

For Lease

Retail Build-to-Suit

Lease rate: \$12.00/ sq. ft. NNN



Madison Retail Build-to-Suit

747 S Washington Ave., Madison, SD 57042

Property Features

- Building size: 37,000 sq. ft. (approx. 220' x 170')
 - Suite A: 18,500 sq. ft.
 - Suite B: 18,500 sq. ft.
- Suite sizes flexible
- Ample paved parking
- Building and monument signage
- Large pylon sign on busiest road in Madison
- Delivered in shell condition
- 24' clear height

Pricing

- Lease rate: \$12.00/ sq. ft. NNN
- Estimated NNN expenses: \$3.00/ sq. ft.

Location

- Located in between Montgomery's and Lewis on S. Washington Ave in the growing community of Madison, SD which is home to Dakota State University
- Area neighbors include Montgomery's, Lewis, Shopko, Dollar General, Prostrollo Auto



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Co-listed with Brenda Thompson
Signature Realty Group



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KEY FACTS

11,548
Population



2.3
Average Household Size

41.3

Median Age

\$52,398

Median Household Income

EDUCATION

6%

No High School Diploma



29%

High School Graduate



29%

Some College



36%

Bachelor's/Grad/Prof Degree

BUSINESS



518

Total Businesses



5,250

Total Employees

EMPLOYMENT



58%

White Collar



27%

Blue Collar



15%

Services

3.6%

Unemployment Rate

INCOME



\$52,398

Median Household Income



\$28,576

Per Capita Income



\$135,076

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (23.6%)

The smallest group: \$200,000+ (3.1%)

Indicator	Value	Difference	
<\$15,000	11.7%	-1.0%	
\$15,000 - \$24,999	8.2%	-3.0%	
\$25,000 - \$34,999	7.4%	-3.5%	
\$35,000 - \$49,999	19.2%	+4.5%	
\$50,000 - \$74,999	23.6%	+4.8%	
\$75,000 - \$99,999	12.5%	+0.3%	
\$100,000 - \$149,999	10.9%	-1.6%	
\$150,000 - \$199,999	3.4%	-1.4%	
\$200,000+	3.1%	+0.9%	

Bars show deviation from
Brookings County

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