

# MID-BOX RETAIL SPACE WITH BELTLINE VISIBILITY

2148 W. Beltline Hwy., Madison, WI 53713

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Madison, WI 53713**

## Property Details:

**Available Space:** 31,033 RSF

**Ceiling Height:** 14' – 16'

**Column Spacing:** 28' – 40'

**Timing:** Available 1/1/2025

**Zoning:** CC – Big Box

**Loading:** One Dock

**Traffic Counts:** 127,000 cpd

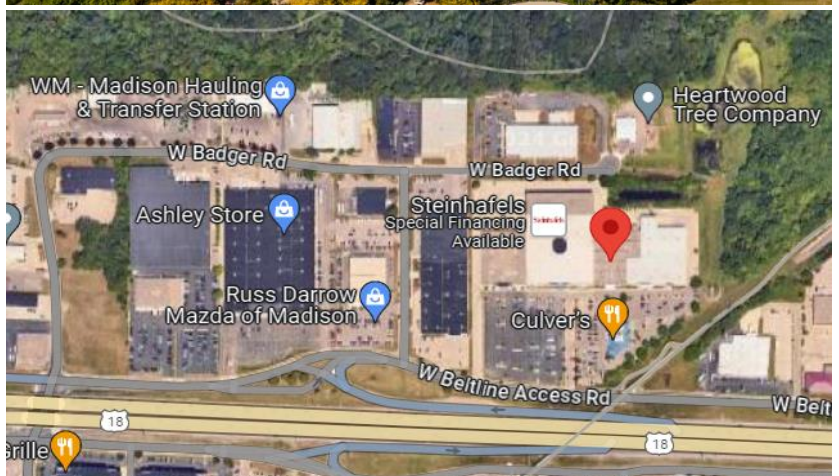
**Lease Rate:** \$9.50 - \$13.00 NNN

**NNN CAMS:** ~\$3.00

**Lease Term:** 10 years

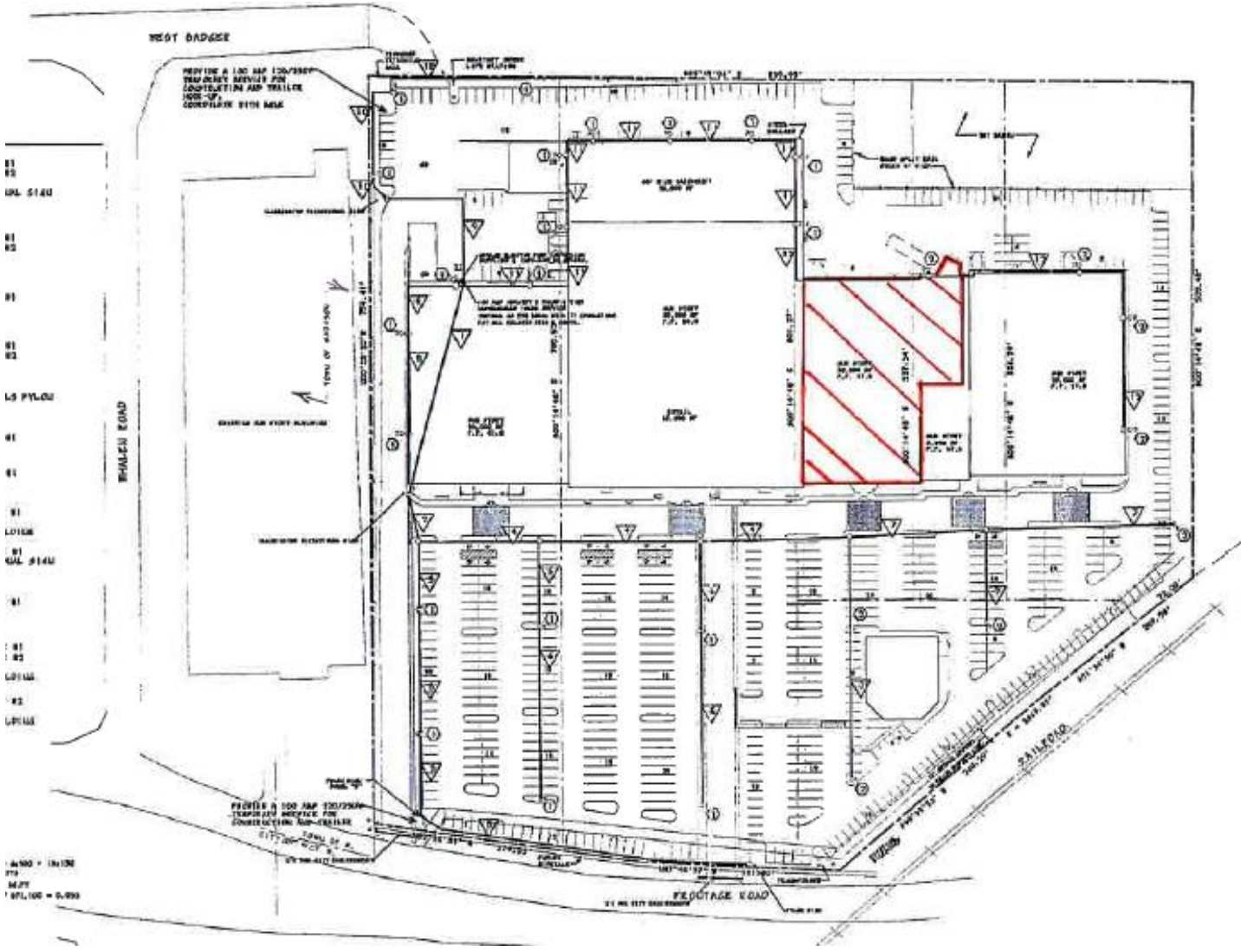
**Parking:** Ample reserved and Center parking

**Overview:** Prime mid-box retail space, available for the first time since 1994, located in the highly coveted Arboretum Place Retail Center. Great visibility and on/off access to W. Beltline Highway. Other notable retailers include, **Steinhafels, Unity Point Health, Sky Zone, and Culver's.**



**For More Information:**  
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# Site Plan





# Building Floor Plan: 31,033 RSF

