FOR SALE

+/- 6,470 SF

Former Bank with Drive-Thru

CUSHMAN & WAKEFIELD | BOERKE

RETAIL/OFFICE BUILDING FOR SALE

4225 EAST TOWNE BLVD

MADISON, WISCONSIN

JOHN B. KUHN, CCIM, CRX
PRINCIPAL
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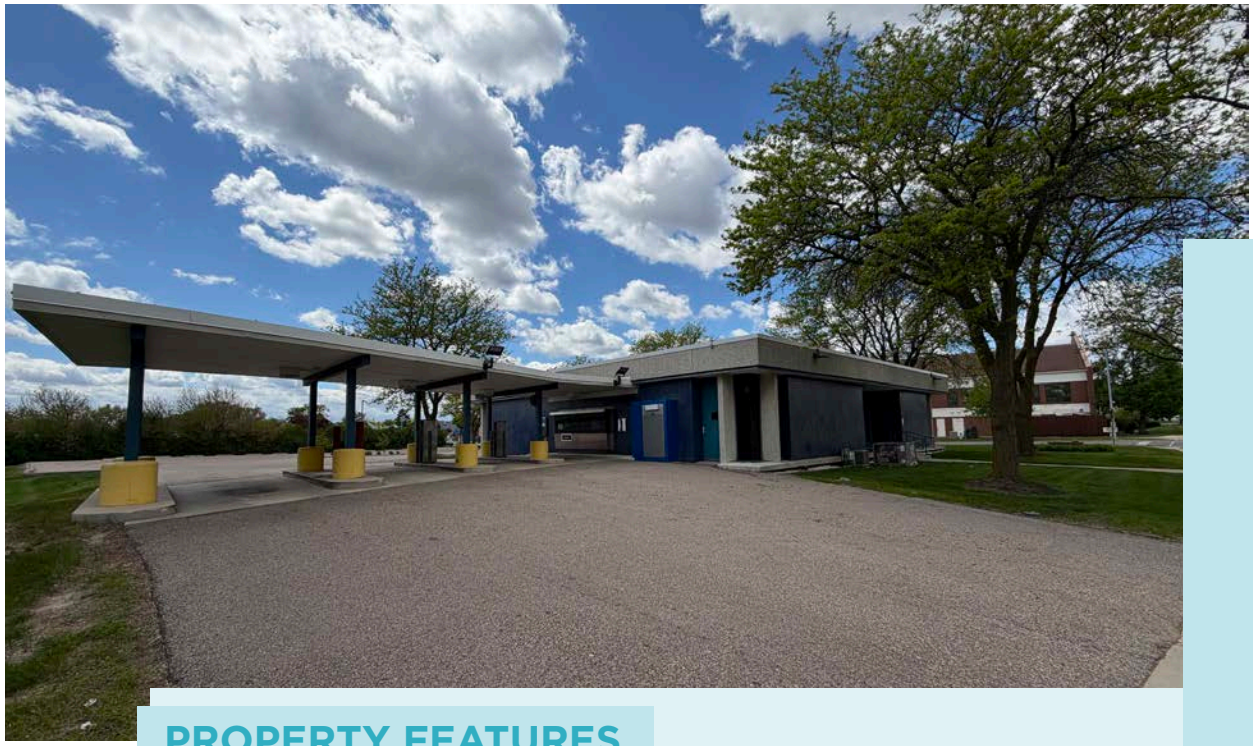
MILWAUKEE OFFICE
731 N Jackson Street | Suite 700
Milwaukee, WI 53202

MADISON OFFICE
33 E Main Street | Suite 241
Madison, WI 53703

boerke.com

PROPERTY OVERVIEW



PROPERTY FEATURES

- Prime location in Madison's established East Towne retail and commercial corridor
- Excellent access to E. Washington Avenue (US-151), I-90/94, and Highway 30
- Surrounded by national retailers, restaurants, and hotels
- High-visibility location with excellent exposure along East Towne Boulevard
- Conveniently located just minutes from Downtown Madison and Dane County Regional Airport

