SLABY & ASSOCIATES

Hatchery Hill Towne Center

Fitchburg, WI

For Lease

Overview of Fitchburg

- Fitchburg is located within Dane County, 6 miles southwest of Downtown Madison.
- Large Companies that call this town home include; Promega Corporation, Sub-Zero Group, Agrace Hospice Care, Placon Corporation, and many others.
- Fitchburg incorporates diverse neighborhoods, an innovative business community, vibrant arts & culture scene, beautiful green spaces, along with many other community assets.

Median Household Income: $114,556

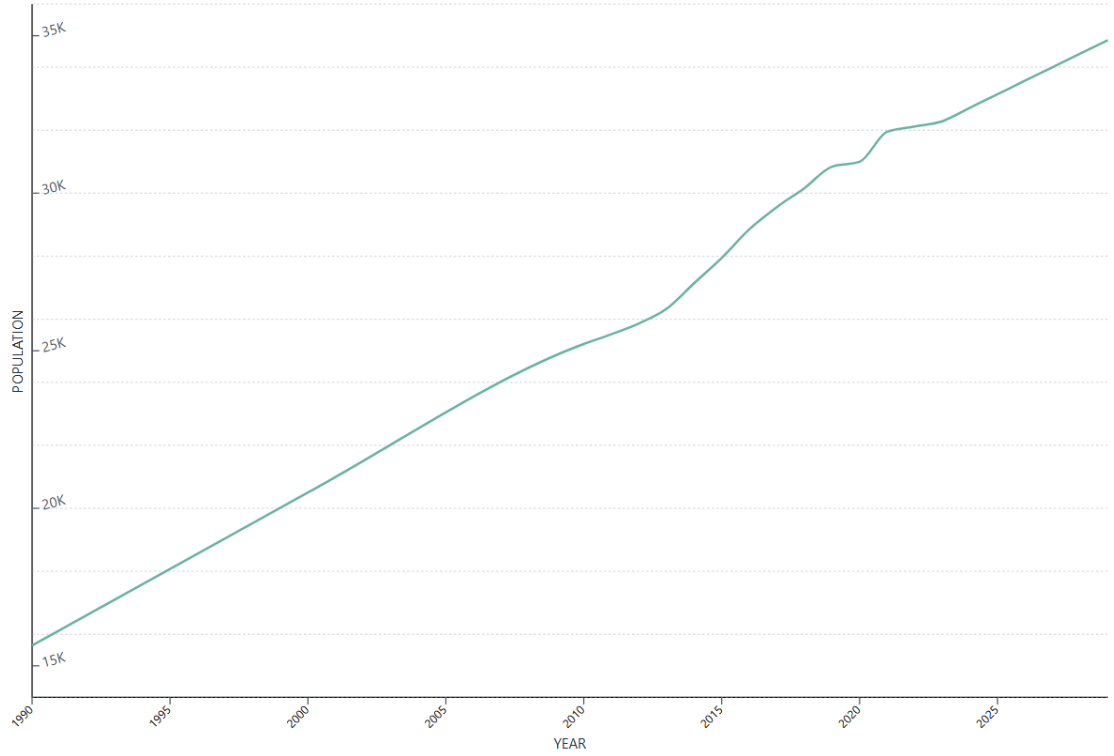
Median Property Value: $389,400

Over 379 Bicycle Routes

Traffic Counts: 27,400 vpd on Fish Hatchery Road

