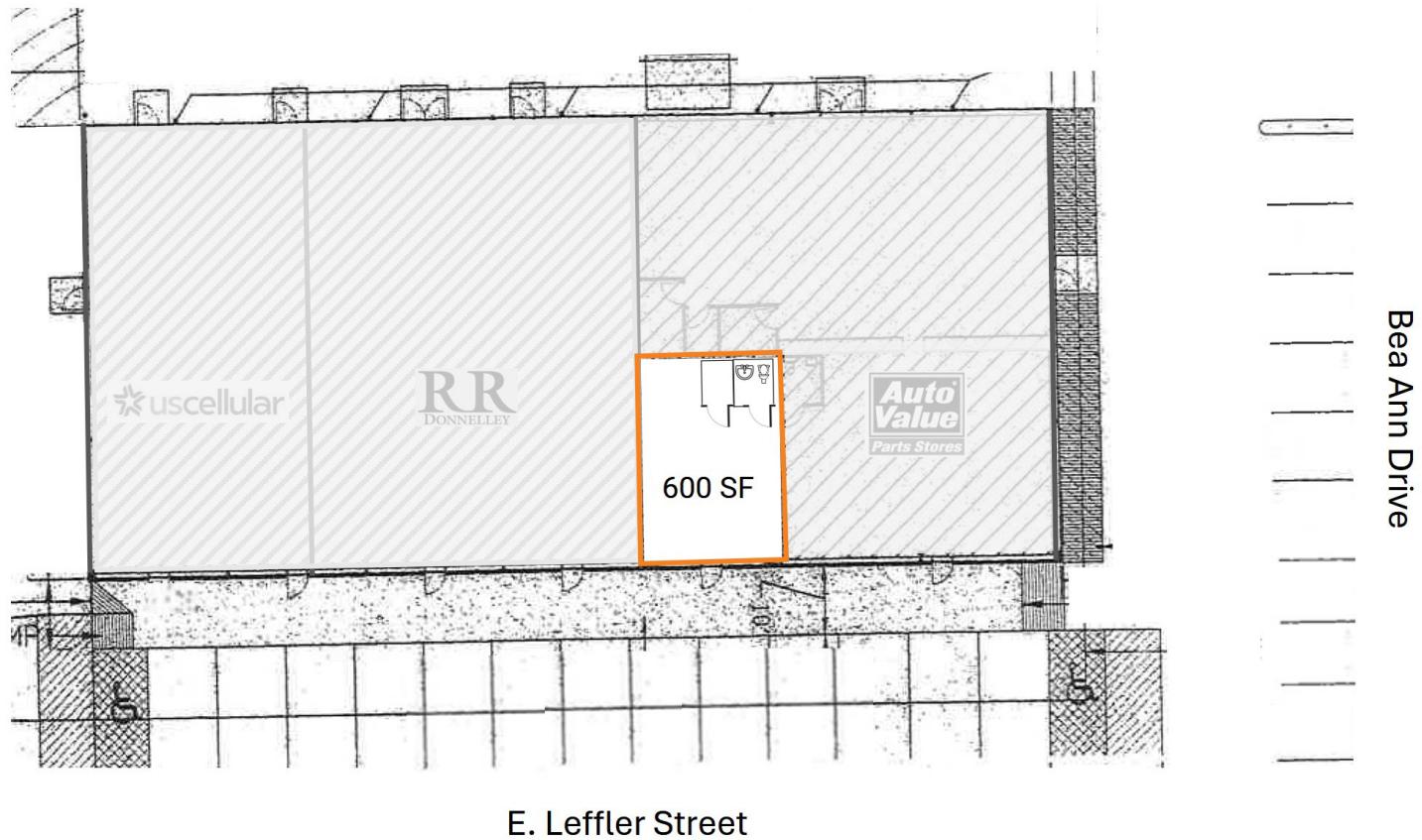
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SUITE 520: 600 SF

