



## Bird Street Center

5-15 N. Bird Street, Sun Prairie, WI 53590

### Property Description

Small, well positioned, neighborhood shopping center located on one of the main arteries connecting Sun Prairie and Madison. Sun Prairie is a fast growing suburb of Madison that has an active base of national retailers. Main Street has seen ample new development, with a brand new apartment building now open across Bird Street and new retail opening up along Main Street as well. Traffic counts are strong, with 12,000 VPD traversing right by the center every day.

### Property Highlights

- Only one space available - 3,300 SF
- Great visibility and traffic counts



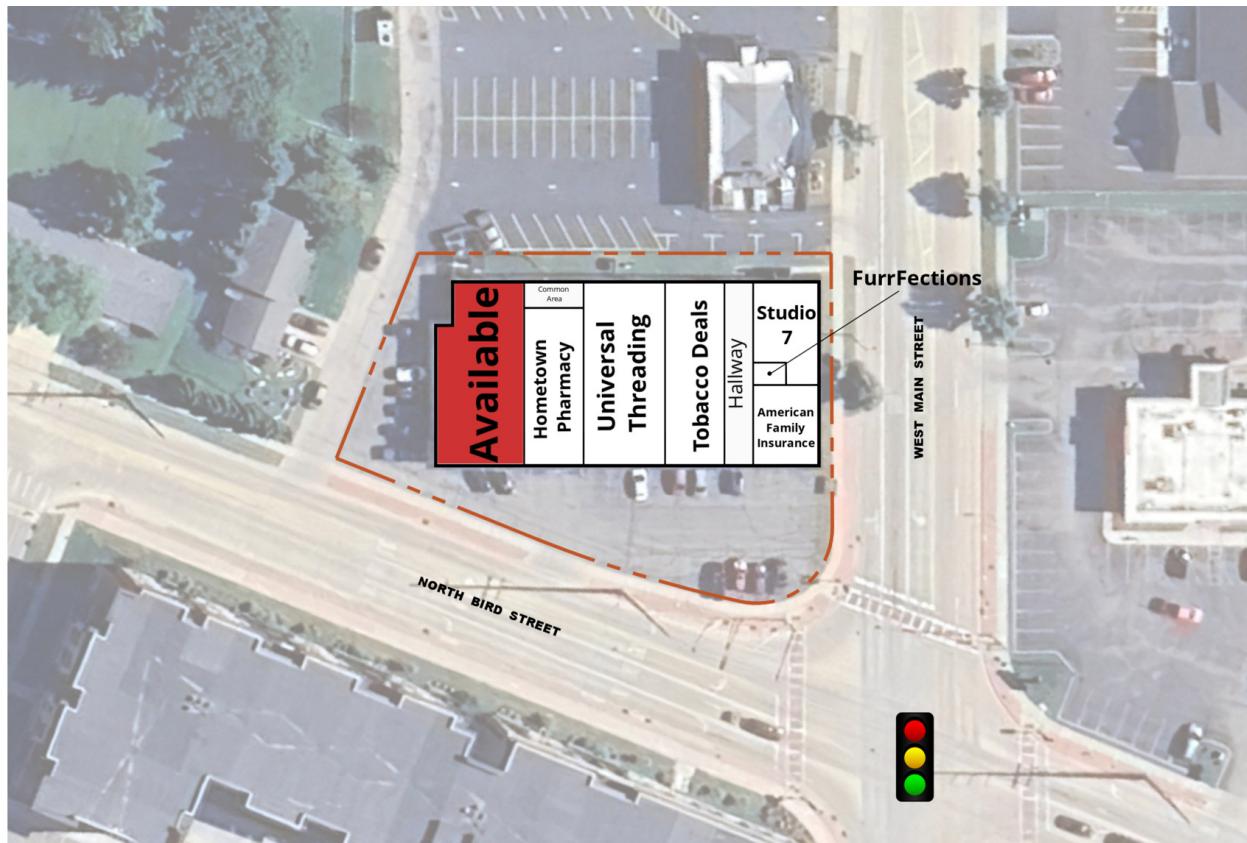
### Building Summary

Building Size:	12,765 SF
Available SF:	3,300 SF
Lease Rate:	Negotiable
Operating Expenses:	\$3.61/SF

