

# FOR LEASE

MAIN STREET SHOPPING CENTER

Retail / Office / Commercial

956 W. Main Street, Sun Prairie, WI



## Property Overview

956 W. Main Street is a prime commercial property available for lease in Sun Prairie, WI. The building has 1,766 square feet of space, making it a versatile option for retail, office, or commercial uses. The property's location boasts an average of 17,100 vehicles passing by per day, ensuring high visibility for any business. With its Main Street frontage, ample parking, and nearby amenities, 956 W. Main Street is an excellent choice for businesses looking to establish a presence in Sun Prairie.



**1.7K SF**

Available Retail Space SF

**40K SF**

Total Building Space SF

**3.68 AC**

Total Lot Acreage

**17K VPD**

Vehicles Per Day Visibility

**John Schlueter - Broker**

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📞 (414) 769-7000

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## Leasing Information

Lease Rate	Negotiable
Availability	August 1, 2023

## Specifications

Available Space	1,766 SF
Building Size	40,000 SF
User Type	Retail, Office, Commercial
Lot Size	3.68 Acres
Surface Parking	183+ Paved Parking Stalls
Frontage	574' on West Main Street
Construction	Masonry
Year Renovated	2011, 2015
Traffic Count	17,100 Vehicles Per Day
Household Income	\$86,800 (3 Mile Radius)
Signage	Available

## Location

Dane County Airport	18 MIN – 9.6 Miles
Downtown Madison	28 MIN – 20.2 Miles

## Utilities

Available
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Information shown is deemed reliable and is believed to be accurate, but no warranty or representation is made to the accuracy thereof and is subject to correction. Prices and terms are subject to change without notice.

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# **FLOOR PLAN (PROPOSED FOR LEASE SHOWN IN RED)**

