



EAST PRAIRIE MANAGEMENT
COMMERCIAL REAL ESTATE SERVICES

RETAIL SPACE FOR LEASE

Retail Shops at East Prairie Commons: 4237 & 4261 Lien Rd. ~ Madison, WI



Location: 4237 & 4261 Lien Rd
 Space: 27,495 sf Retail
 Available: West Bldg – 1962 sf (Suite A)
 1545 sf (Suite B)
 3507 sf (Suites A&B)
 East Bldg – 2208 sf (Suite M)
 1113 sf (Suite S)
 Parking: 152 spaces (5.11/1000 sf)
 Lease: \$10-12/sf NNN (\$4.42/sf operating expenses)
 Term: 3-10 years
 Traffic Counts: E. Washington – 53,550 ADT
 Lien Rd – 10,200 ADT
 Demographics: 1 mile 3 mile 5 mile
 Population 6,377 51,149 104,711
 Avg HH Inc \$57,538 \$53,941 \$56,207



Popular Madison shopping center adjacent to East Towne Mall and anchored by Super Target, Bed Bath & Beyond, Michaels, and Ashley Furniture. Solid tenant base includes America’s Best Contacts & Eyeglasses, Sprint, Millennium Salon, 007 Nails, Jenny Craig, We TanU, Remedy Staffing, Summit Granite, Accent Chiropractic, and Flaming Wok. Flexible leases, very competitive rates!

