

# COMMERCIAL CONDO for SALE/LEASE

631 Struck St, Madison, WI



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**ABSTRACT**  
COMMERCIAL REAL ESTATE



# PROPERTY DETAILS



## COMMERCIAL CONDO for SALE/LEASE

631 Struck St, Madison, WI

- **Available** - 1500 SF
- **Occupancy** - Vacant
- **Year Built** - 2005
- **Zoning** - CC
- **Purchase Price** - \$360,000
- **Leasing Price** - \$23/SF Modified Gross (MG)

### Property Highlights:

- Zoned CC – Community Commercial (retail, office, service, studio & more)
- Density! Easy access to US-12/14 (75,600 VPD), S Gammon (26,800 VPD) to Watts Rd (8050 VPD)
- Includes kitchen, private office, open work area, mezzanine and restroom
- Great owner-user opportunity
- Signage for additional visibility
- Potential for live/work use or conversion (verify with City of Madison)
- For leasing: Tenant pays utilities and Janitorial

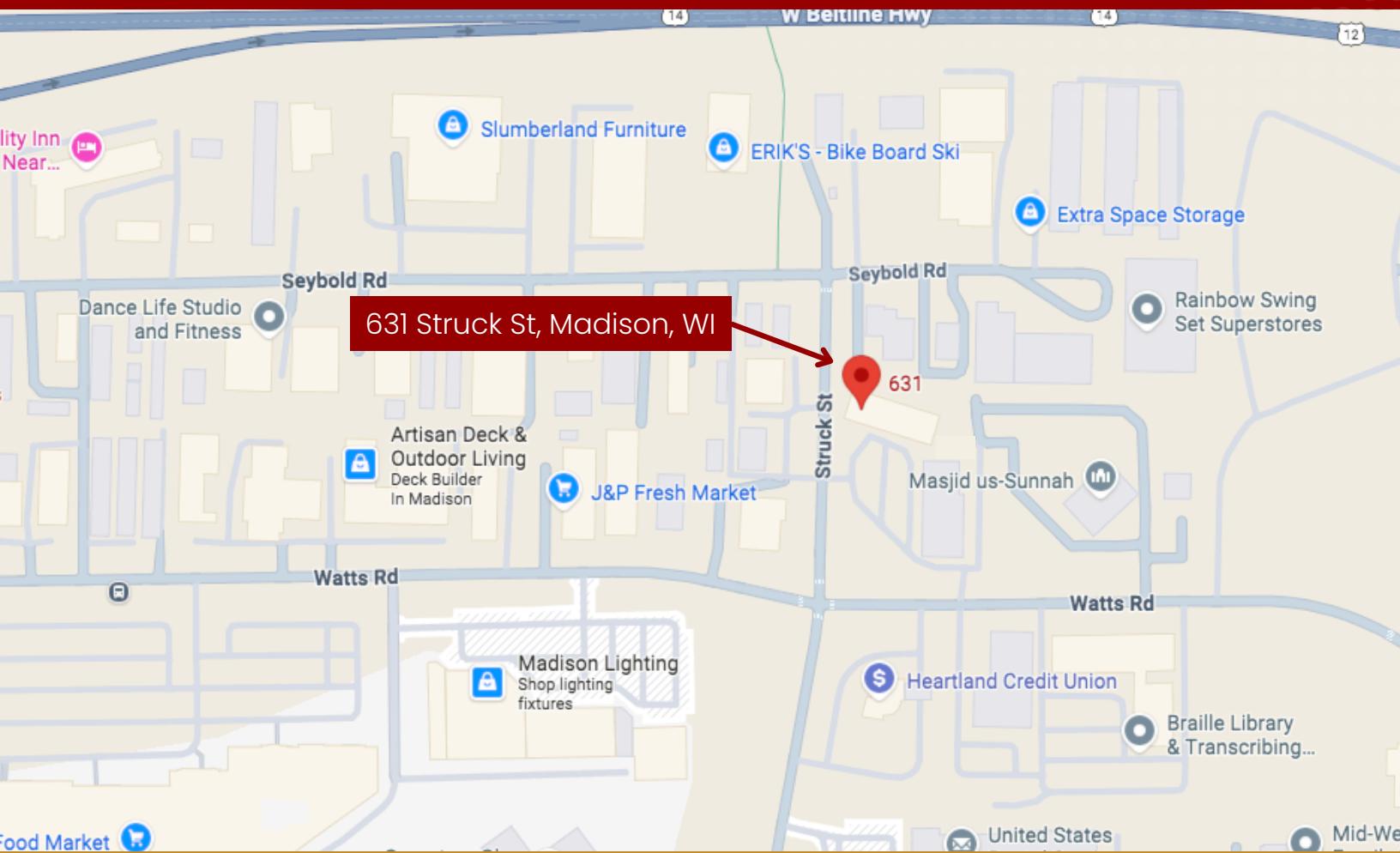
### Ideal for:

- Boutique retail or showroom
- Professional office or small firm HQ
- Fitness, wellness, or creative studio
- Cafe
- Service-based or trade business

Have your architect confirm use.