Fitchburg, Wisconsin Population 2024

32,713

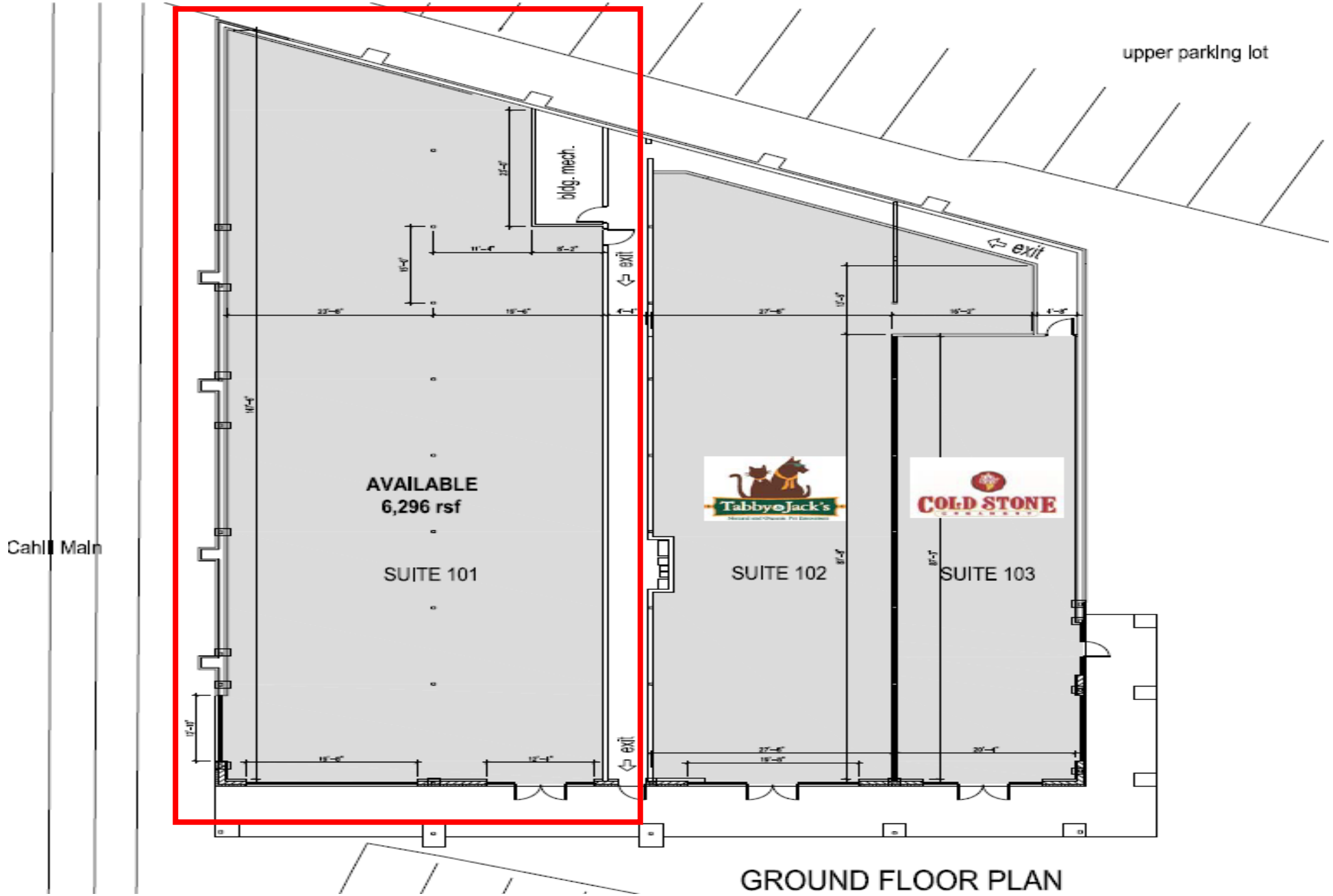


Building Information

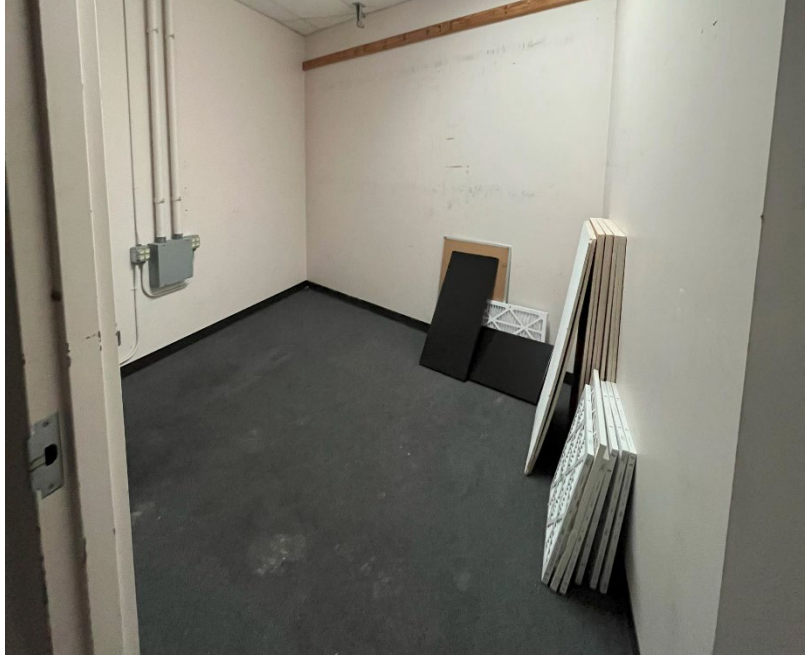
- The Hatchery Hill Towne Center is in Fitchburg Wisconsin, just north of the intersection of Highway PD and Fish Hatchery Road. Five unique buildings are home to over 30 retail, restaurant and office tenants in addition to 18 upscale apartments.
- 85,854 square foot retail center
- 110,937 square foot in total
- Anchor tenants include Panera Bread, Great Dane Pub & Brewing Co, Coldstone Creamery, and Pick N Save.
- 300+ Parking Stalls
- Built in 2005

Unit 101

- 6,296sqft
  - Can be divided into 2 spaces
- $18-$20/sqft NNN
- 1 restroom
- Storage Room