Building SF	6,470 SF Building
Lot Size	1.37 Acres
Year Built	1972
Stories	1
Zoning	CC - Commercial Center
Overlay District	Transit-Oriented Development
Parking	+/- 50 Surface Stalls
Sale Price:	**$**

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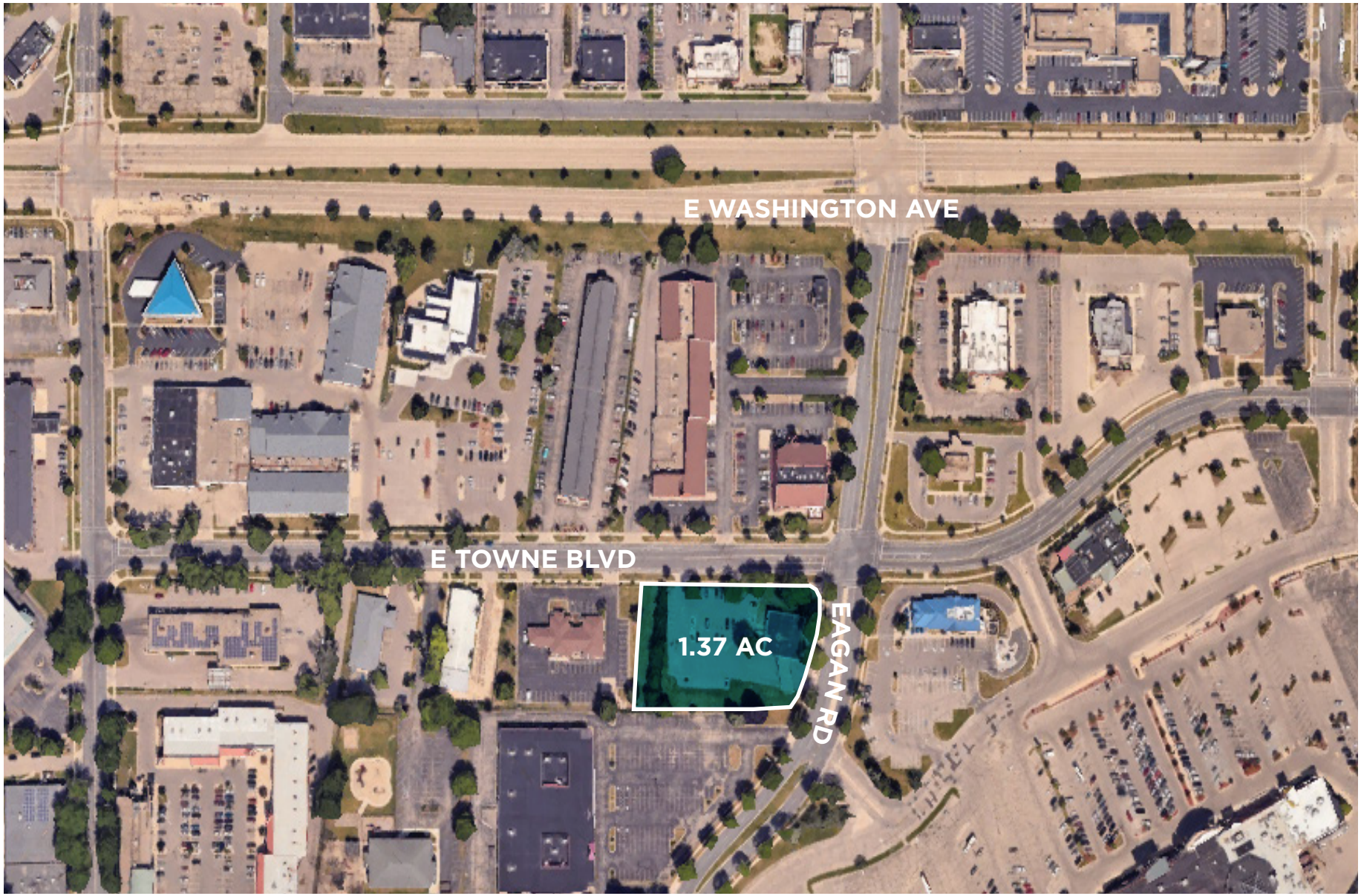

