

# 2,131 SF

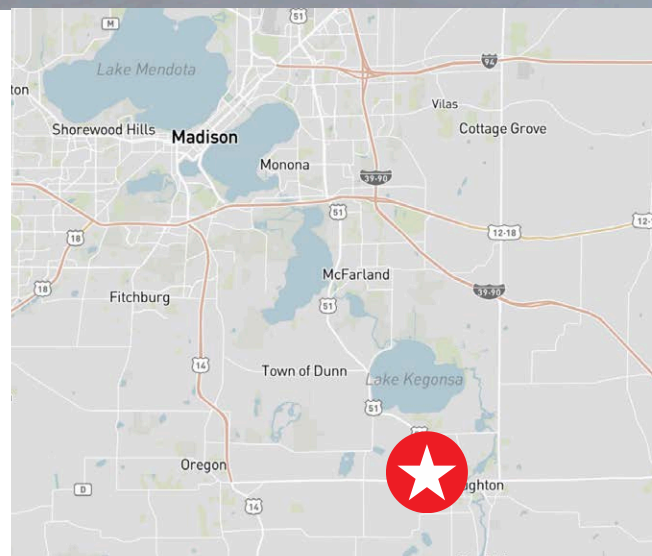
## Retail opportunity

1424 US Highway 51, Stoughton, WI 53589



### Highlights

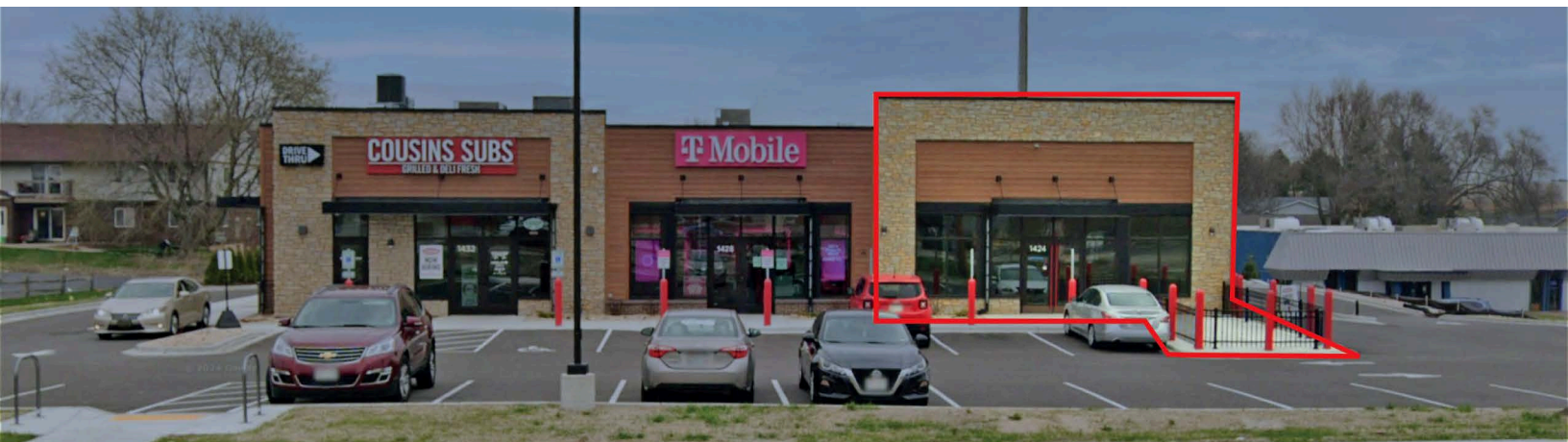
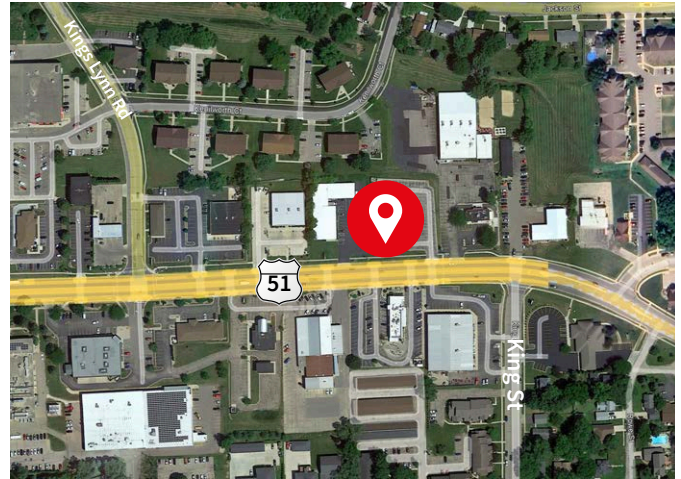
- 3-tenant retail center, new construction
- Endcap suite ideal for fast/casual food user
- Monument and building signage opportunities
- Space features outdoor seating & pick up lane/window
- TIA funds are available for buildout (1st generation space)
- Location features high traffic counts & visibility



