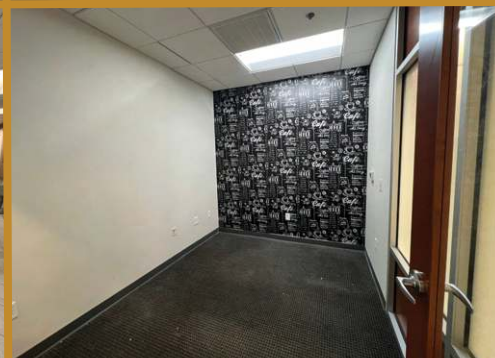


RETAIL SPACE FOR LEASE

640 University Ave, Madison, WI 53715



HEATHER EWING, CCIM | FOUNDER | CEO

Heather@ABSTRACT-CRE.com | 608.239.4781

ABSTRACTCommercialRealEstate.com



ABSTRACT
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS:

- Available - 1064 SF
- Base Rent - \$49/SF
- NNN - \$15/SF
- TI - Negotiable
- Term - 5-10 Years
- Zoning- PD

Retail Space for Lease: Downtown Madison Adjacent to UW-Madison

Position your business in one of Madison's highest-visibility retail corridors, adjacent to the University of Wisconsin-Madison campus and surrounded by a dense mix of student housing, young professionals, residents, office users, and visitors.