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SALON BUILD OUT



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LOCATION MAPS

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LEFFLER STREET CENTER



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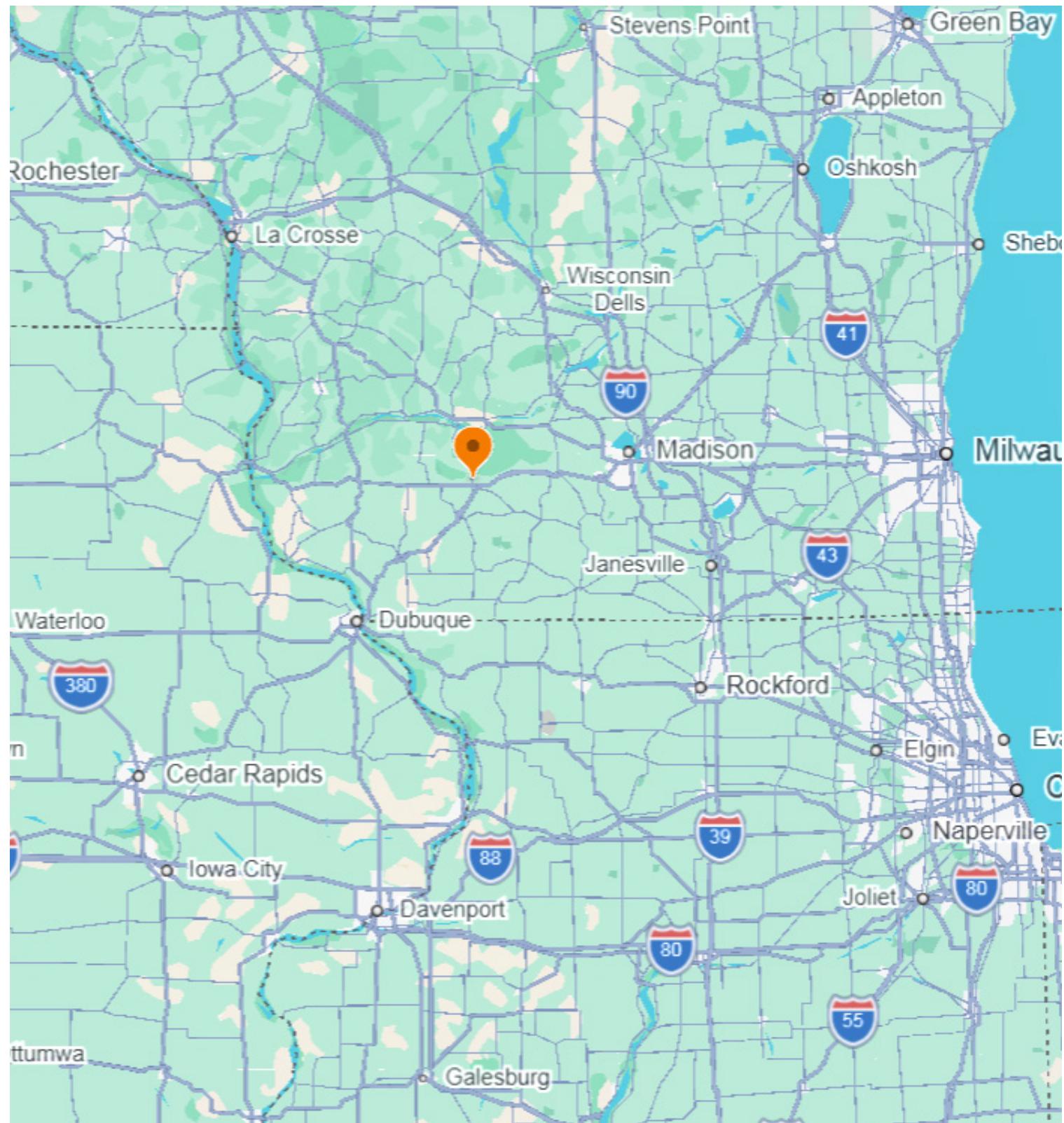
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REGIONAL MAP

