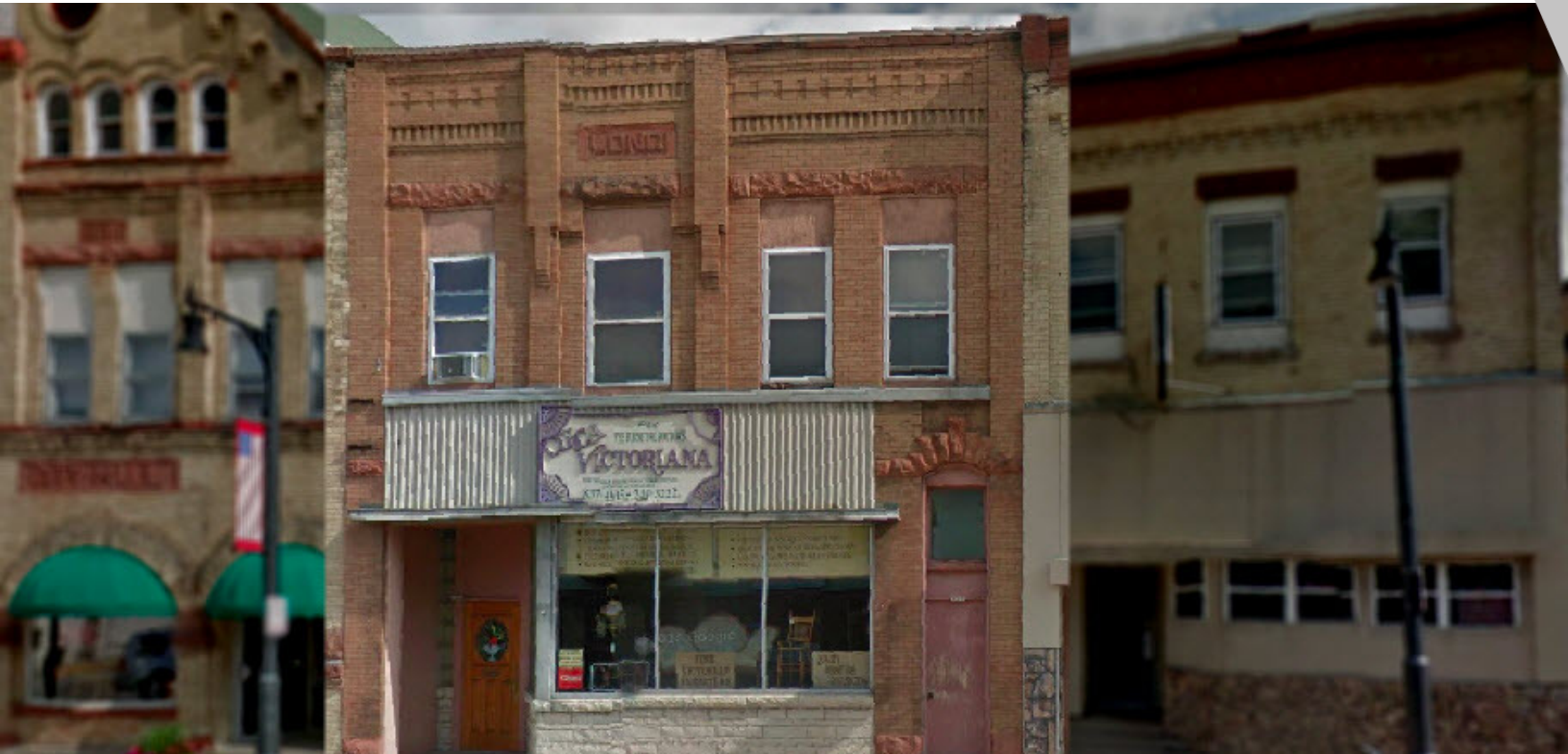


## MIXED USE - RETAIL/RESIDENTIAL FOR SALE

104 E Main Street, Sun Prairie, WI 53590



SALE PRICE:	\$350,000
BUILDING SIZE:	5,310 SF
YEAR BUILT:	1896
RENOVATED:	2008
MARKET:	Far East
CROSS STREETS:	E Main St & N Bristol St

### PROPERTY OVERVIEW

The Carey Group is pleased to offer for sale a historic building located at 104 E Main Street at the Intersection of Main and Bristol Streets in downtown Sun Prairie. The building has a total of 5,310 SF which is comprised of 3,540 SF above grade space and 1,770 SF below grade space. The first floor offers a buyer 1,770 SF of retail space and the second floor has two 2-bedroom apartments.