The property benefits from more than 51,000 UW-Madison students, over 34,000 VPD, and approximately 3M pedestrian activity annually within steps.

Nearby public parking ramps provide convenient customer access, complementing the area's exceptional walkability and bike accessibility.

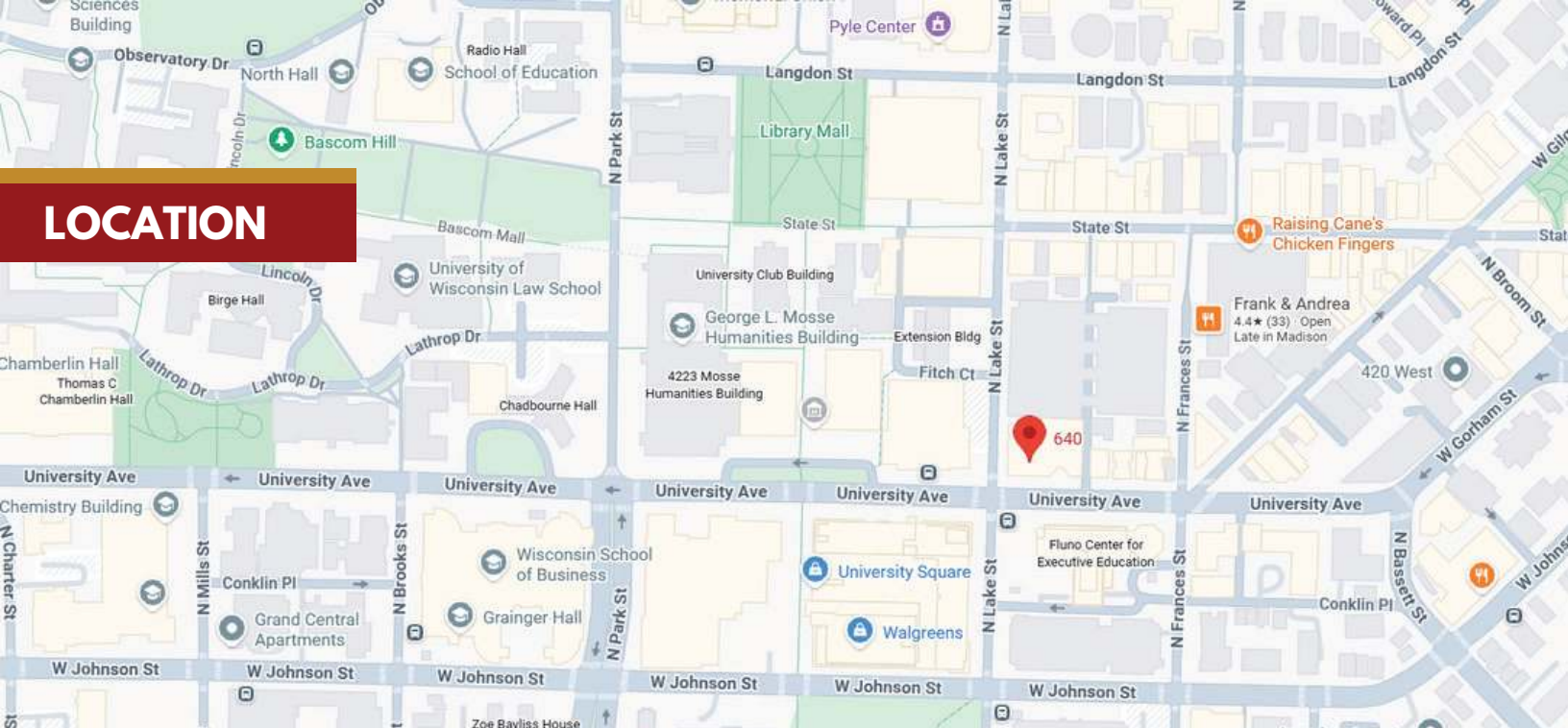
This premier downtown location is well suited for a cafe, medspa, personal fitness, wellness, service, or an operator seeking a highly visible presence in one of Wisconsin's most active consumer markets.