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DODGEVILLE, WI



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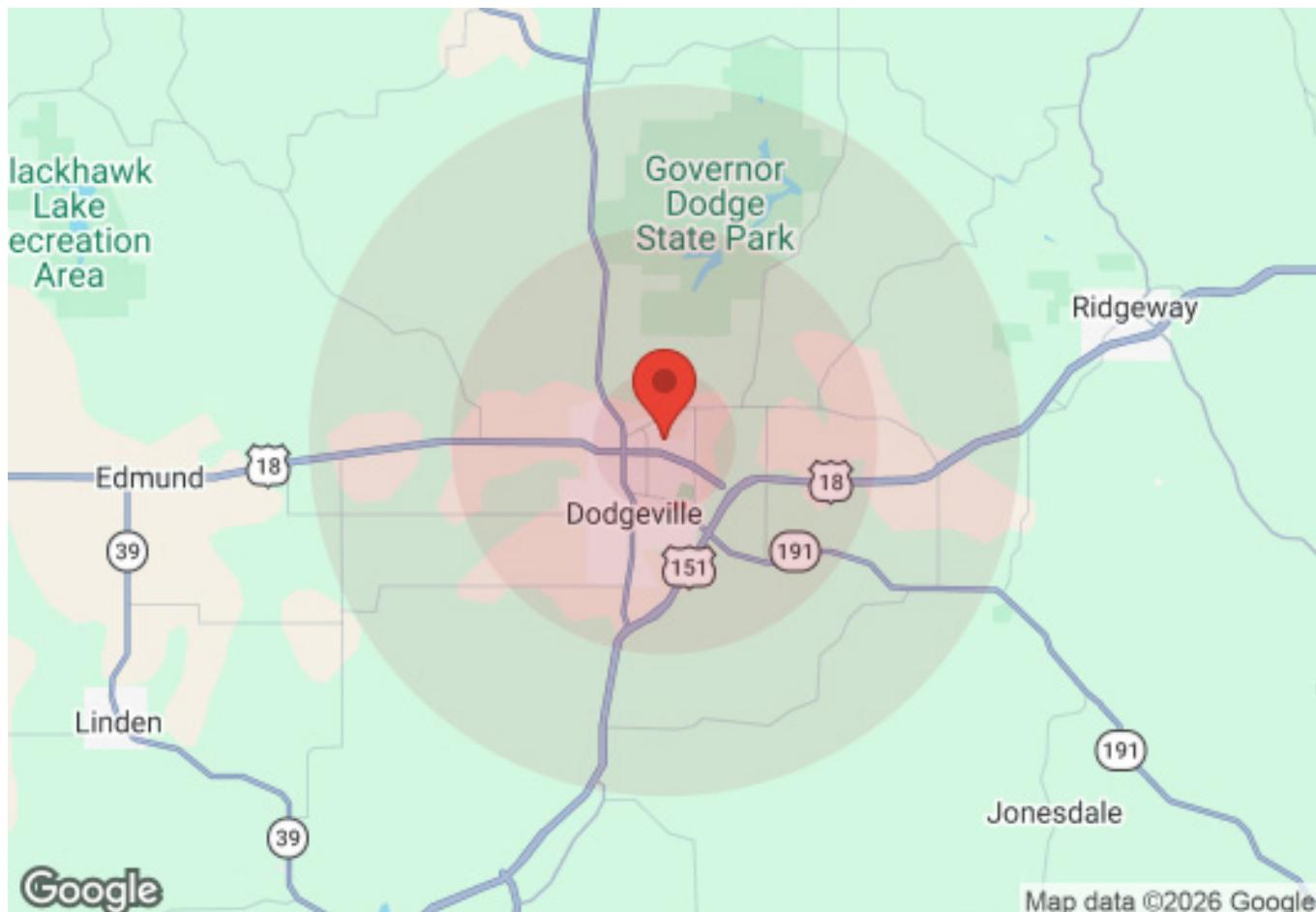
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DEMOCRAPHICS

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DODGEVILLE, WI



Population	1 Mile	3 Miles	5 Miles
Male	1,098	2,802	3,138
Female	1,122	2,887	3,203
Total Population	2,220	5,689	6,341
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	406	983	1,088
Ages 15-24	273	695	766
Ages 25-54	818	2,037	2,254
Ages 55-64	253	759	858
Ages 65+	470	1,215	1,375
Income	1 Mile	3 Miles	5 Miles
Median	\$65,526	\$79,350	\$80,006
< \$15,000	173	322	344
\$15,000-\$24,999	27	76	86
\$25,000-\$34,999	34	129	143
\$35,000-\$49,999	175	297	325
\$50,000-\$74,999	88	328	372
\$75,000-\$99,999	193	403	451
\$100,000-\$149,999	178	502	566
\$150,000-\$199,999	41	242	264
> \$200,000	33	145	170

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,028	2,676	2,984
Occupied	942	2,443	2,722
Owner Occupied	584	1,610	1,820
Renter Occupied	358	833	902
Vacant	86	233	262



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