# DEMOGRAPHICS



## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 631-635 Struck St, Madison, WI 53719

### CITY, STATE

**Madison, WI**

### POPULATION

**65,234**

### AVG. HH SIZE

**2.37**

### MEDIAN HH INCOME

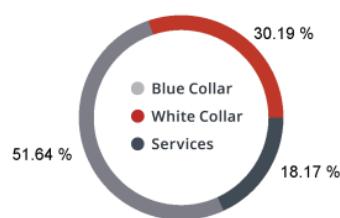
**\$71,690**

### HOME OWNERSHIP

Renters: **11,316**

Owners: **16,710**

### EMPLOYMENT



**55.08 %**  
Employed

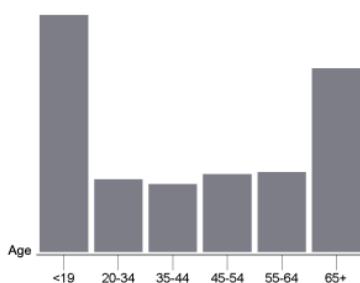
**1.22 %**  
Unemployed

### EDUCATION

High School Grad:	<b>14.68 %</b>
Some College:	<b>17.90 %</b>
Associates:	<b>7.49 %</b>
Bachelors:	<b>56.47 %</b>

### GENDER & AGE

**48.25 %** **51.75 %**

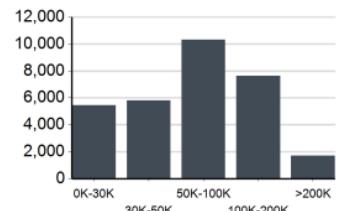


### RACE & ETHNICITY

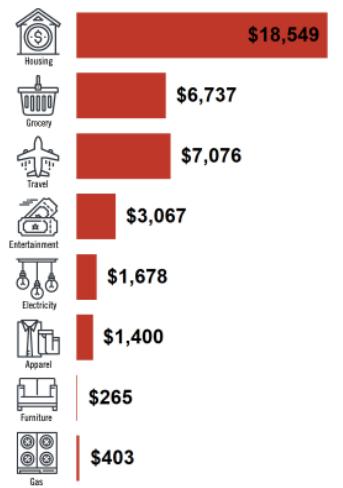
White:	<b>79.11 %</b>
Asian:	<b>6.24 %</b>
Native American:	<b>0.00 %</b>
Pacific Islanders:	<b>0.00 %</b>
African-American:	<b>6.14 %</b>
Hispanic:	<b>4.62 %</b>
Two or More Races:	<b>3.90 %</b>

