



FOR LEASE

Strong Commercial Opportunity (Available NOW)

35 N Walker Way
Sun Prairie, WI 53590

5,856 SF | **\$12.00**
AVAILABLE | SF/YR

Baehr Inc.
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Sun Prairie, WI 53590
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Property Overview



5,856 SF
AVAILABLE SF



\$12
ASKING RATE SF/YR



1969
YEAR BUILT



0.574
LOT SIZE



10,530
BUILDING SQFT



0811-071-8620-0
PARCEL ID



Commercial
ZONING



Dane
COUNTY



200 Ft
FRONTAGE



43.179858, -89.236238
COORDINATES

EXECUTIVE SUMMARY

This dynamic mixed-use property in Sun Prairie combines retail, office, and industrial components in a single, synergistic development.

Ground-floor retail bays offer high ceilings, storefront glass, and individual entry, creating a vibrant streetscape along 35 N Walker Way .

Flexible lease structures accommodate a range of tenant types, from national retailers to local boutiques and professional service firms.

PROPERTY HIGHLIGHTS

18 tenant allocated parking spaces serving the retail, office, and industrial components

Situated on 0.574 acres in a walkable, transit-oriented Sun Prairie location

The Sun Prairie urban core is experiencing a wave of mixed-use development activity, with new projects reinforcing the area's density, walkability, and long-term property values.

ACCESSIBILITY

TRANSIT

W Main at S Walker	89 ft
W Main at N Walker	109 ft
W Main at Ruby	0.2 mi

AIRPORTS

Dane County Regional Airport	5.8 mi
US FAA	6.3 mi
Sauk Prairie Airport - 91C	27.2 mi

HIGHWAYS

US 151	0.3 mi
US 151 Business	0.7 mi
I 39;I 90;I 94	4.0 mi
East Washington Avenue	4.0 mi