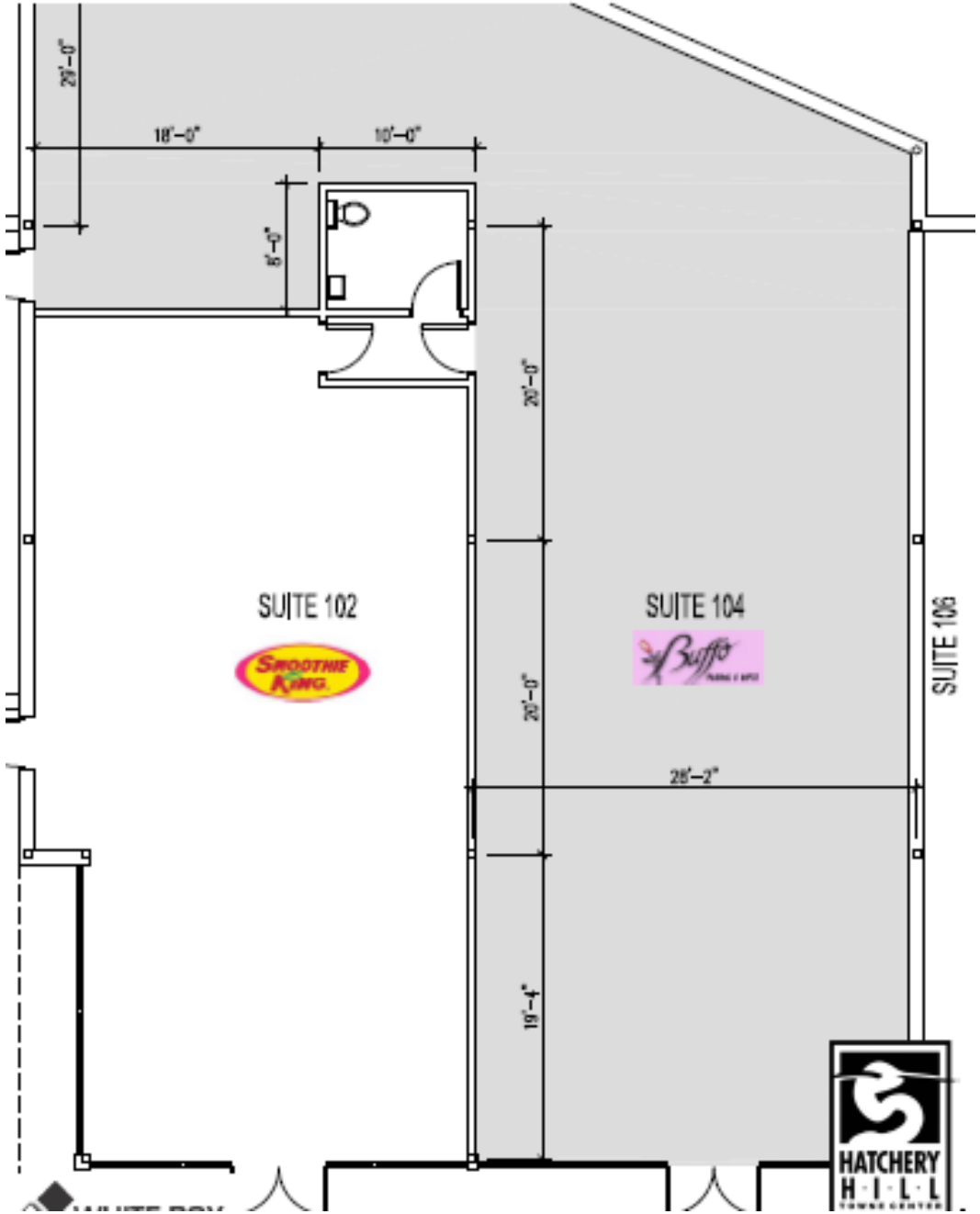


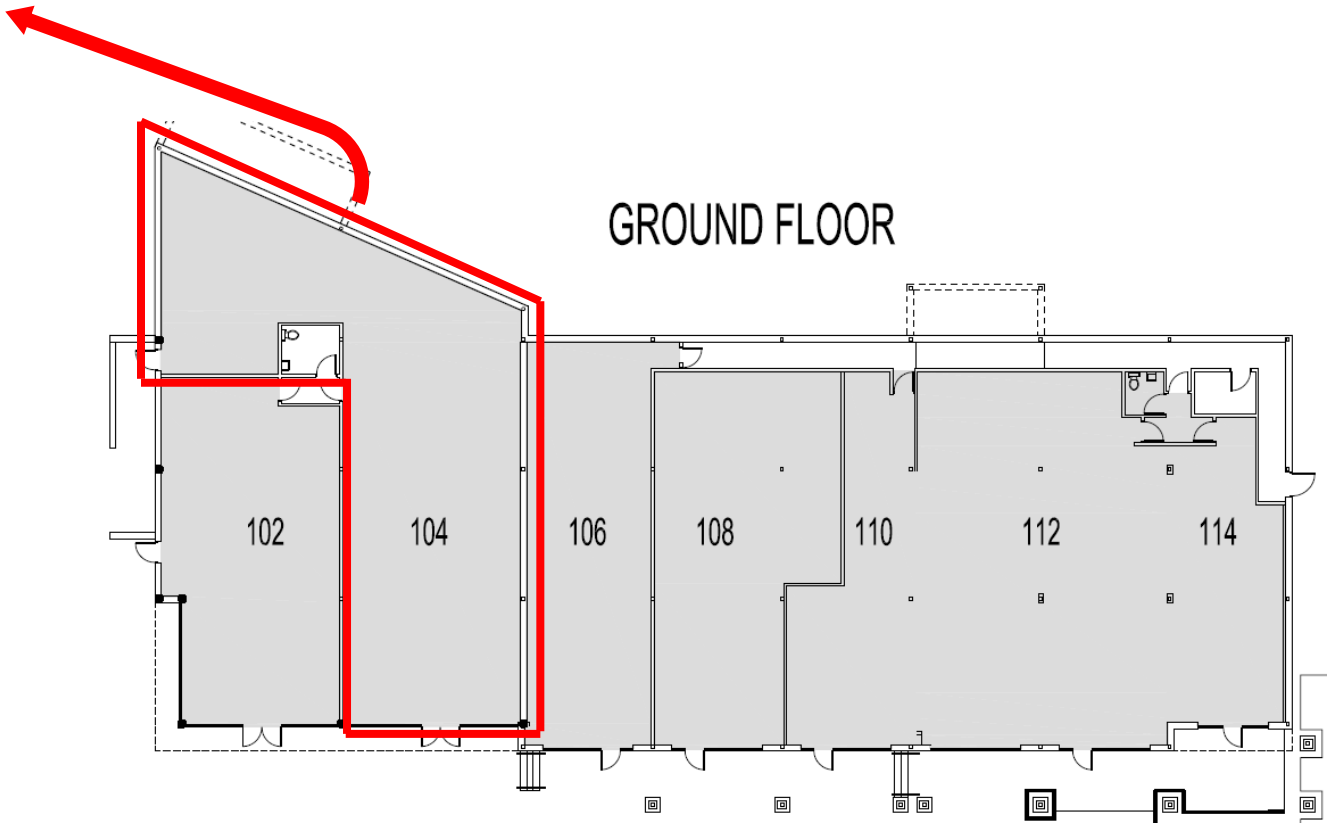
GROUND FLOOR PLAN



Unit 104 Information

- 2,404 sqft
- $18-$20/sqft NNN
- Plentiful storage space
- In Wall coolers

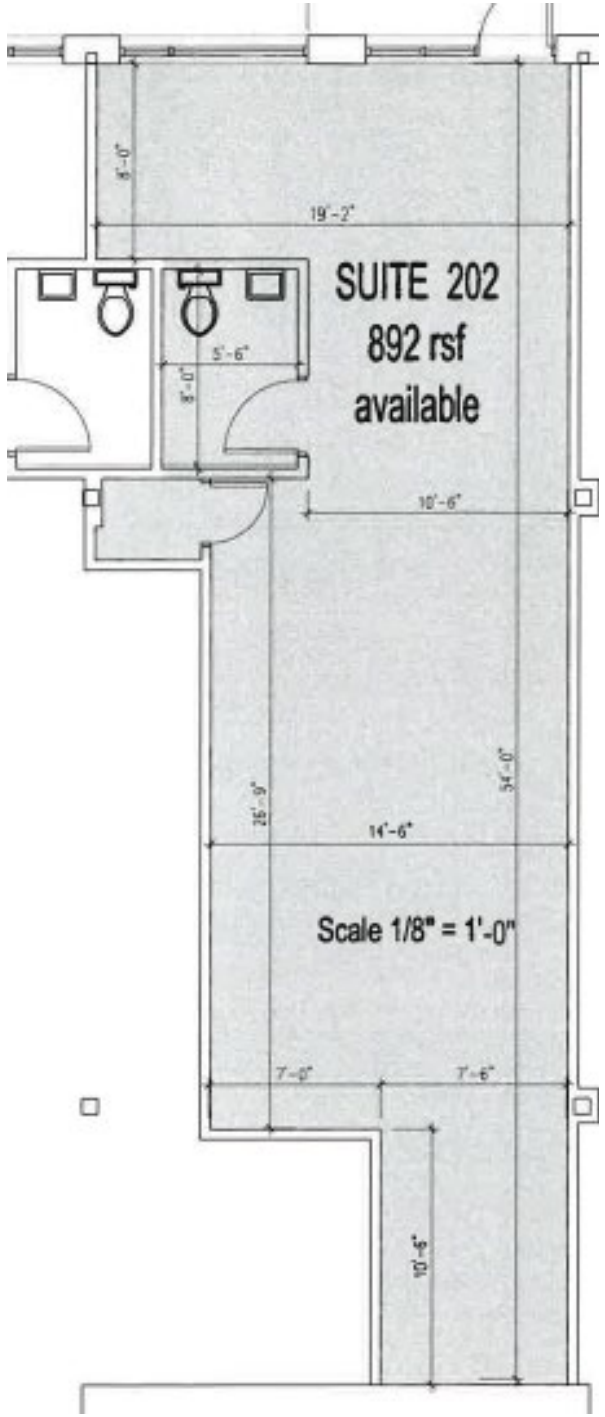

29'-0"
18'-0"
10'-0"
8'-0"
20'-0"
20'-0"
28'-2"
