

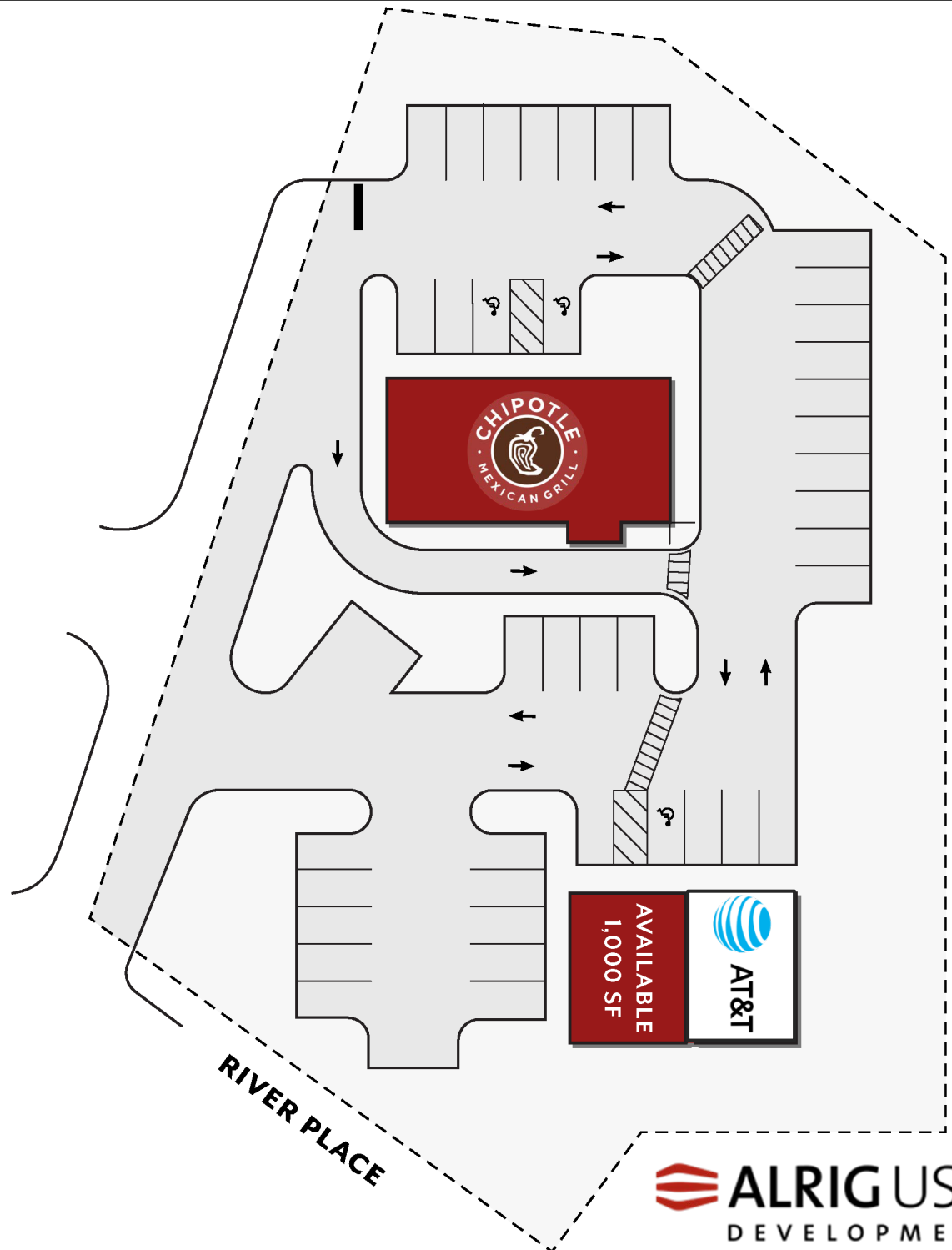
# RETAIL REDEVELOPMENT

## FOR LEASE

6501 Monona Dr.  
Monona, WI  
53716

### PROPERTY INFORMATION

- Multi-tenant retail development with **1,000 SF** available adjacent co-tenant AT&T & Chipotle.
- Located at the signalized intersection on the corner of W Broadway & Monona Drive, at the first major intersection off the Beltline Highway (US-18 & US-12)
- Nearby retailers include Staples, UW Health, Menards, Walgreens, Anytime Fitness, Kwik Trip, Summit Dermatology, Sherwin-Williams, Pick 'n Save, Monona Farmers' Market and more
- Retail and restaurant opportunity available





# Aerial

17,100  
VPD



E. BROADWAY



121,000  
VPD

BELTLINE HWY





# Aerial

SCHOOL

SHERWIN WILLIAMS.  
MOUNDS  
PET FOOD WAREHOUSE  
Blain's  
FARM & FLEET



verizon  
Papa Murphy's  
Kwik Trip  
Pick n Save  
China Star  
Red Robin  
GNC  
Staples  
Starbucks  
Taco John's  
noodles & company  
BUFFALO WILD WINGS

MENARDS  
Denny's

QDOBA  
MEXICAN EATS  
FALBO  
BROS.