## Available Spaces

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SUITE	TENANT NAME	SPACE SIZE
5 N. Bird Street	American Family Insurance	875 SF
7.5 N. Bird Street	FurrFections	285 SF
7 N. Bird Street	Studio 7	1,160 SF
9 N. Bird Street	Smoke Shop	2,000 SF
11 N. Bird Street	Universal Threading	3,200 SF
13 N. Bird Street	Hometown Pharmacy	1,945 SF
15 N. Bird Street	Available	3,300 SF

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 **BlackGate**

The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

## Additional Photos

### Bird Street Center

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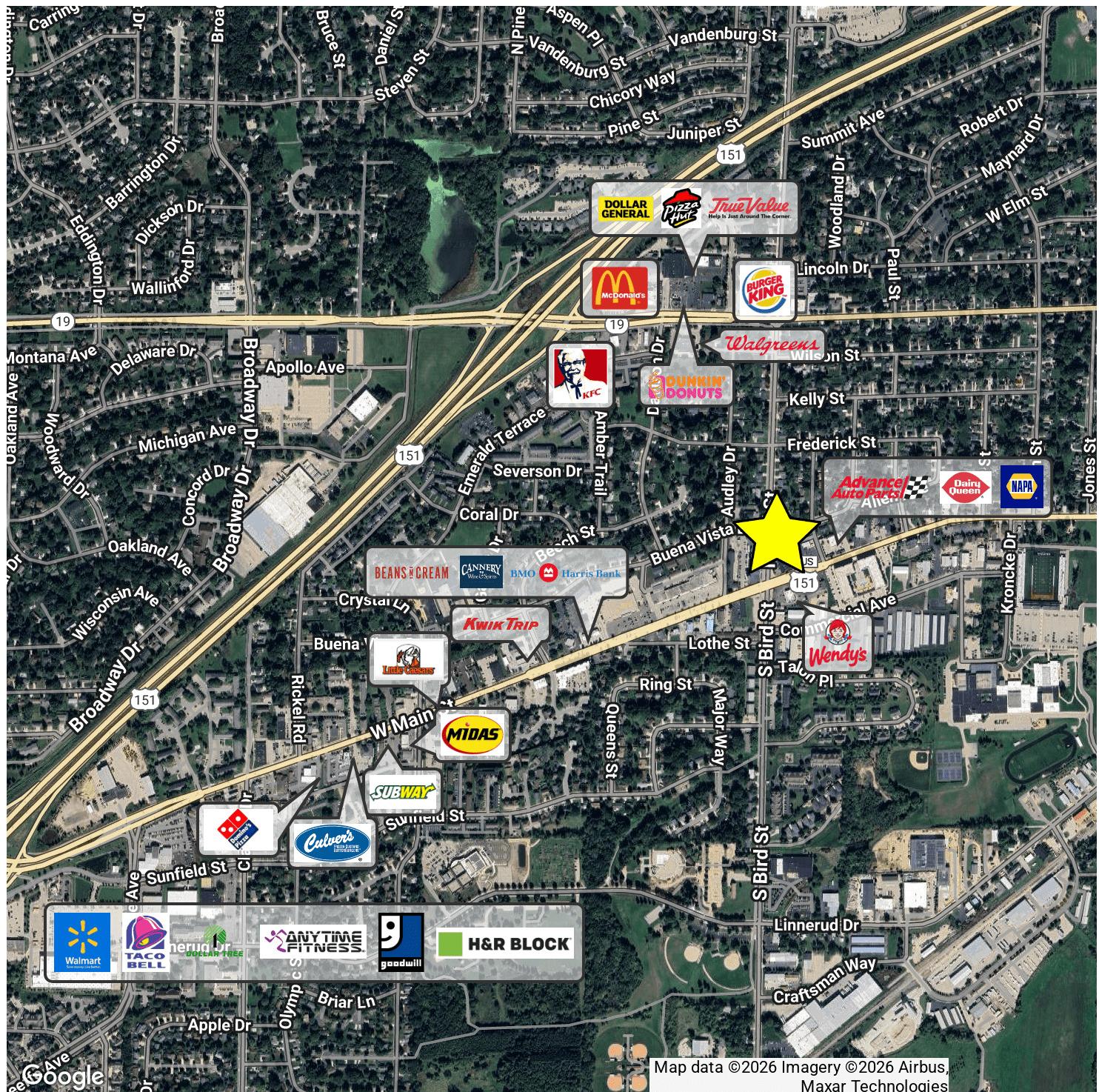
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# Retailer Map