19'-4"
SUITE 102
SUITE 104
SUITE 106
SMOOTHIE KING
Buffo
HATCHERY HILL

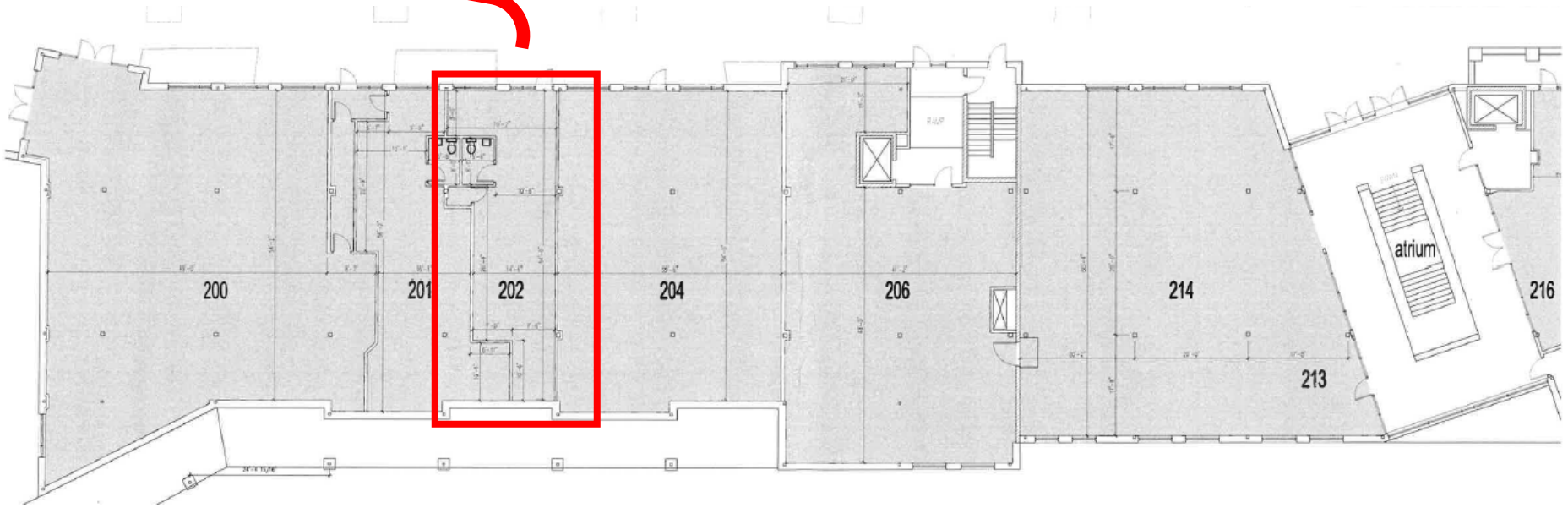

GROUND FLOOR
102
104
106
108
110
112
114

EXIT

Unit 202 Information

- 892 sqft
- $18-$20/sqft
- 1 restroom


SUITE 202
892 rsf
available
19'-2"
10'-6"
14'-6"
Scale 1/8" = 1'-0"

