

# 802 WINDSOR ST.

802 WINDSOR ST., SUN PRAIRIE, WI 53590

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 802 WINDSOR ST. in Sun Prairie, WI. This well-managed retail or office space has strong visibility on the NW corner of Windsor Street & N Bird Street. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 7,064 SF building sits near the center of the Sun Prairie business district and is ready for its next generation of retail. This property is a well-known retail staple of the Sun Prairie community for years and offers landmark recognition & captivating signage. Give our team of Dane County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business just north of Madison.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	3
Available SF:	
Building Size:	7,263 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,782	14,929	19,292
Total Population	9,209	36,468	46,407
Average HH Income	\$75,391	\$91,885	\$93,761

Presented By:

Legacy Commercial Property

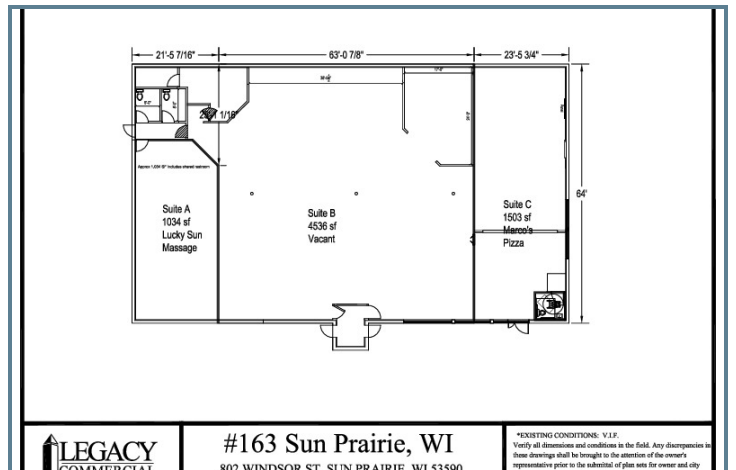
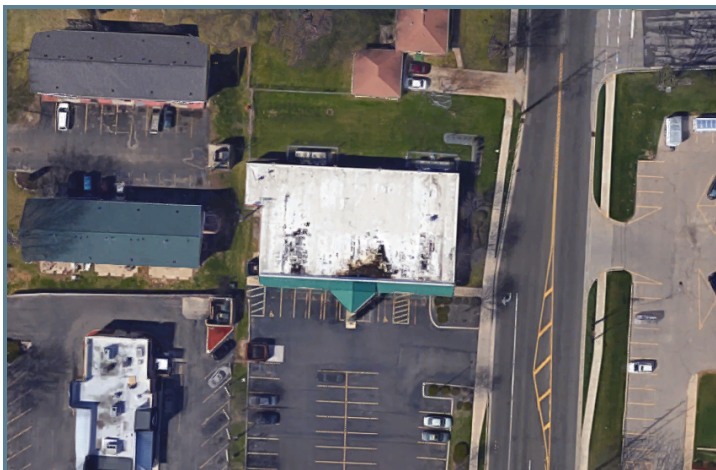
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## ADDITIONAL PHOTOS



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209 Powell Place  
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<http://legacypro.com>



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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
802 Windsor St	Lucky Sun Massage, LLC	1,034 SF	NNN	-	-
802 Windsor St	La Rosita	4,527 SF	NNN	-	-
802 Windsor St	Marco's Pizza #3582	1,503 SF	NNN	-	-

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RETAILER MAP



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847.904.9200

[info@legacypro.com](mailto:info@legacypro.com)



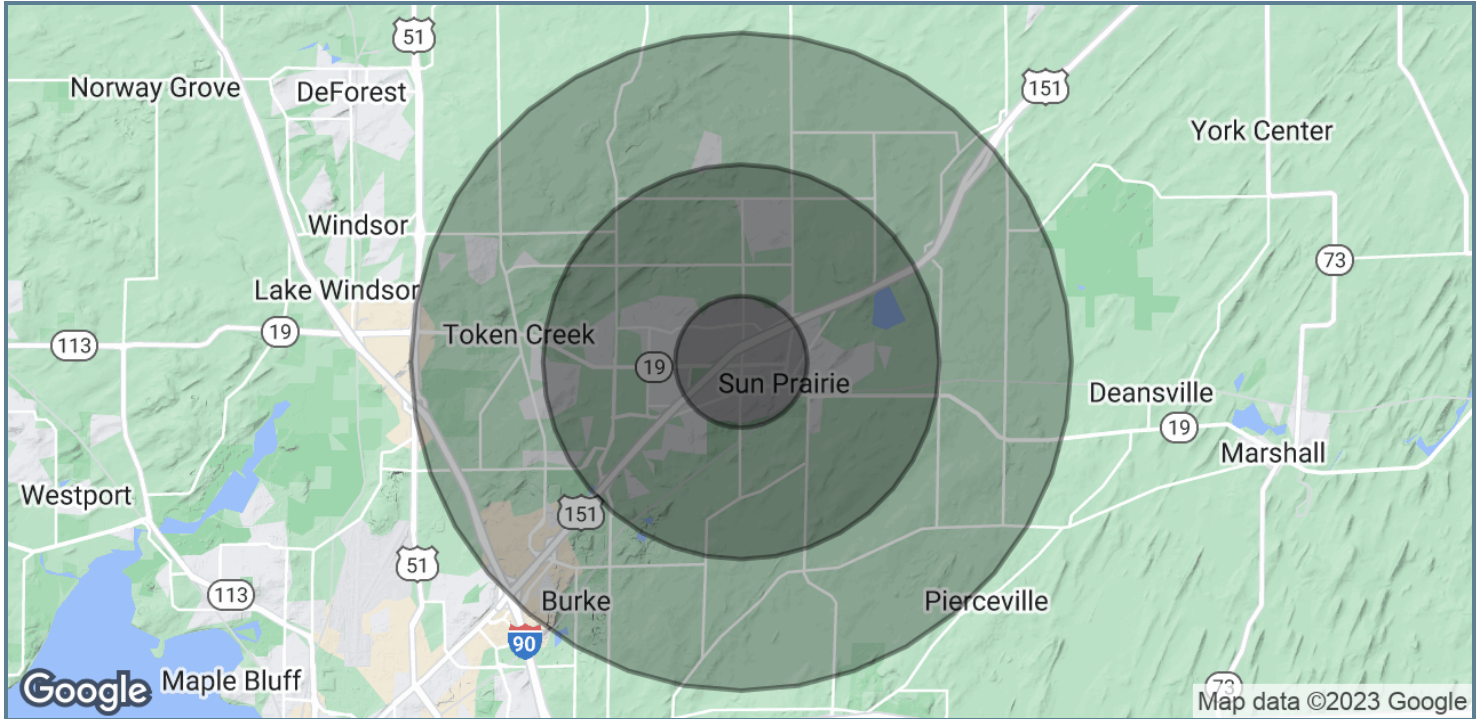
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,209	36,468	46,407
Average Age	36.4	37.4	37.9
Average Age (Male)	36.2	37.1	37.5
Average Age (Female)	37.9	37.7	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,782	14,929	19,292
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$75,391	\$91,885	\$93,761
Average House Value	\$213,914	\$256,243	\$258,051

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

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