### PROPERTY HIGHLIGHTS

- Great downtown location
- Historic building
- First floor commercial space (1,770 SF)
- 5 dedicated parking stalls behind the building

KEVIN CAREY // 608.213.8962 // [kevin@thecareygroup.net](mailto:kevin@thecareygroup.net)

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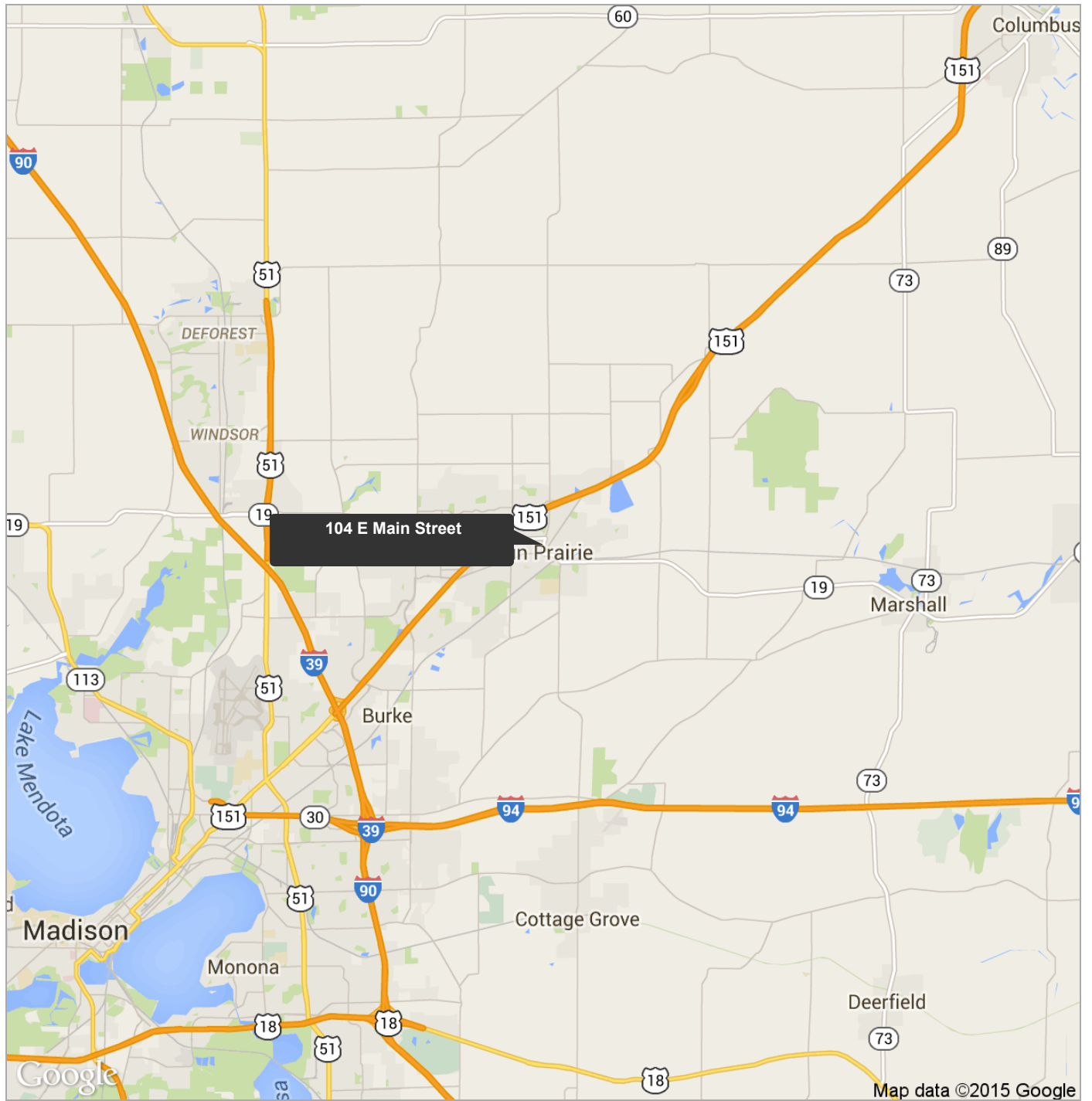


UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT
Front	800	6,600
Back	800	6,600
1,600 SF		\$13,200



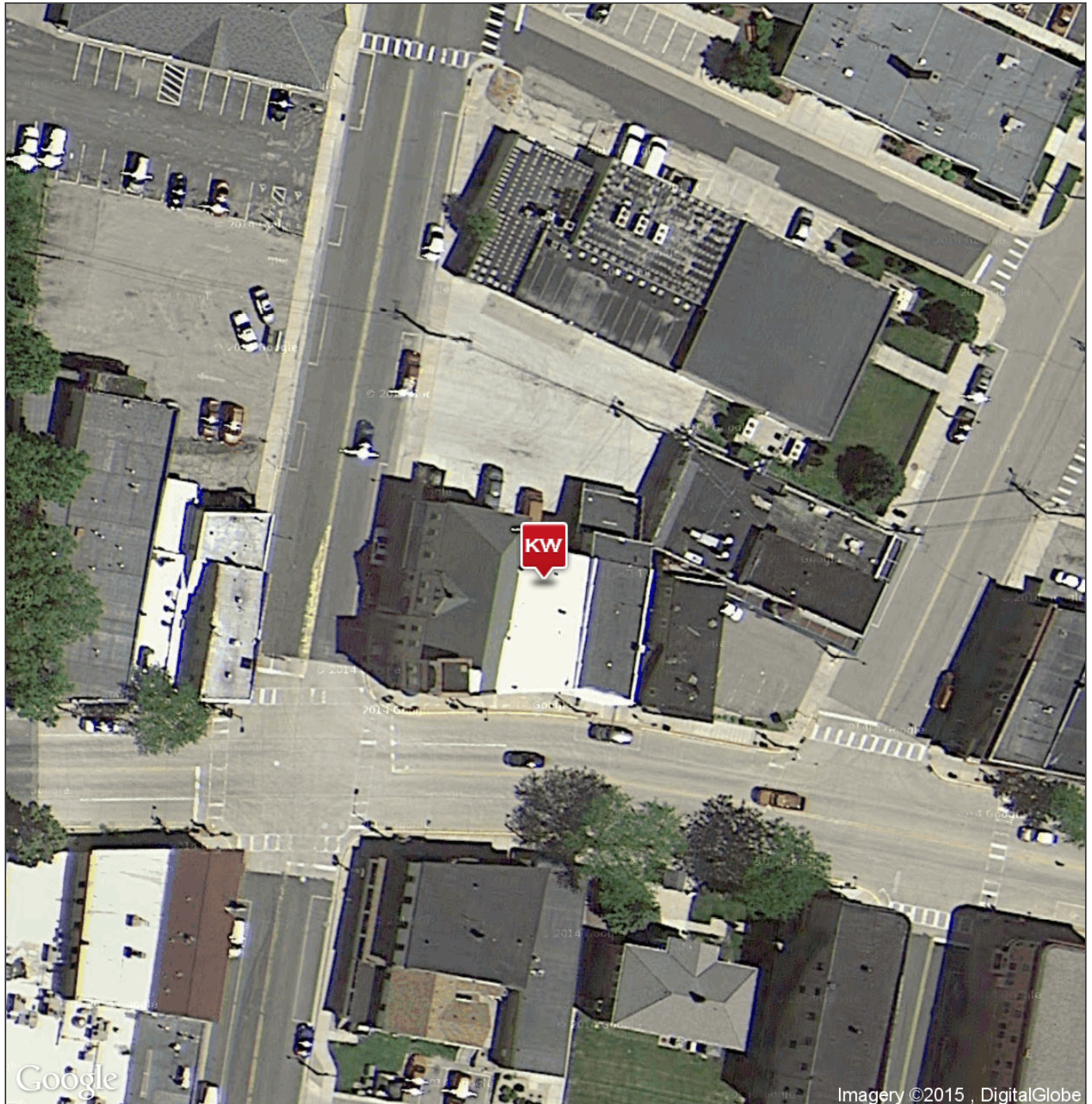
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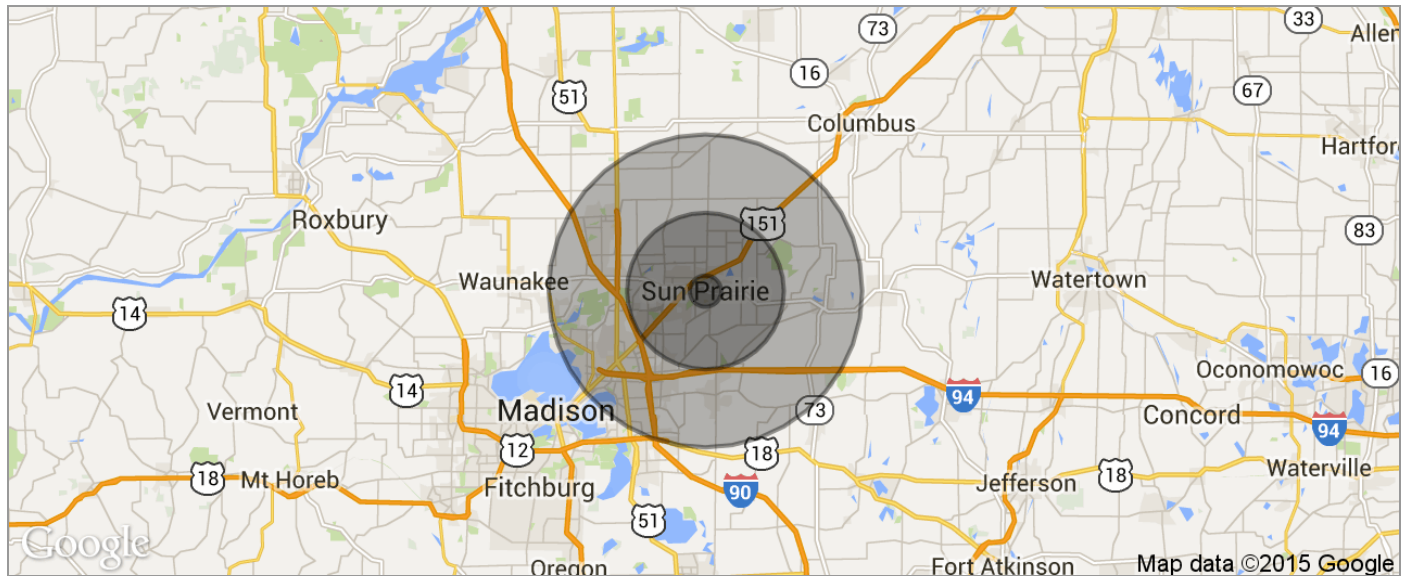
104 E Main Street, Sun Prairie, WI 53590



## MIXED USE - RETAIL/RESIDENTIAL FOR SALE



104 E Main Street, Sun Prairie, WI 53590



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,535	43,584	122,502
MEDIAN AGE	32.4	34.4	35.6
MEDIAN AGE (MALE)	30.2	33.3	34.5
MEDIAN AGE (FEMALE)	36.4	36.1	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,351	17,038	48,892
# OF PERSONS PER HH	2.4	2.6	2.5
AVERAGE HH INCOME	\$63,943	\$79,436	\$75,364
AVERAGE HOUSE VALUE	\$188,097	\$214,482	\$221,162

RACE	1 MILE	5 MILES	10 MILES
% WHITE	89.4%	90.2%	87.1%
% BLACK	4.4%	3.2%	5.0%
% ASIAN	0.9%	2.6%	3.7%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.1%	0.0%	0.1%
% OTHER	1.6%	1.0%	1.2%

ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	6.6%	3.6%	5.2%

\* Demographic data derived from 2010 US Census