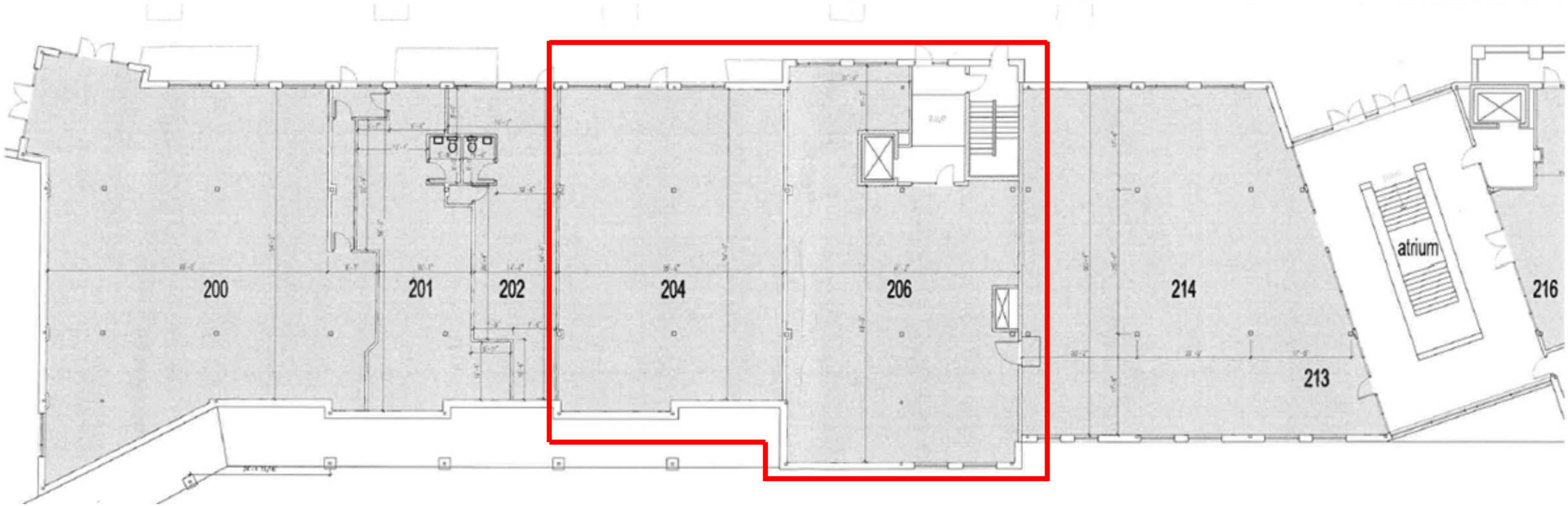

200
201
202
204
206
214
213
atrium
216

EXIT

EXIT

Unit 204 & 206 Information

- 4,715 sqft
  - Option to split space