Space Available

Retail/Office/Industrial

\$12 SF/Yr

SF AVAILABLE

5,856 SF

TERM

3-5

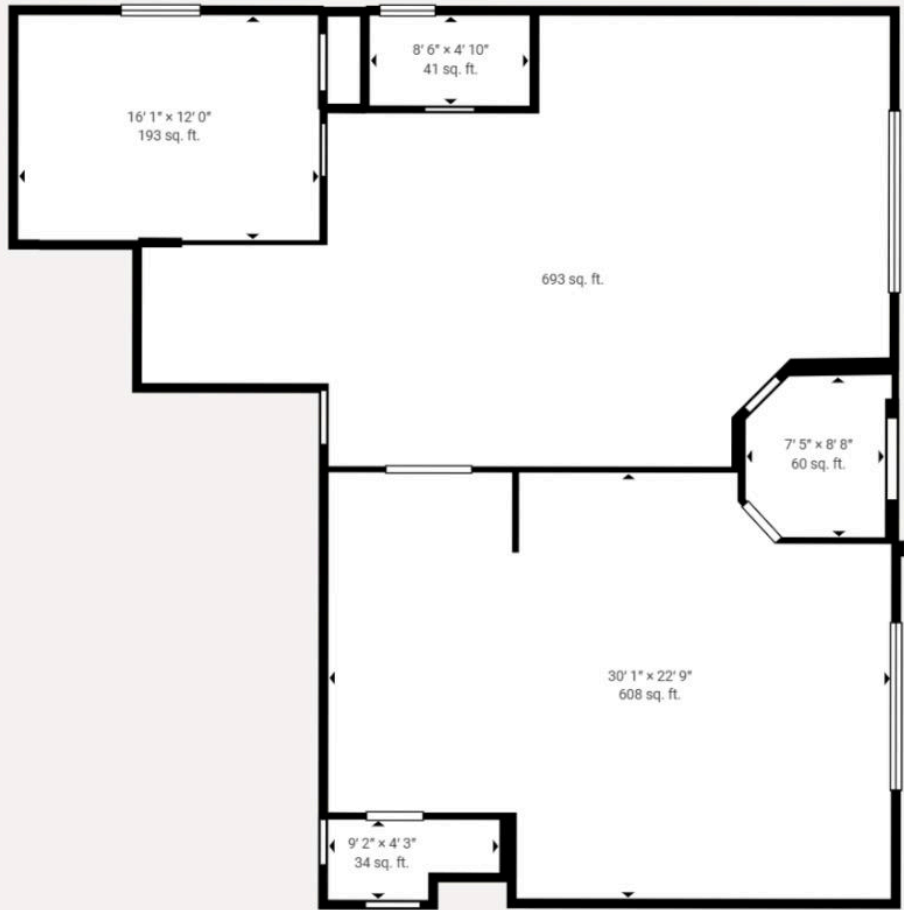
TYPE

NNN

USE

Flex Space

Exceptional 5,856 SF high-visibility flex space in Sun Prairie — perfectly positioned just north of Main Street in the heart of downtown. Prime configuration includes a 1,500 SF retail/showroom front with a full, high-quality office/showroom buildout that is move-in ready, plus an expansive 4,356 SF warehouse/industrial area in the rear. Ideal for a single-tenant operation seeking combined showroom and shop; open and willing to be favorable to thoughtful tenant build-outs. Property features an overhead garage door, on-site parking, durable concrete slab floors, and clear heights approximately 12-14 feet, supporting light manufacturing, contractor shop, vehicle service, distribution, storage, creative studio, or showroom uses. Building is vacant, clean, and ready for immediate occupancy. Rare downtown opportunity — properties like this are rare.



Matterport Property Report:

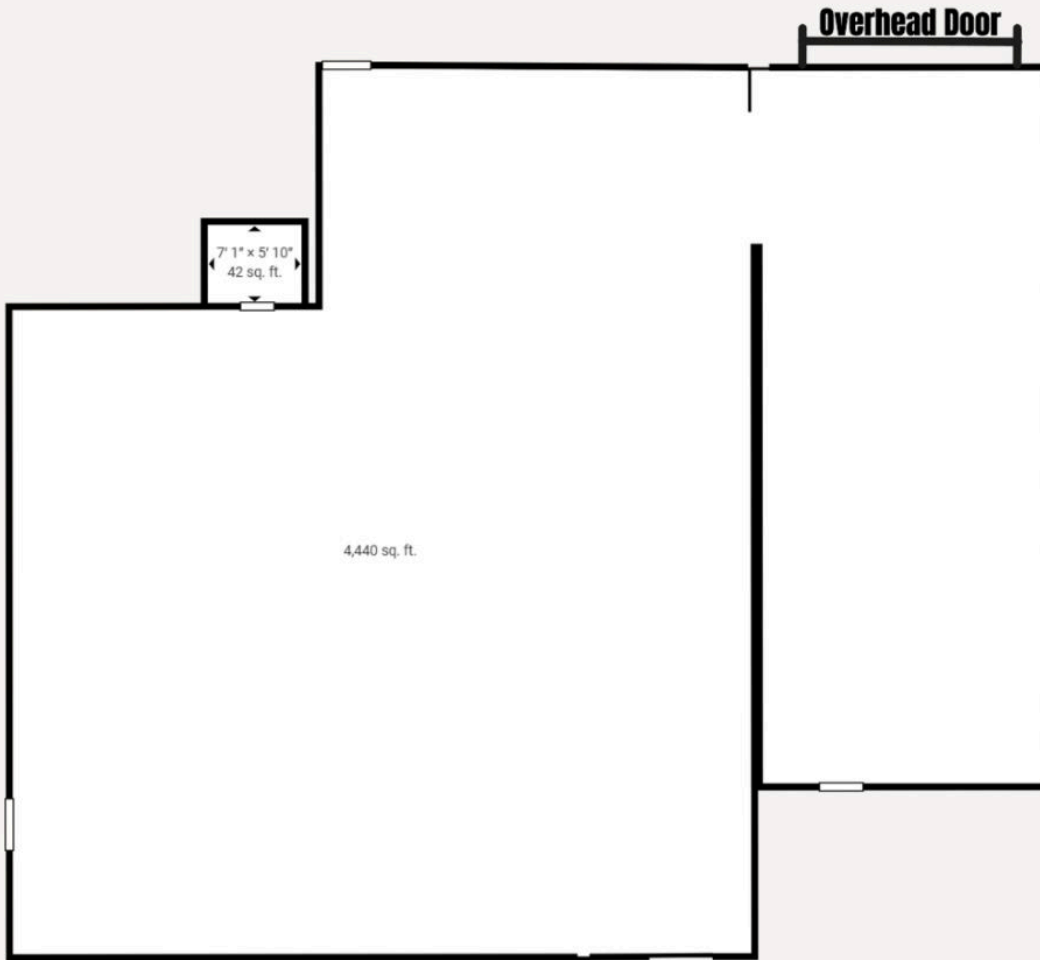
35 N Walker Way

Gross Floor Area - Full Property 1,813 sq. ft. | Floor 1 1,813 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport





 Matterport Property Report:

35 N Walker Industrial Space

Gross Floor Area - Full Property 4,718 sq. ft. | Floor 1 4,718 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport





Photo Gallery

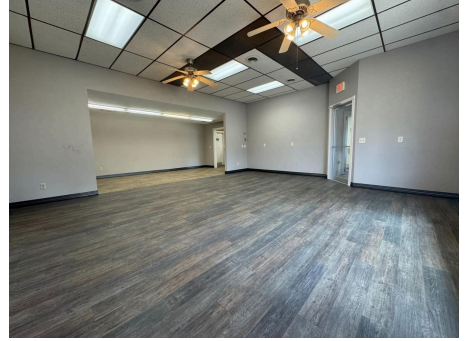


Photo Gallery (continued)

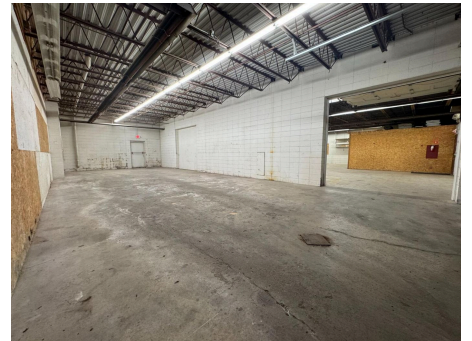


Photo Gallery (continued)



Photo Gallery (continued)



Market Overview



POPULATION
29,364

AREA
12.0 sq mi

ELEVATION
984 ft

COUNTY
Dane County

INCORPORATED
1839

STATE
Wisconsin

Market Overview: Sun Prairie, WI

Sun Prairie is a city in Dane County, Wisconsin, United States. The population was 35,967 at the 2020 census. It is the most populous suburb of Madison, the state capital, and is part of the Madison metropolitan area.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	11,201
Median HH Income	\$76,897
Households	4,768