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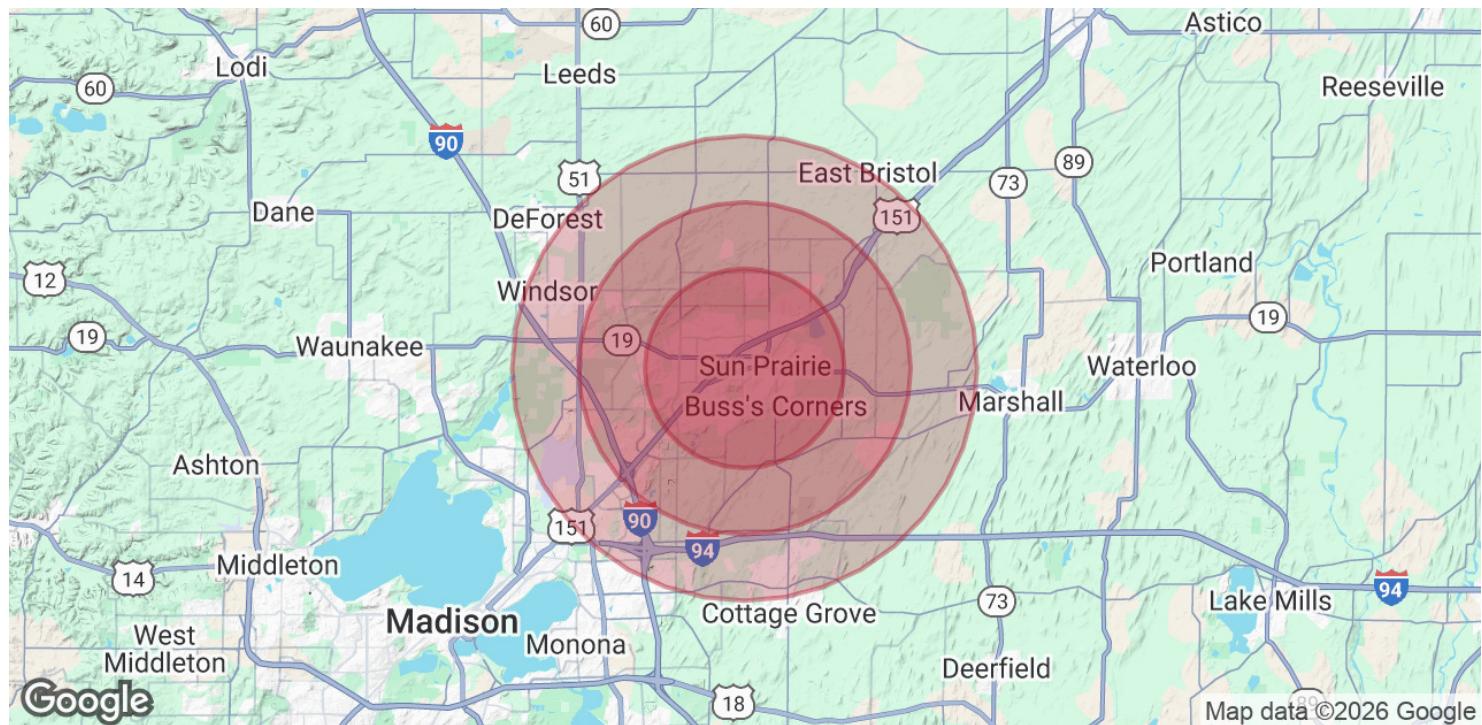
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# Demographics Map & Report

## Bird Street Center

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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	41,341	57,421	92,442
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	16,301	23,379	37,707
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$123,040	\$122,819	\$117,909
Average House Value	\$382,112	\$384,335	\$381,823

\* Demographic data derived from 2020 ACS - US Census

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