**Nick Hepner**  
Vice President  
+1 414 944 2107  
nick.hepner@jll.com

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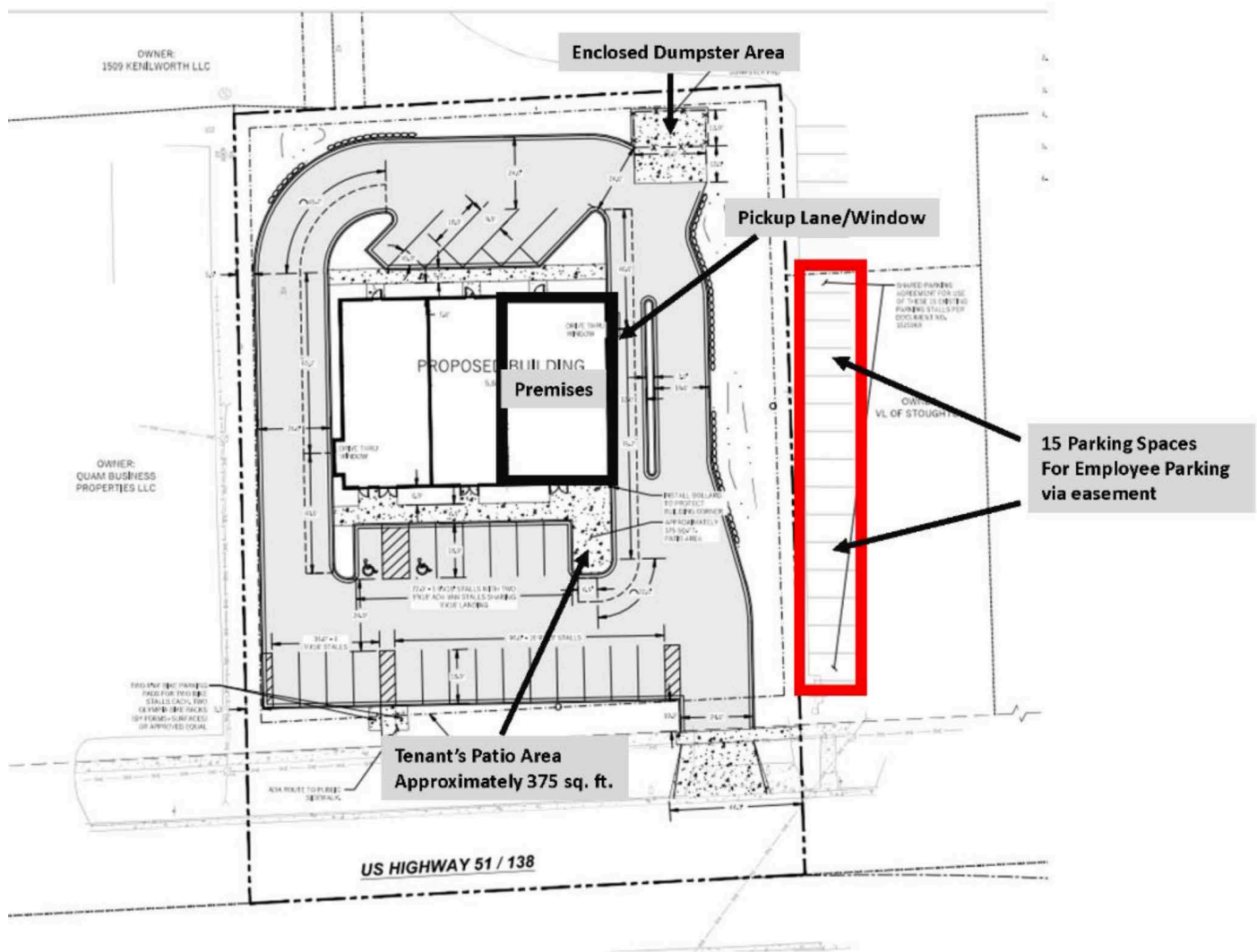
<b>Sublease space</b>	2,131 SF
<b>Sublease term</b>	Through May 31st, 2034
<b>Sublease rate</b>	Negotiable
<b>TIA</b>	Available
<b>Total building size</b>	4,350 SF



	1 mile	3 miles	5 miles
<b>Estimated population</b>	9,086	16,350	19,979
<b>Estimated households</b>	3,715	6,722	8,234
<b>Est. Average HH income</b>	\$93,917	\$99,208	\$102,632
<b>Median Age</b>	41.9	43.1	44.3



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