3-MILE RADIUS

Population	45,248
Median HH Income	\$96,295
Households	18,433

5-MILE RADIUS

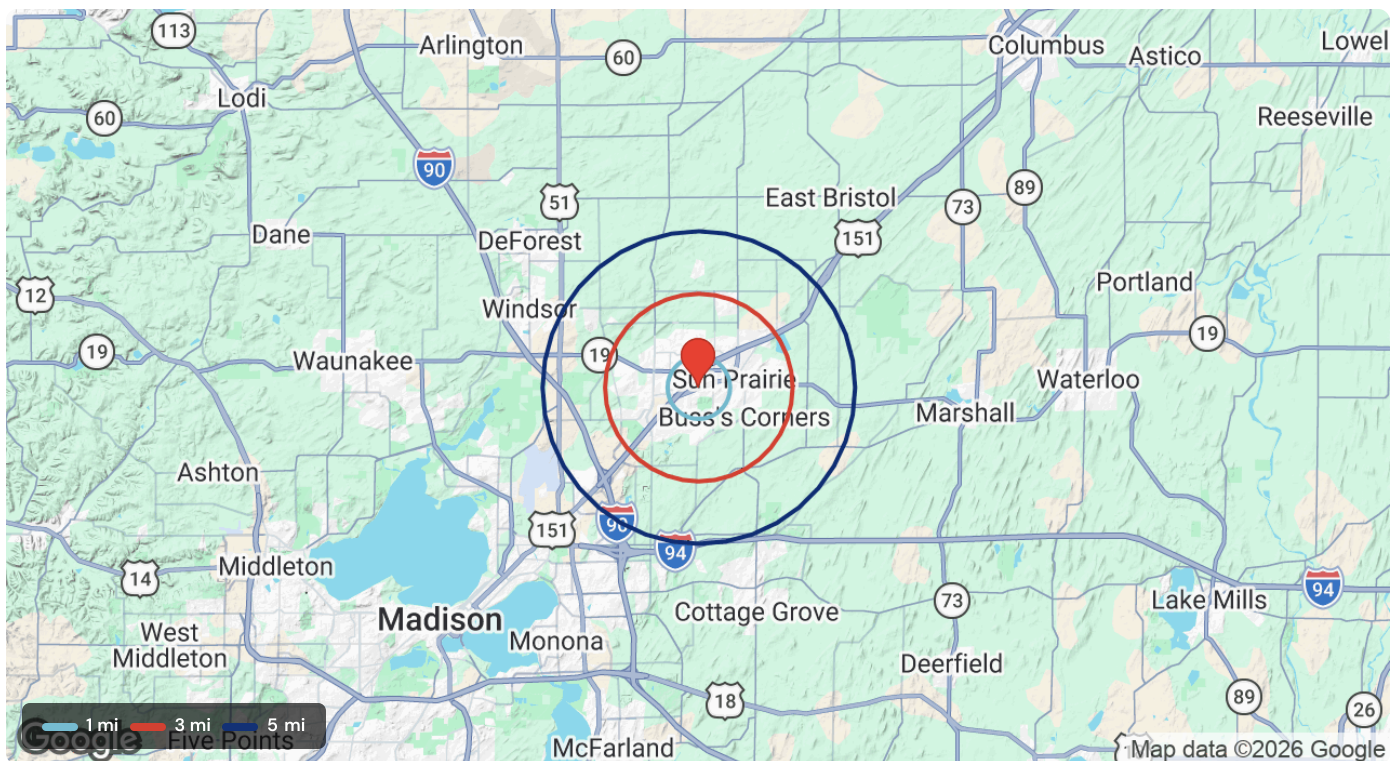
Population	60,342
Median HH Income	\$94,547
Households	25,161

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,650	24,308	33,389
2010 Population	9,053	34,810	45,460
2025 Population	11,201	45,248	60,342
2030 Population	11,953	47,732	63,640
2025-2030 Growth Rate	1.31%	1.07%	1.07%
2025 Daytime Population	9,898	38,718	57,303

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,370	9,260	13,001	less than \$15,000	192	431	627
2010 Total Households	3,707	13,677	18,245	\$15,000-\$24,999	250	729	970
2025 Total Households	4,768	18,433	25,161	\$25,000-\$34,999	398	1,226	1,794
2030 Total Households	5,156	19,712	26,883	\$35,000-\$49,999	530	1,448	2,032
2025 Avg. Household Size	2.31	2.43	2.37	\$50,000-\$74,999	948	3,223	4,347
2025 Owner Occupied Housing	2,278	11,260	14,958	\$75,000-\$99,999	648	2,448	3,411
2030 Owner Occupied Housing	2,381	11,807	15,741	\$100,000-\$149,999	777	3,559	5,001
2025 Renter Occupied Housing	2,490	7,173	10,203	\$150,000-\$199,999	574	2,657	3,475
2030 Renter Occupied Housing	2,775	7,906	11,142	\$200,000 or greater	450	2,713	3,505
2025 Vacant Housing	274	967	1,460	Median HH Income	\$76,897	\$96,295	\$94,547
2025 Total Housing	5,042	19,400	26,621	Average HH Income	\$101,244	\$124,389	\$122,569

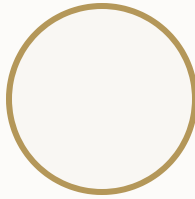


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PRESENTED BY

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