Benefit from 27 residential units on upper floors as well as nearby national and regional retail. Call broker for more information.

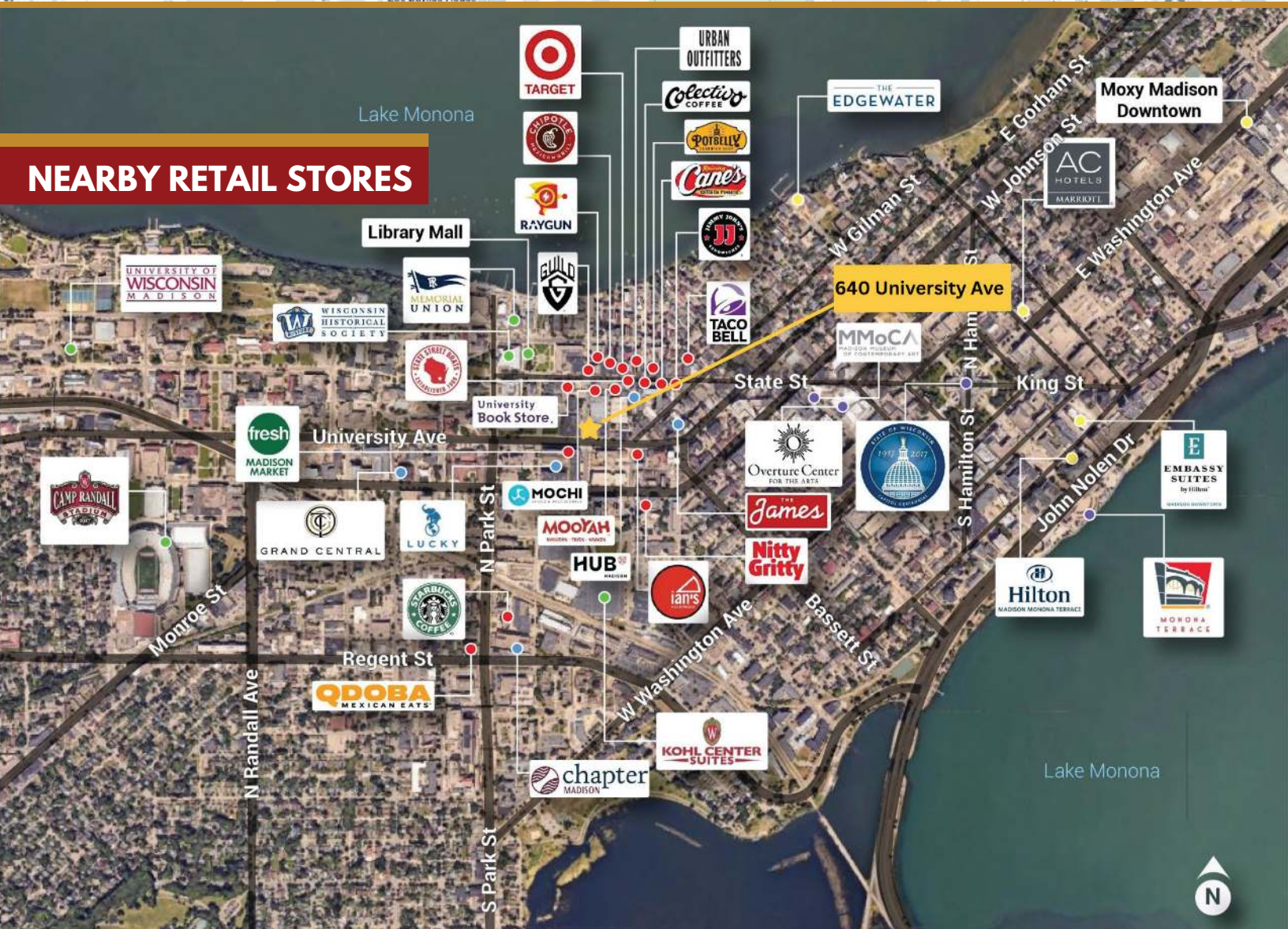


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LOCATION



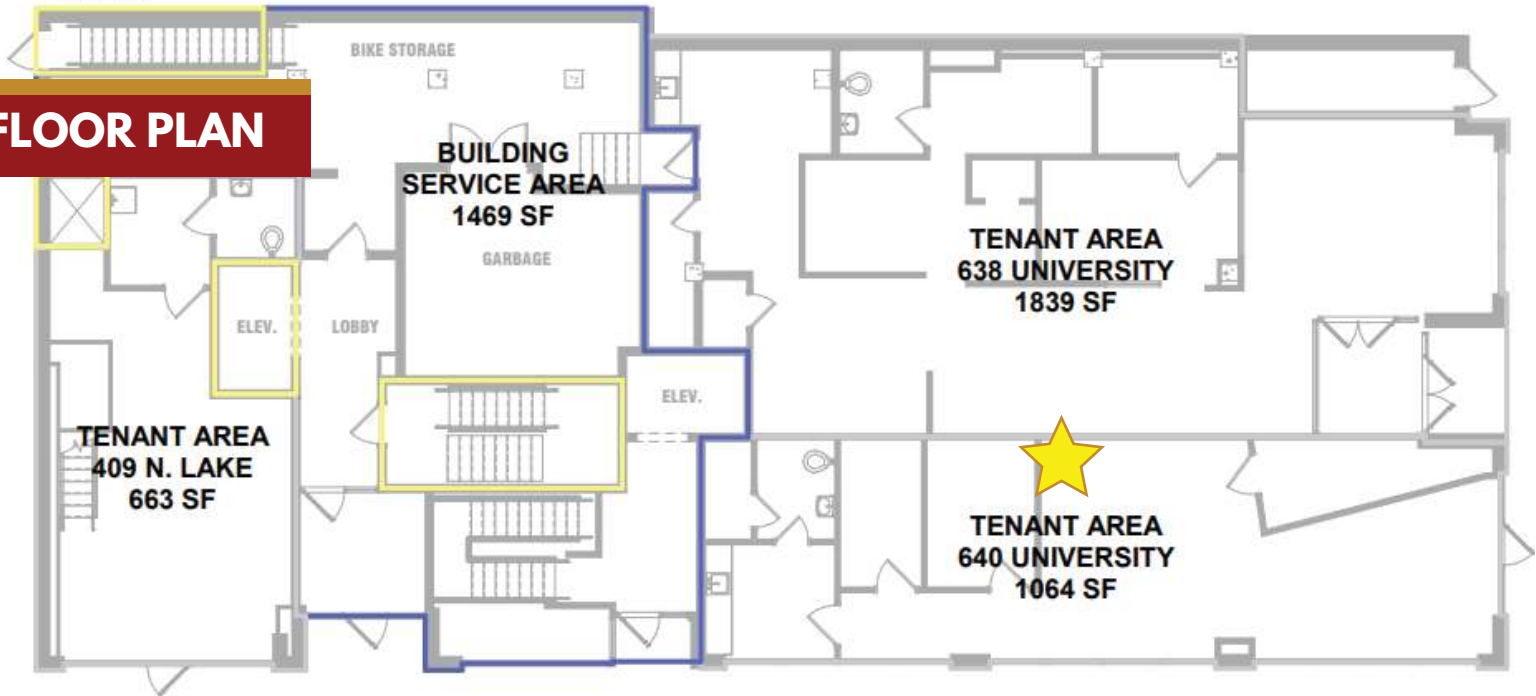
NEARBY RETAIL STORES



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VERTICAL PENETRATION
334 SF

FLOOR PLAN



1

1ST FLOOR

1/8" = 1'-0"



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 626 University Ave, Madison, WI 53715

CITY, STATE

