

For Lease

CBRE

The Shops at Bloom

Available | Corner Location with Patio

4601 & 4603 Monona Drive | Monona WI (Madison MSA)



Retail

New Construction

- + One space left. Corner with patio. (1,690 sq ft)
- + New mixed-use development with 98 apartment homes within the building

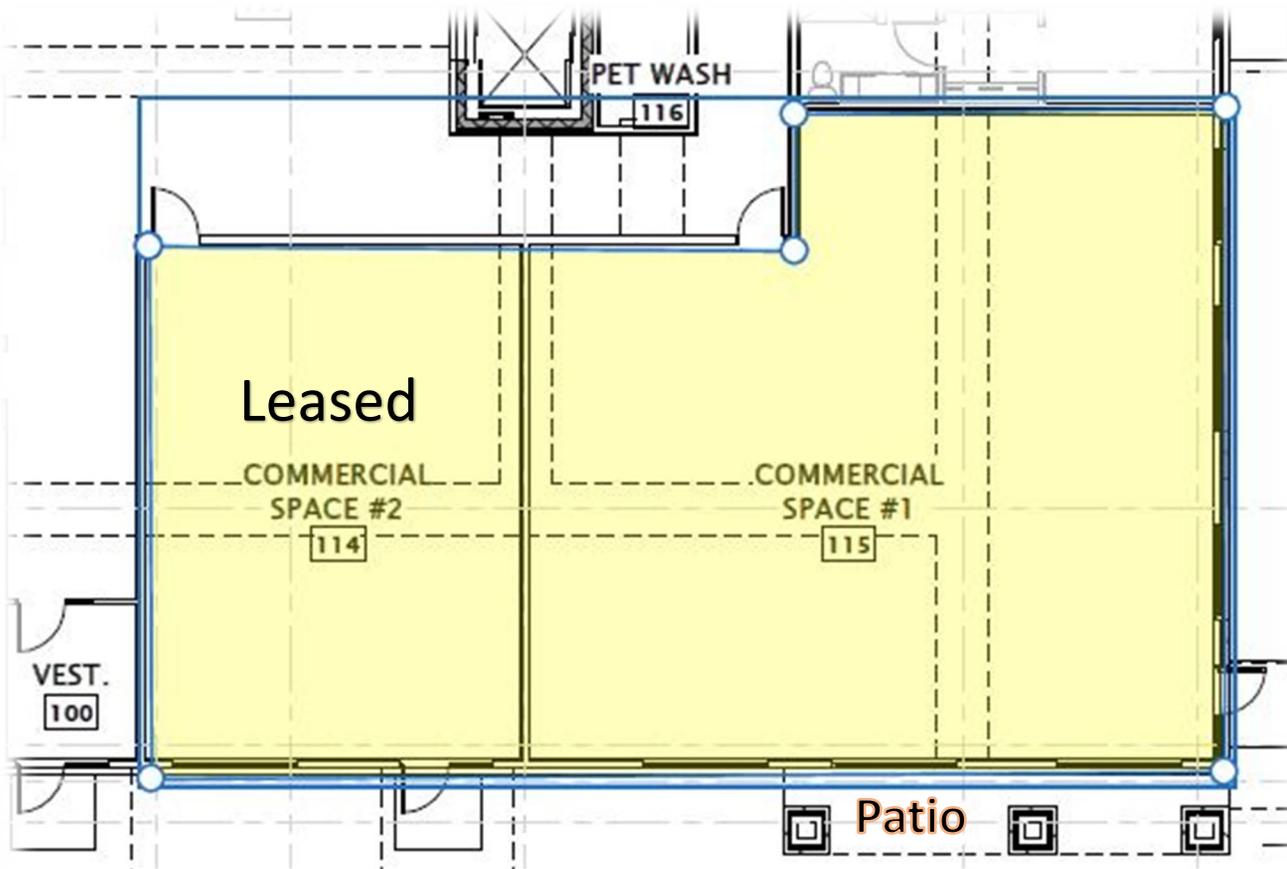
Property Overview

Prominent corner location with high visibility and building signage.

Anchor tenant is BMO Harris Bank. Located on the opposite corner of the development.

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\$21

Lease Rate

1,690

Square Feet – Croner/Patio

Space Highlights

One space left for lease. Patio area and convenient parking. Space is drywalled and ready for tenants build out.

Rent & Operating Details

Rental Rate	\$21.00
NNN/CAM	\$6.00
Electrical	Metered Separately
Sewer/Water	Included in CAM
Gas/Heat	Included in CAM

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Rendering of Potential Coffee Business



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Rendering of Coffee Bar interior