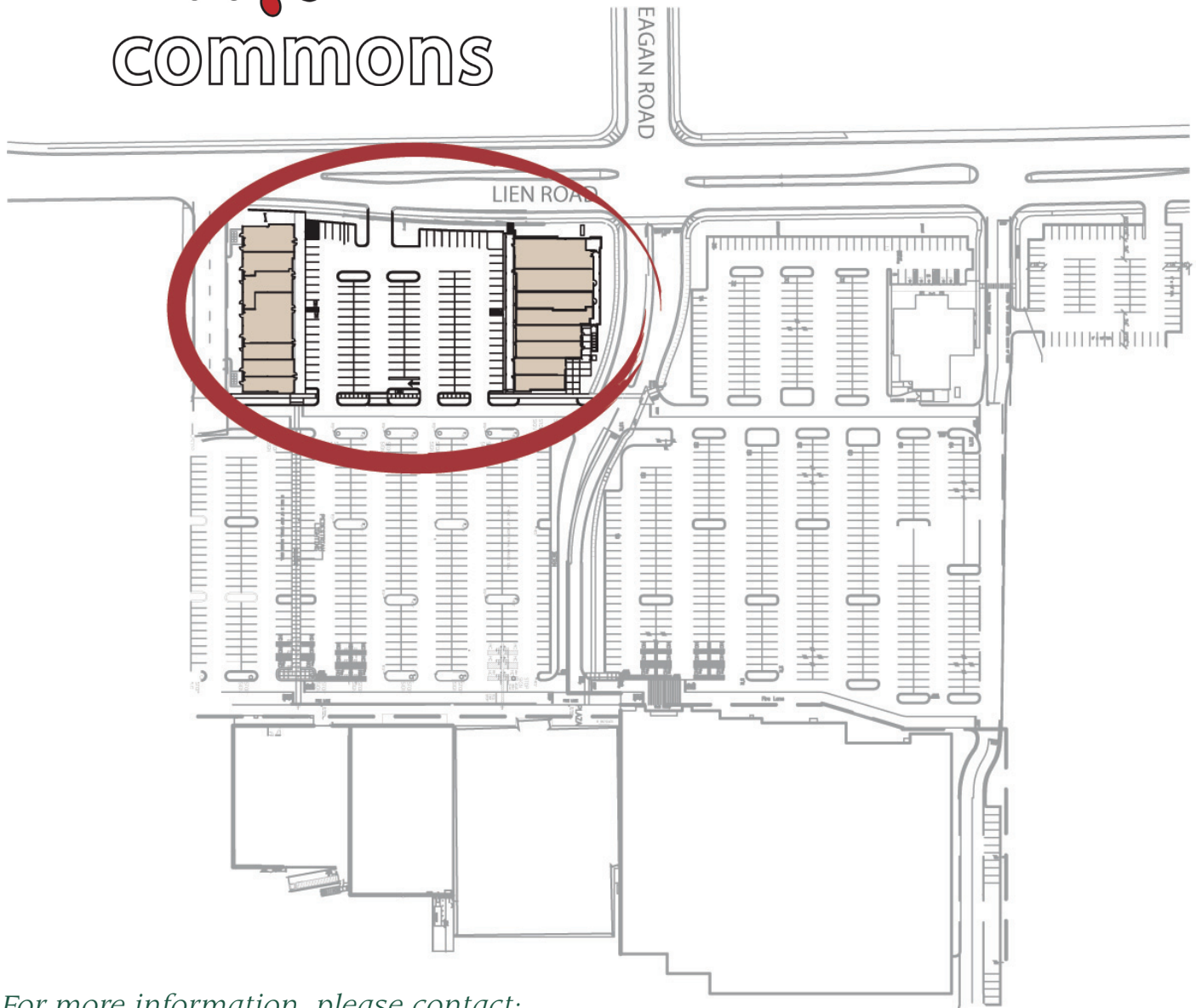


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East  Prairie
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For more information, please contact:

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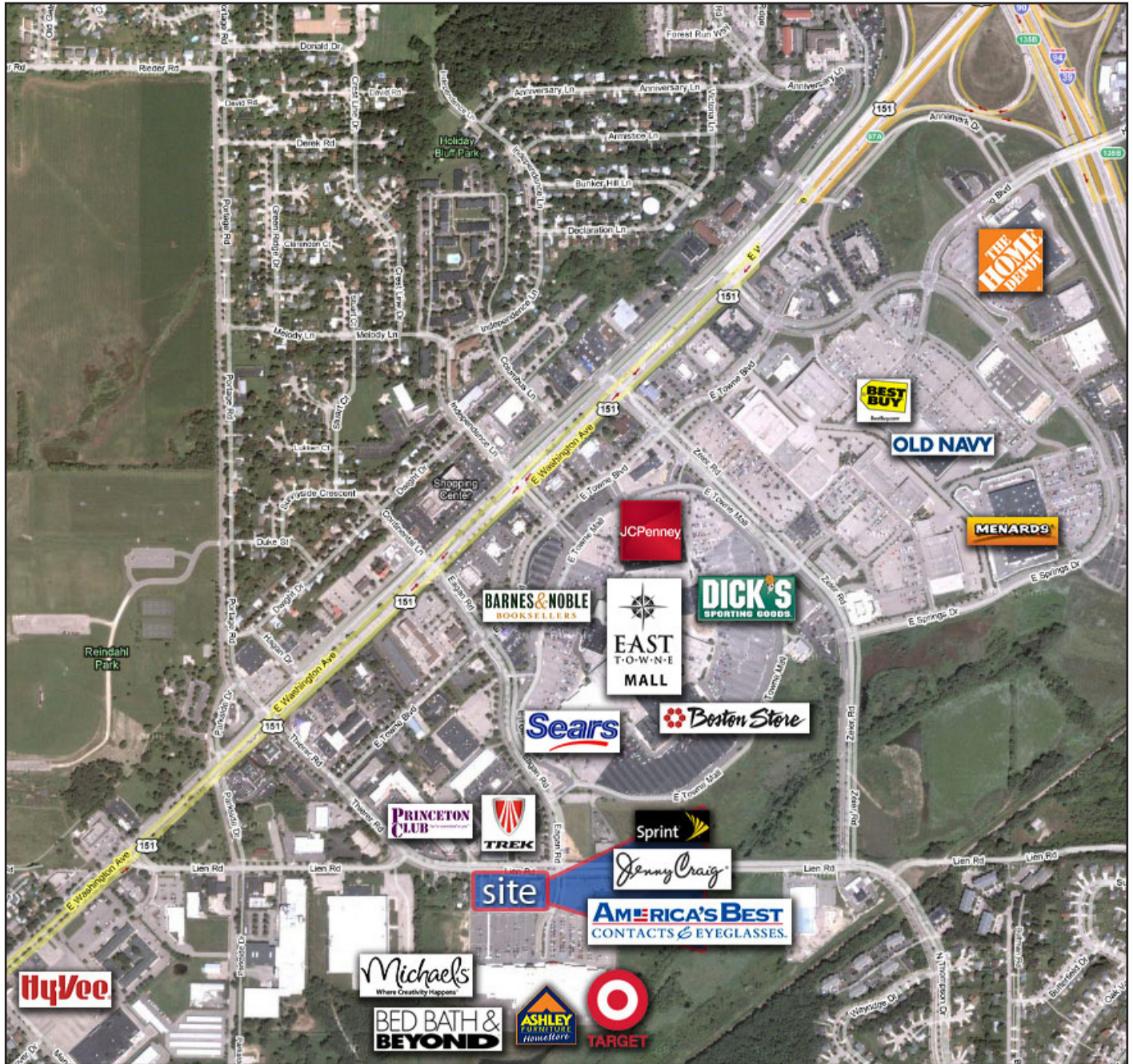
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