SITE

COUNTRY  
INN & SUITES  
BY RADISSON



18

18

18

18

90

90

Buckeye Rd

E Buckeye Rd

E Buckeye Rd

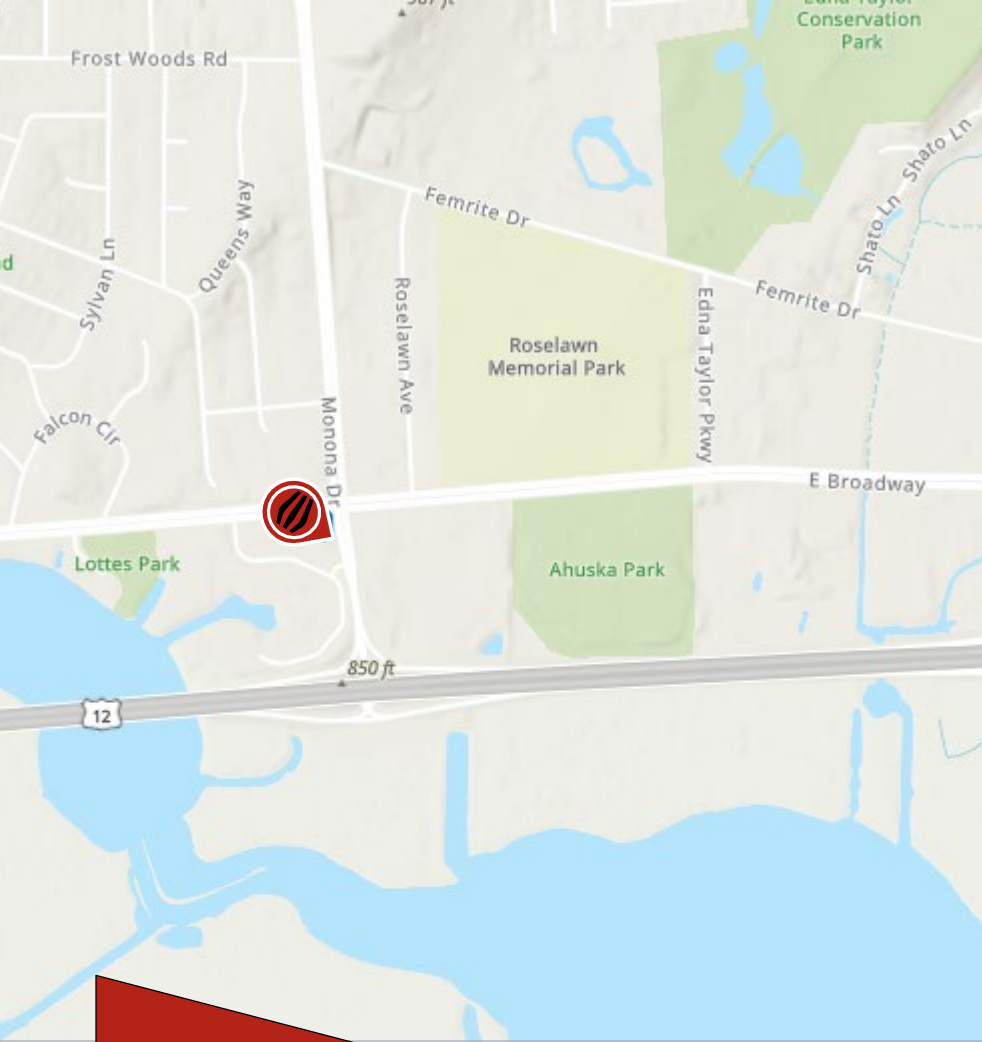
Plaum Rd

Plaum Rd

Agriculture Dr

Dutch Mill Rd





## DEMOGRAPHICS

	1-MILE	3 - MILES	5- MILES
POPULATION	5,974	38,255	160,246
HH INCOME Average	\$77,071	\$88,590	\$73,781
HOUSEHOLDS	2,998	16,445	69,968
DAYTIME Population	6,737	45,535	202,065

## AREA RETAILERS

**STAPLES**



**Pick 'n Save**



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Upper  
Lakes  
Within a 3-mile  
radius the average  
hh income is over  
80K

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