**Catylist Research**

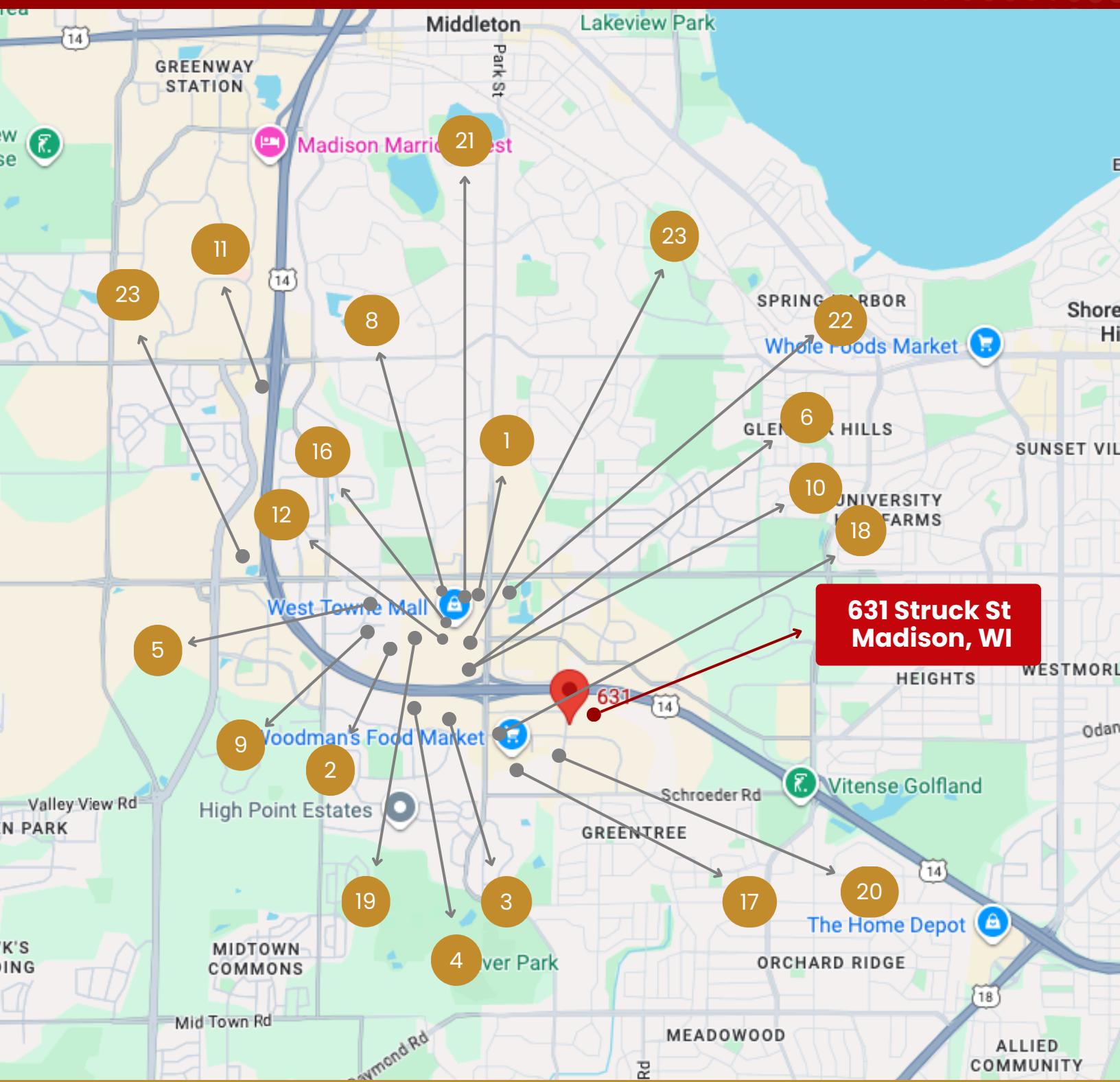
### INCOME BY HOUSEHOLD



### HH SPENDING



# NEARBY RETAIL AND RESTAURANTS



- 1. Olive Garden Italian Restaurant
- 2. Best Buy
- 3. Texas Roadhouse
- 4. Walmart
- 5. Barnes & Nobles
- 6. Sushi Lover Madison
- 7. Sephora
- 8. Costco

- 9. REI - Madison
- 10. Dry Goods
- 11. Homegoods
- 12. Athleta
- 13. Dick's Sporting Goods
- 14. Marshalls
- 15. Pandora
- 16. Woodman's Food Market

- 17. Wendy's
- 18. West Towne Mall
- 19. J&P Fresh Market
- 20. Chick-fil-A
- 21. Starbucks
- 22. The Cheesecake Factory
- 23. Target
- 24. Oasis Spa



**WISCONSIN REALTORS® ASSOCIATION**  
4801 Forest Run Road, Madison, WI 53704

**ABSTRACT Commercial Real Estate LLC**  
Effective July 1, 2016

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:  
3 You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an  
4 agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing  
6 brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following  
duties:  
8 (a) The duty to provide brokerage services to you fairly and honestly.  
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.  
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
it, unless disclosure of the information is prohibited by law.  
12 (d) The duty to disclose to you in writing certain material Adverse Facts about a property, unless disclosure of the  
information is prohibited by law (see lines 42-51).  
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).  
16 (f) The duty to safeguard trust funds  
and other property held by the Firm or its Agents.  
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
advantages and disadvantages of the proposals.  
19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.  
23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:  
29 1. material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).  
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.  
32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that  
information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may  
also provide the Firm or its Agents with other information you consider to be confidential.

**35 CONFIDENTIAL INFORMATION:**

36 \_\_\_\_\_  
37 \_\_\_\_\_

**38 NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

39 \_\_\_\_\_  
40 \_\_\_\_\_

41 \_\_\_\_\_ *(Insert information you authorize to be disclosed, such as financial qualification information.)*  
42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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