- $18-$20/sqft
- 1 restroom
- Breakroom


200
201
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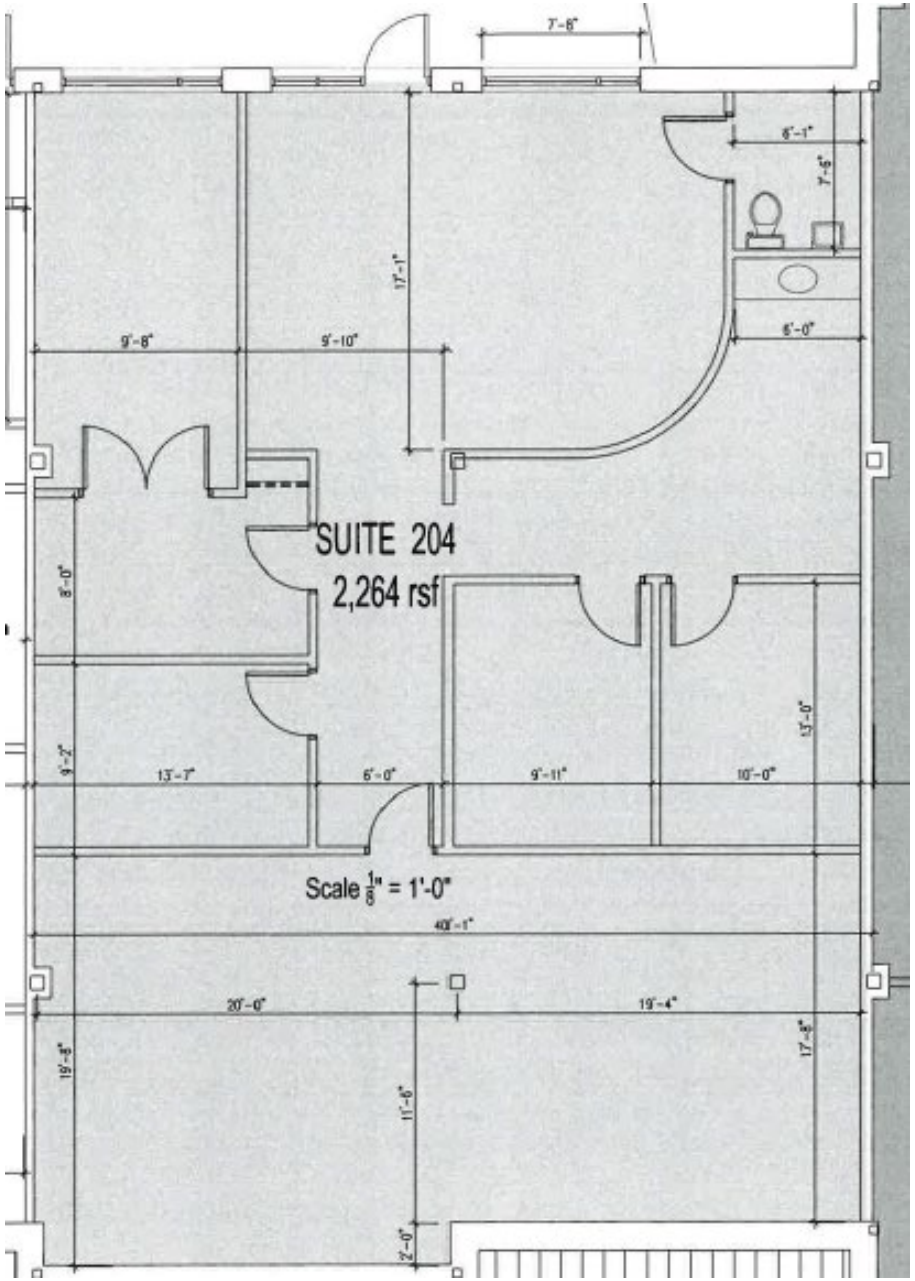
