

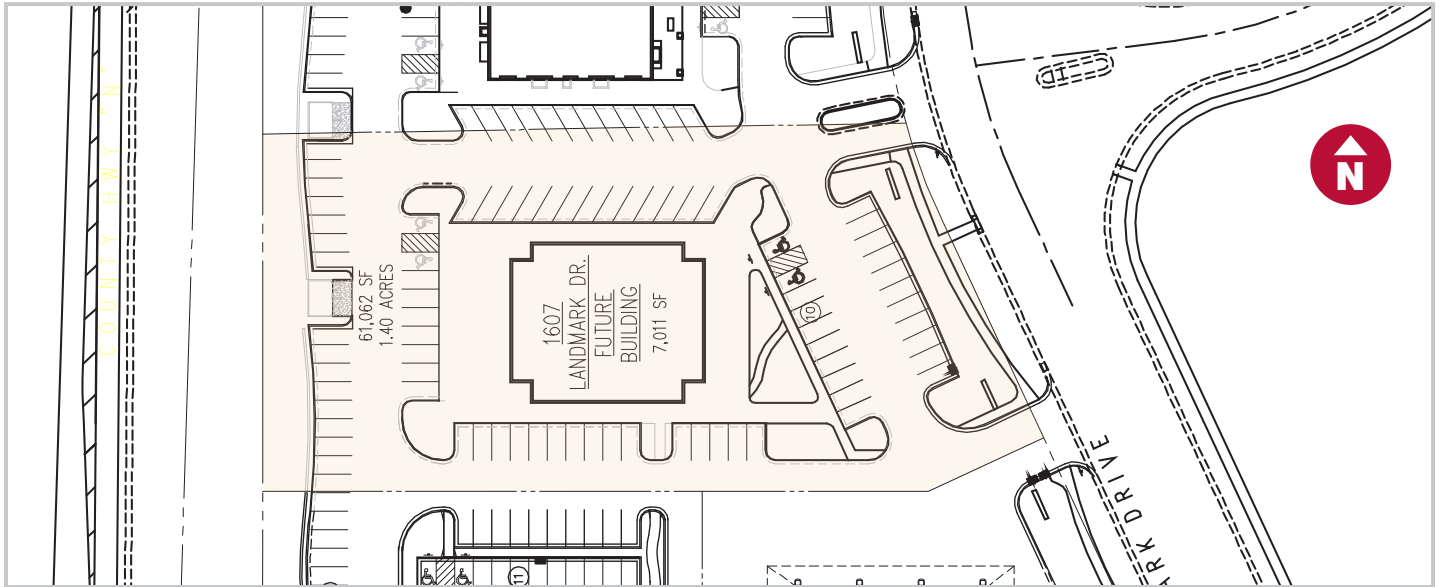


# Site Ready Pad

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## FEATURES

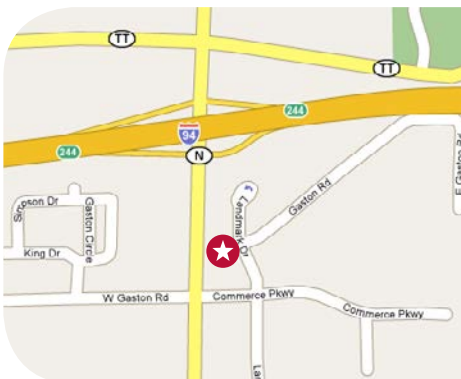
- Gateway development in one of Madison's fastest growing communities
- Prime location at Madison's first eastbound interchange on I-94
- Location captures morning and afternoon commutes to Sun Prairie and Cottage Grove
- Adjacent to 100-acre business park, day care center, convenience store and Arby's

1.4 acre site  
AVAILABLE FOR DEVELOPMENT

## DEMOGRAPHICS

ROAD	AVERAGE ANNUAL DAILY TRAFFIC 2015 (vehicles)
I-94	38,600
County Hwy N	6,000
County Road TT	3,700

## AREA MAP



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