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PROPERTY PHOTOS

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AERIAL MAP

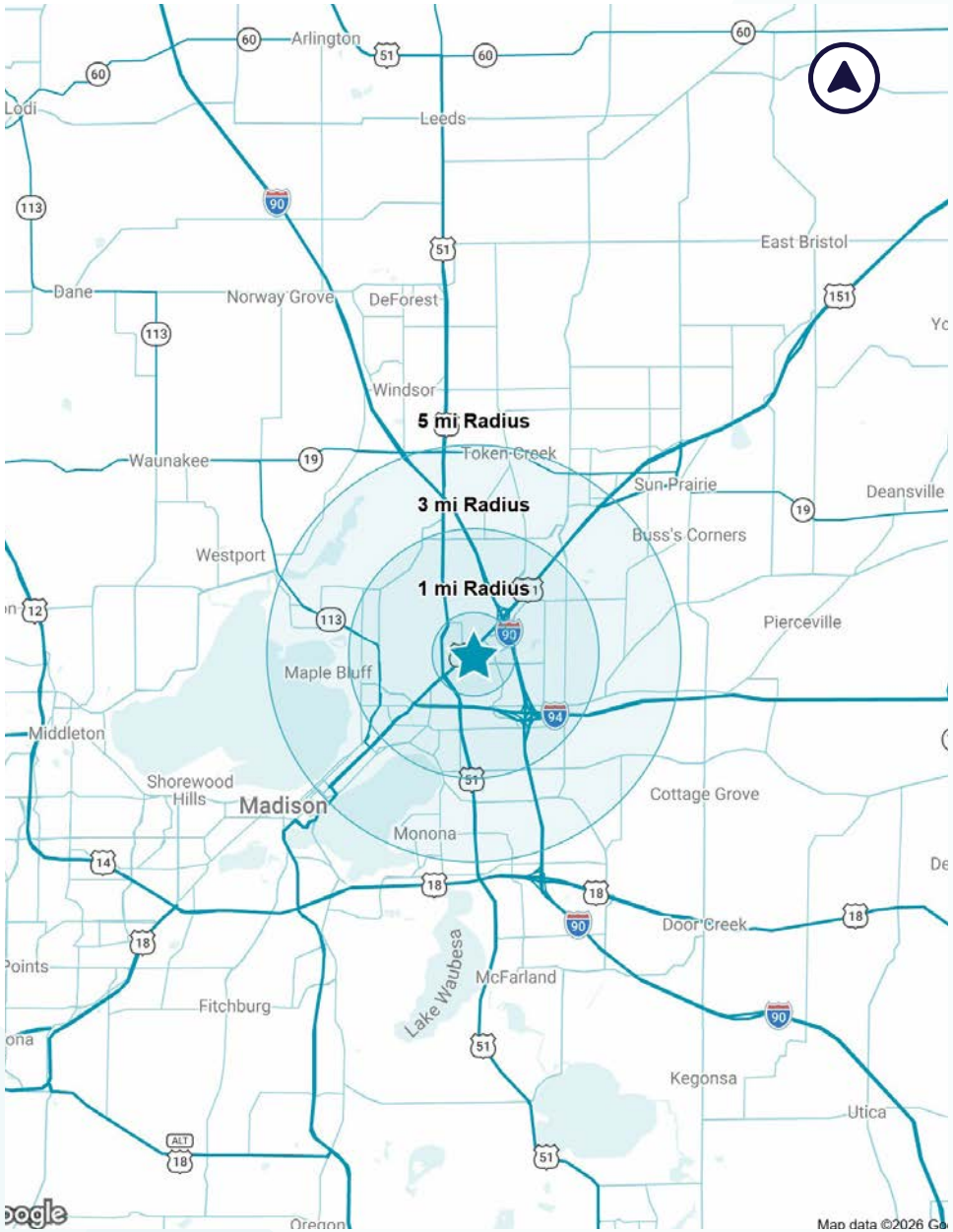
HIBBETT SPORTS
Spencer's
usbank
WELLS FARGO
TORRID
Auntie Anne's
SportClips
OLD NATIONAL
SEPHORA
CAFE ZUPAS
Associated Bank
KAY JEWELERS
Marshalls
benefit
charlotte russe
DOUBLETREE
Portillo's
zumiez
LENSCRAFTERS
ups
at home
GameStop
TESLA
HOT TOPIC
Bath&BodyWorks
ROSS DRESS FOR LESS
H&M
sleep number
Kirkland's
FIVE GUYS
SUBWAY
BOB'S FURNITURE
THE VITAMIN SHOPPE
ME
FINISH LINE
DSW
SHOE CARNIVAL
O'REILLY
Foot Locker
GNC
CHAMPS SPORTS
BEST BUY
AspenDental
SALLY BEAUTY
ASHLEY
FAMOUS footwear
ULTA
noodles & COMPANY
QDOBA
claire's
KOHL'S
maurices
Applebee's
JCPenney
Burlington
BARNES&NOBLE
RED LOBSTER
HALF PRICE BOOKS
AÉROPOSTALE
IHOP
DICK'S SPORTING GOODS
DOLLAR TREE
Buckle
Olive Garden
Culver's
PETSMART
bp
OLD NAVY
Firestone
verizon
FedEx
SHOE STATION
Toppers
chargepoint
AmericInn
KWIK TRIP
KWIK STAR
popeyes
AMERICA'S BEST CONTACTS & EYEGLASSES
MEN'S WEARHOUSE
boost mobile
Denny's
PRINCETON CLUB
ALDI
Mobil
Office DEPOT OfficeMax
TACO BELL
cricket
TESLA
BMO
Bassett
RED ROOF
LaZboy
SMOOTHIE KING
Kentucky Fried Chicken
COURTYARD
slumberland FURNITURE
Comfort Inn
Hampton
MICROTEL BY WYNDHAM
RODEWAY INN
Fairfield BY MARRIOTT
EconoLodge
Residence INN
TEXAS ROADHOUSE
Panera
HARBOR FREIGHT
Perkins
Red Robin
BW Best Western Hotels & Resorts
gasbuddy
DISCOUNT TIRE
Walgreens
NAPA
HyVee
MIDAS
Valvoline
O'Reilly AUTO PARTS
SUBWAY
TIRE PLUS
COUSINS
AutoZone
ULTA
jiffy lube
target
Michaels
HOBBY LOBBY
CVS pharmacy
INTERSTATE 90
151
Google
Map data ©2026 Google

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2026)	7,664	57,223	131,389
Median Age (2026)	34.5	35.9	36.7
Any College (Some College or Higher)	3,841 *72.0%*	31,599 *76.9%*	74,650 *79.0%*
College Degree + (Bachelor Degree or Higher)	2,286 *42.8%*	20,517 *49.9%*	51,788 *54.8%*

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Estimated Households (2026)	3,559	27,518	62,844
Estimated Average Household Income (2026)	$99,598	$100,723	$116,954

DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses (2026)	512	2,089	4,406
Total Employees (2026)	11,623	35,960	72,011



STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a sub agent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.(See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
  1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
  2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

_____

_____

_____

NON-CONFIDENTIAL INFORMATION *(the following information may be disclosed by the Firm and its Agents)*:

_____

_____

_____

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

CONTACT

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