Madison, WI

POPULATION

24,407

AVG. HH SIZE

2.22

MEDIAN HH INCOME

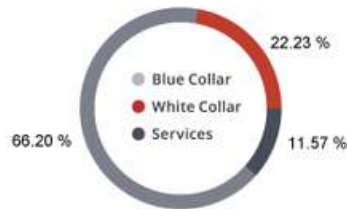
\$56,086

HOME OWNERSHIP

Renters: **6,575**

Owners: **4,418**

EMPLOYMENT



58.62 %

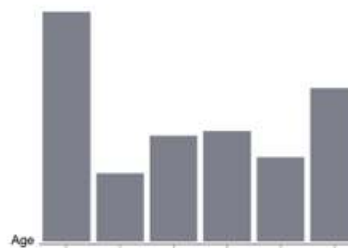
Employed

1.59 %

Unemployed

GENDER & AGE

49.74 % 50.26 %

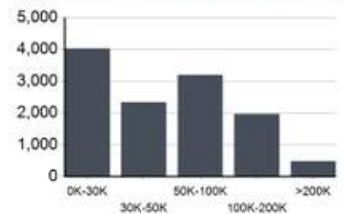


RACE & ETHNICITY

White: **76.67 %**
 Asian: **13.41 %**
 Native American: **0.06 %**
 Pacific Islanders: **0.00 %**
 African-American: **2.28 %**
 Hispanic: **4.85 %**
 Two or More Races: **2.72 %**