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185,000

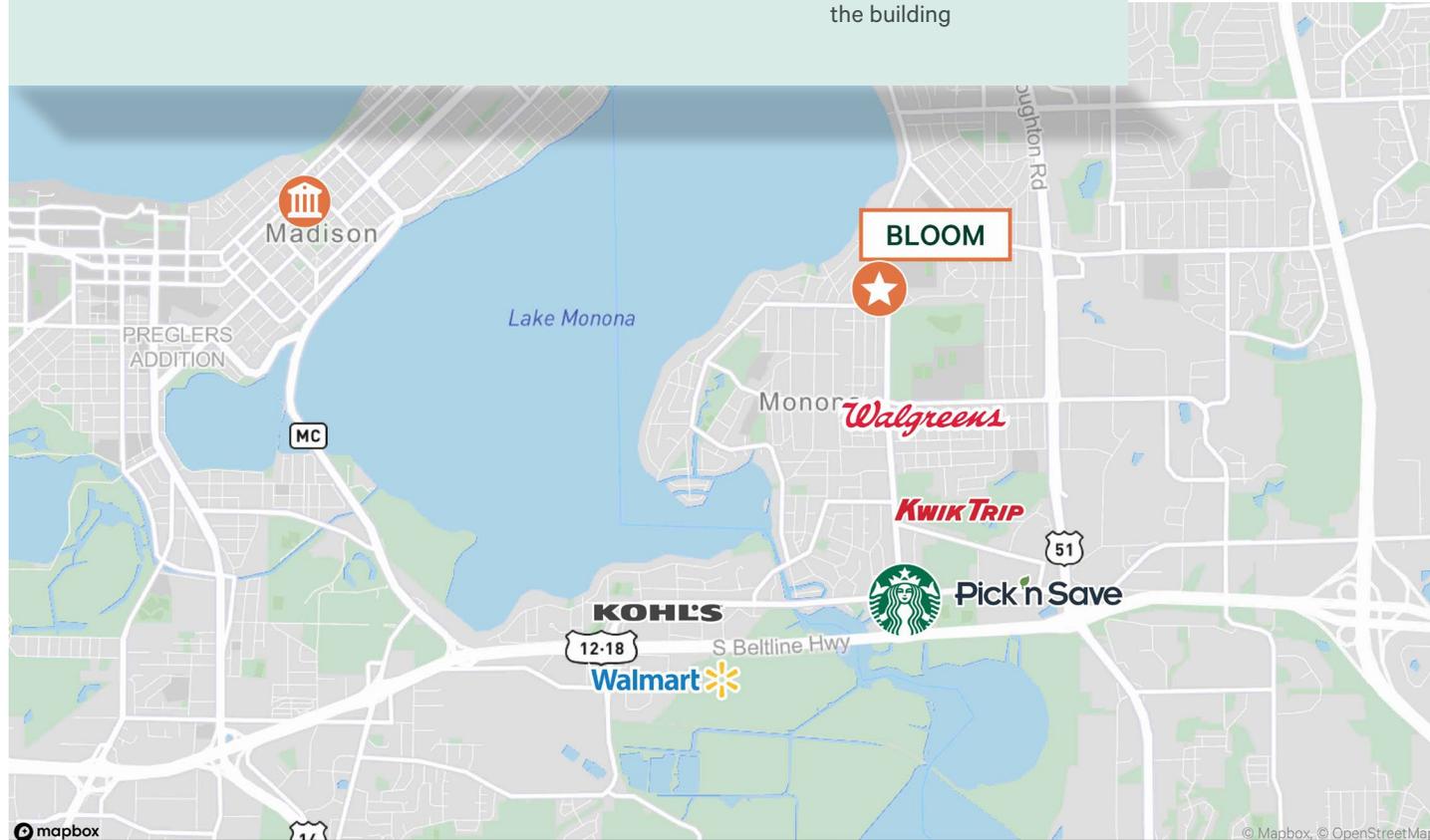
Population (5 miles)

\$111,202

HH Income (1 mile)

98

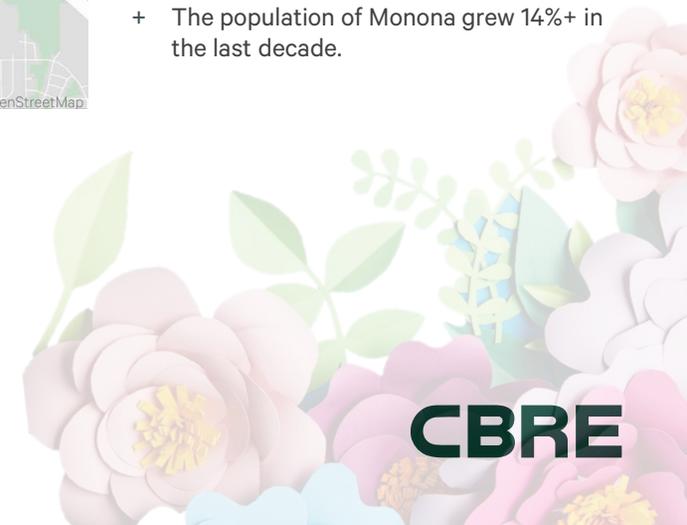
Apartments within
 the building



Highlights

- + Affluent demographic with Household Income of over \$111,000
- + Less than 5 miles/10-minute drive to downtown Madison/State Capital
- + BMO Bank anchors the other corner of the building
- + 98 market-rate residential apartment homes with high-end finishes
- + The City of Monona is a suburb within the Madison metro are. It borders Lake Monona to the west and Madison to the north, east, and south. Monona seamlessly links Madison via Monona Drive, which begins at US Highway 18 to the south
- + The population of Monona grew 14%+ in the last decade.

	1 Mile	3 Miles	5 Miles
Population	8,226	75,869	185,000
Avg HH Income	\$111,202	\$104,469	\$96,653



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Highlights:

Only one space left.

Corner location with tall ceiling heights

Large patio for customers

Contact Us

Brian Wolff

Vice President

+1 608 513 9653

brian.wolff@cbre.com

For more information call
608.513.9653

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