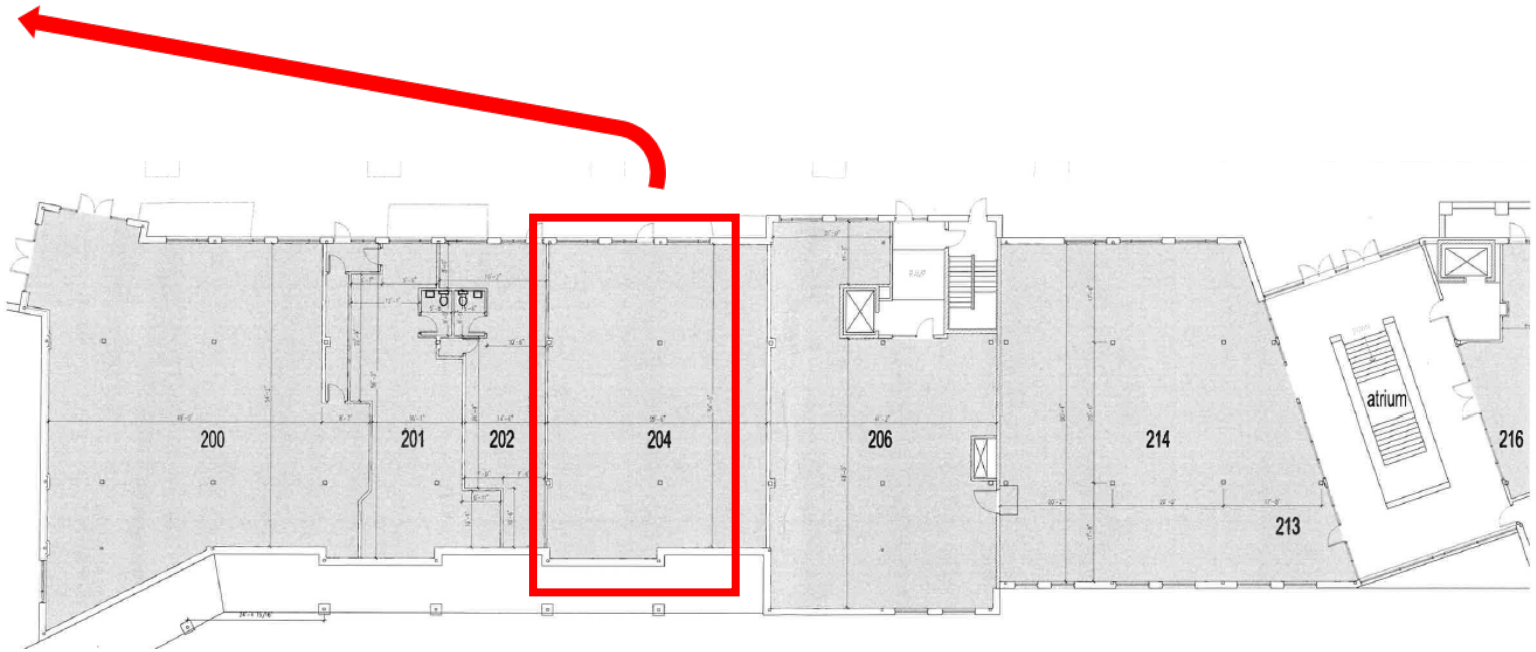
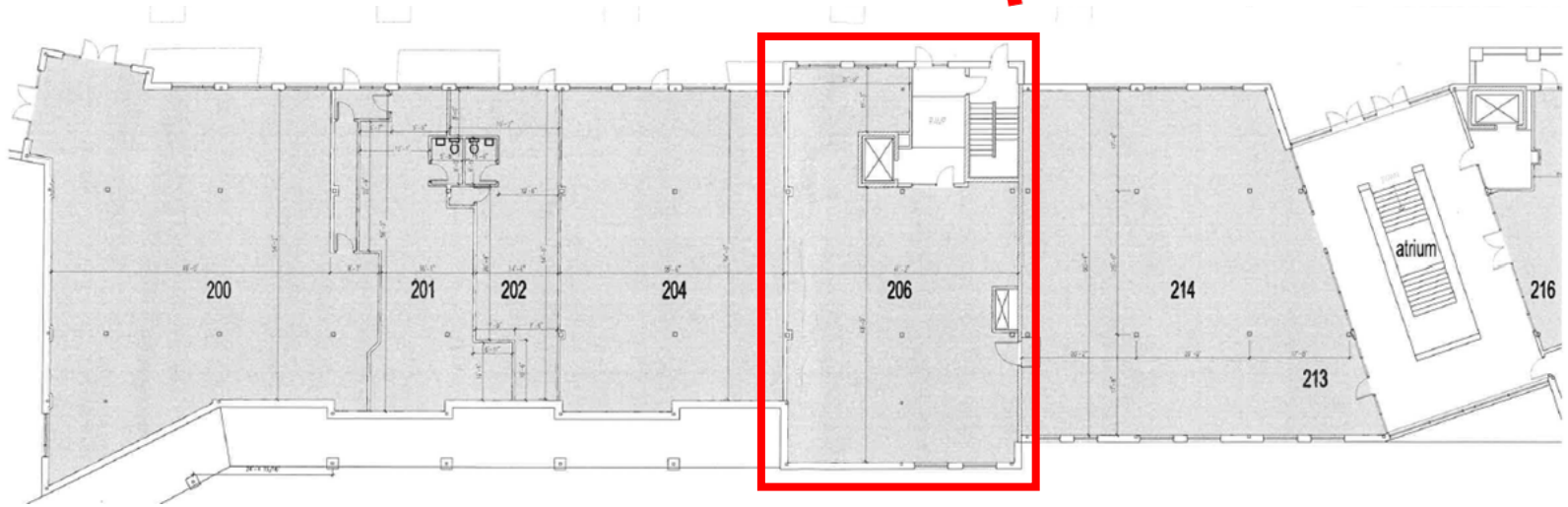
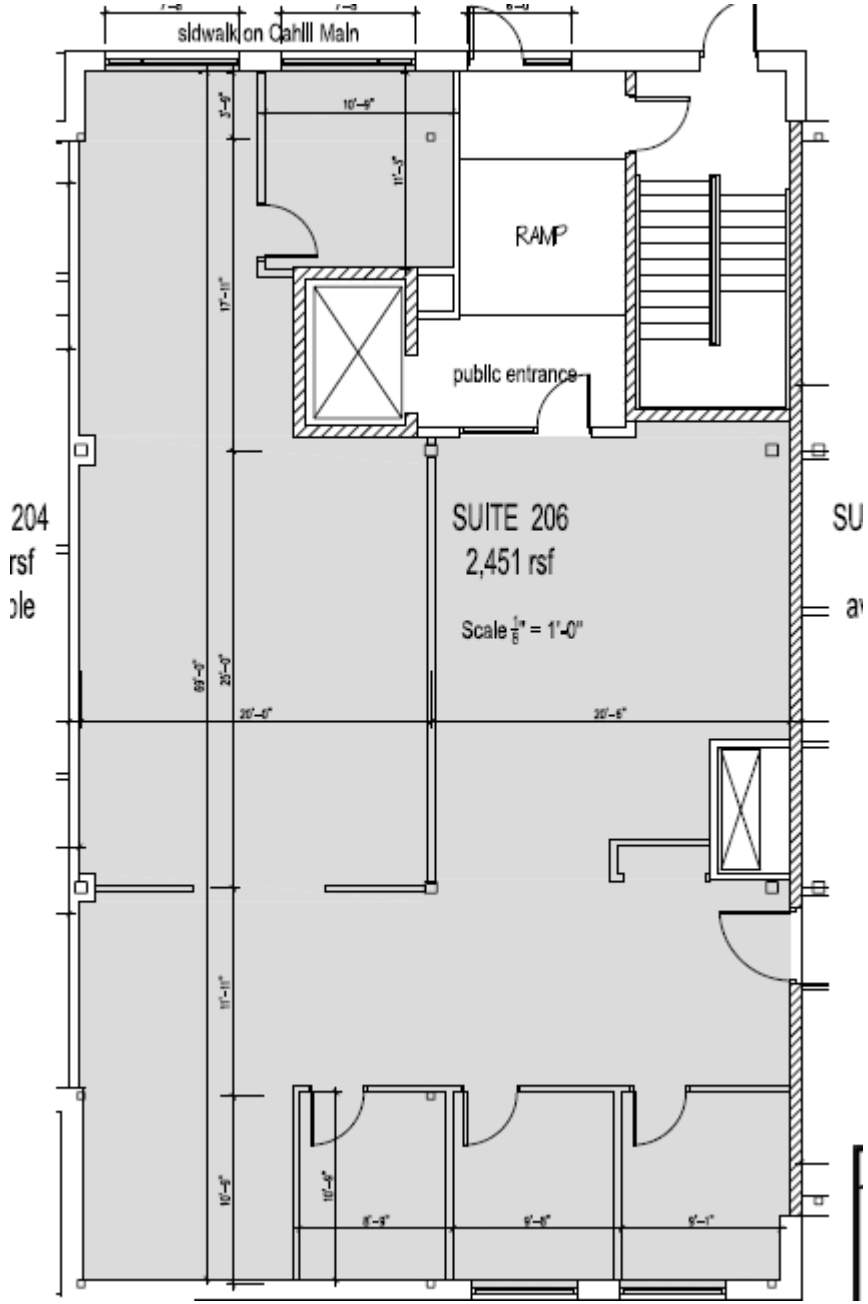
204
206
214
213
atrium
216