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING

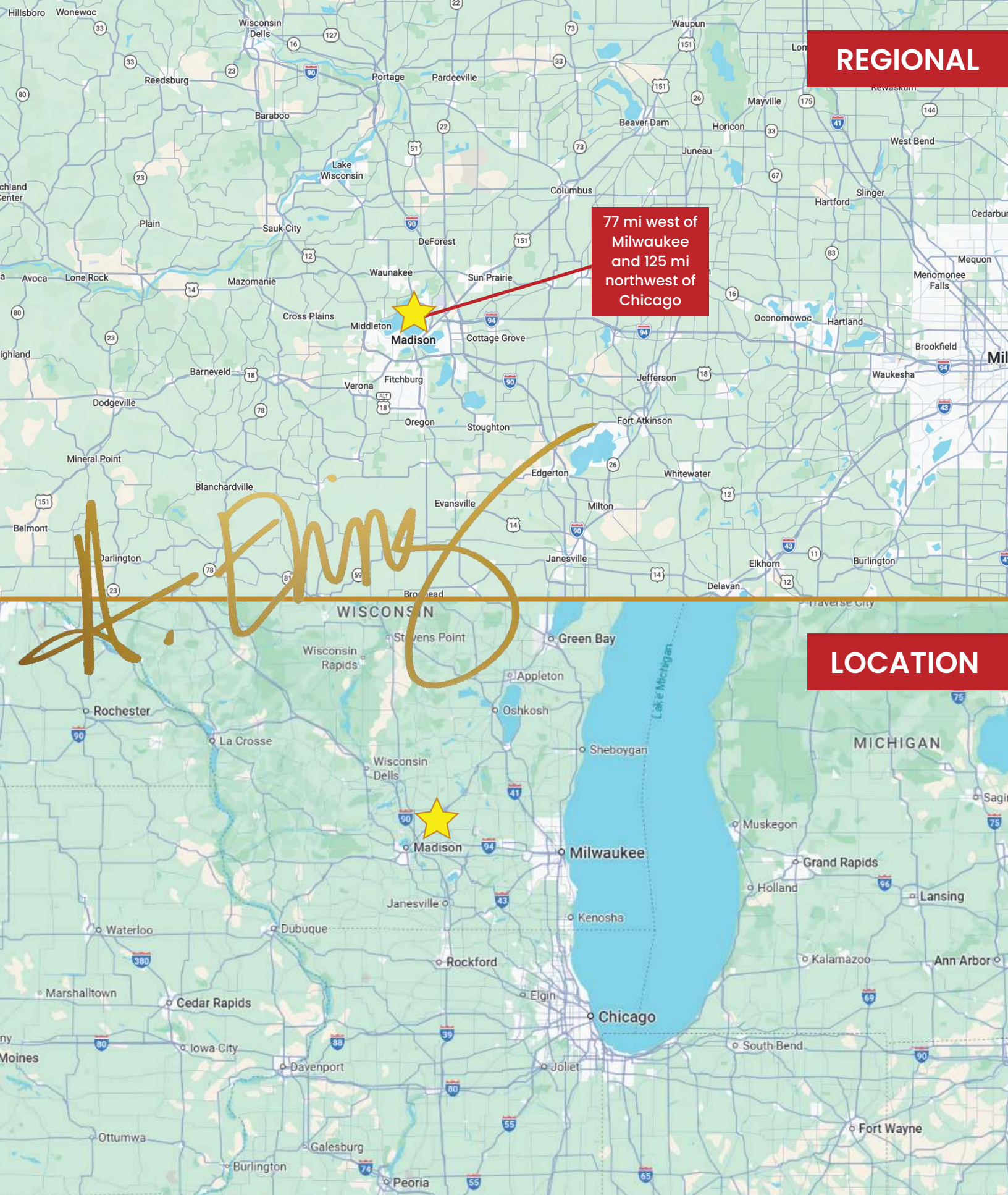


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ABSTRACT Commercial Real Estate





REGIONAL

77 mi west of
Milwaukee
and 125 mi
northwest of
Chicago

LOCATION

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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
7 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
11 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
13 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
17 and other property held by the Firm or its Agents.
18 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
19 advantages and disadvantages of the proposals.
20 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
21 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
22 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
23 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.
24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
28 Firm is no longer providing brokerage services to you.
29 The following information is required to be disclosed by law:
30 1. material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.
33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that
34 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
35 also provide the Firm or its Agents with other Information you consider to be confidential.
36 **CONFIDENTIAL INFORMATION:**
37 _____
38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):
39 _____
40 _____
41 _____
42 *(Insert information you authorize to be disclosed, such as financial qualification information.)*
43 **DEFINITION OF MATERIAL ADVERSE FACTS**
44 A "material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
45 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
46 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
47 or affects or would affect the party's decision about the terms of such a contract or agreement.
48 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
49 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
50 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
51 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
52 contract or agreement made concerning the transaction.
53 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
54 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
55 <http://www.doc.wi.gov> or by telephone at 608-240-5830.
56 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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