Option to split space: 204





Option to split space: 206

Public Parking Structure, not including all exterior parking stalls

Hatchery Hill Main Lobby & Offices

Outside Park

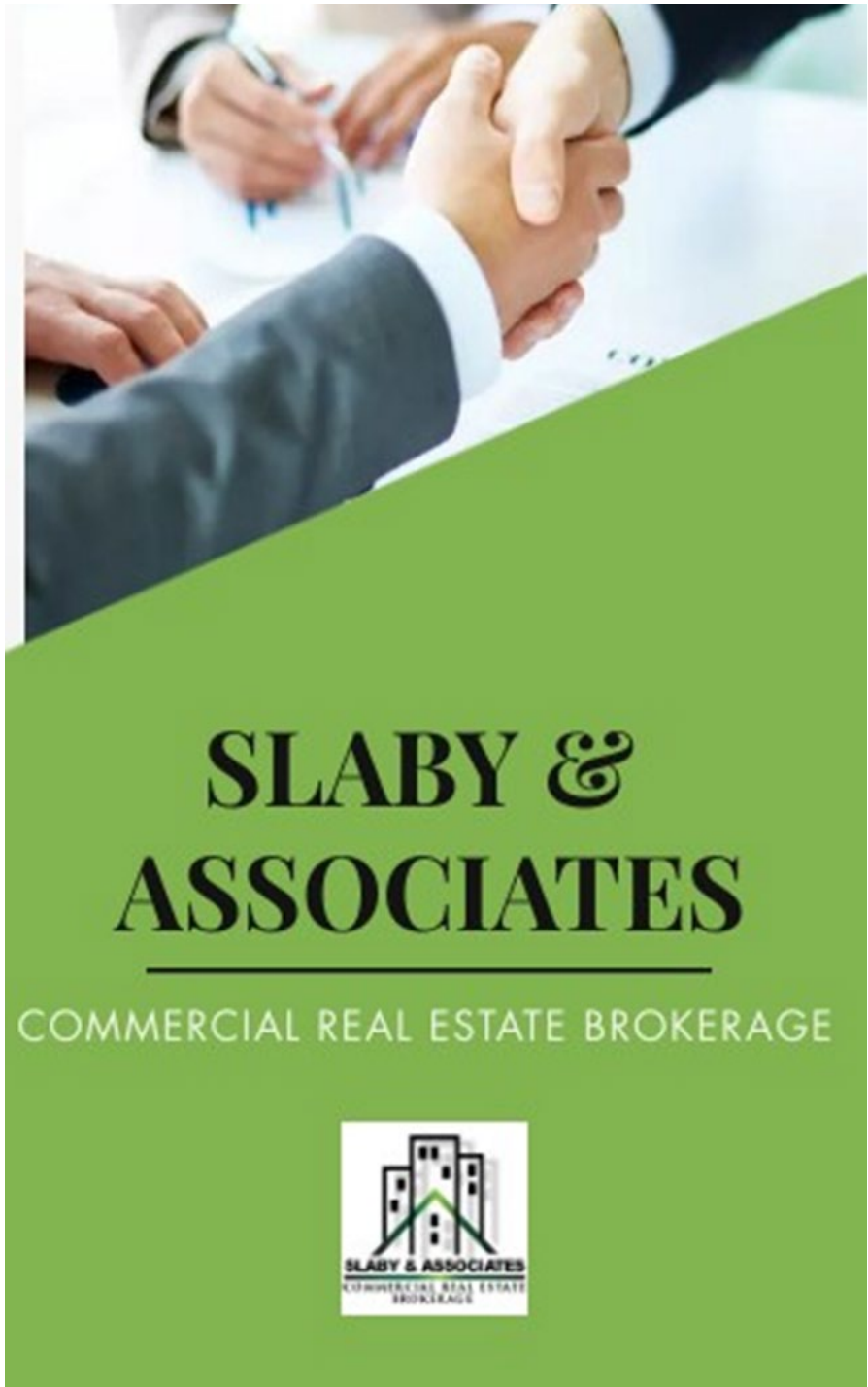
Contact **Slaby and Associates** Today!

Dean Slaby: Owner & Broker

deans@slabyandassociates.com

608-333-4130

Nick Brar: Co-Broker

Nickb@slabyandassociates.com

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