

Space for Lease

303 E Main St, Mount Horeb WI 53572



Property Highlights

- Located in the historic downtown of Mount Horeb
- Exposed lower-level retail/office space with private entrance
- Current build-out includes 5 small “office” rooms with sinks in each room, kitchen/breakroom
- Building is under new ownership
- Tenant responsible for utilities, data & janitorial

Property Highlights

Lease Rate	\$1,800/mo
Space Available	2,341 sf
Lease Type	MG
Term	3 year minimum
Zoning	CB
Availability	Immediately
Parking	Street parking

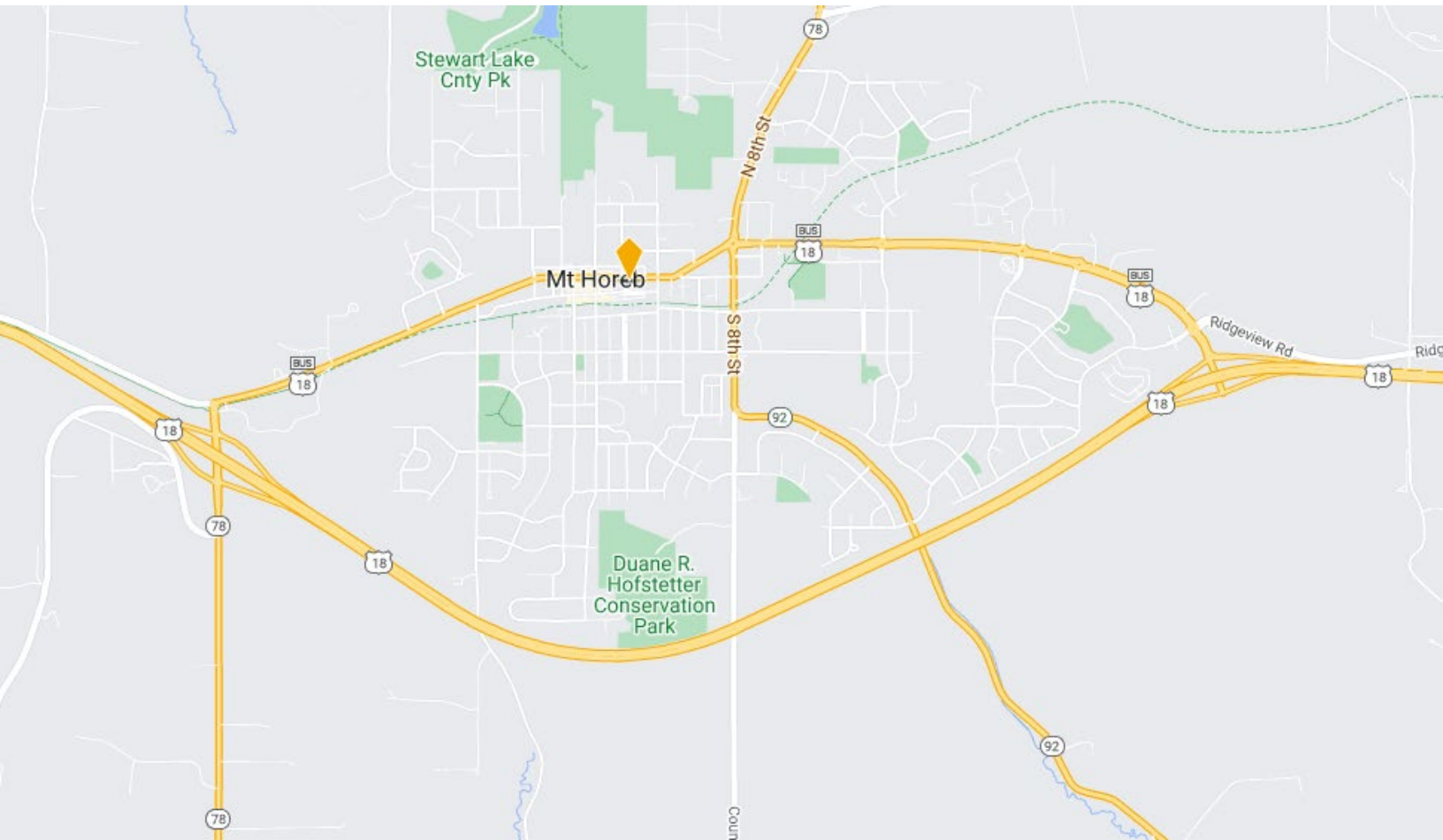
Noah Sunderman, JD, MBA
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Demographics & Traffic Counts

	1 Mile	3 Mile	5 Mile
Population (2024)	6,599	8,725	10,644
Number of Households	2,575	3,374	4,126
Median HH Income	\$88,175	\$86,642	\$88,185
Median Age	39.1	39.4	40.6

Traffic Counts (2022) 10,003 AADT E Main & S Third St
AADT-Annual Average Daily Traffic

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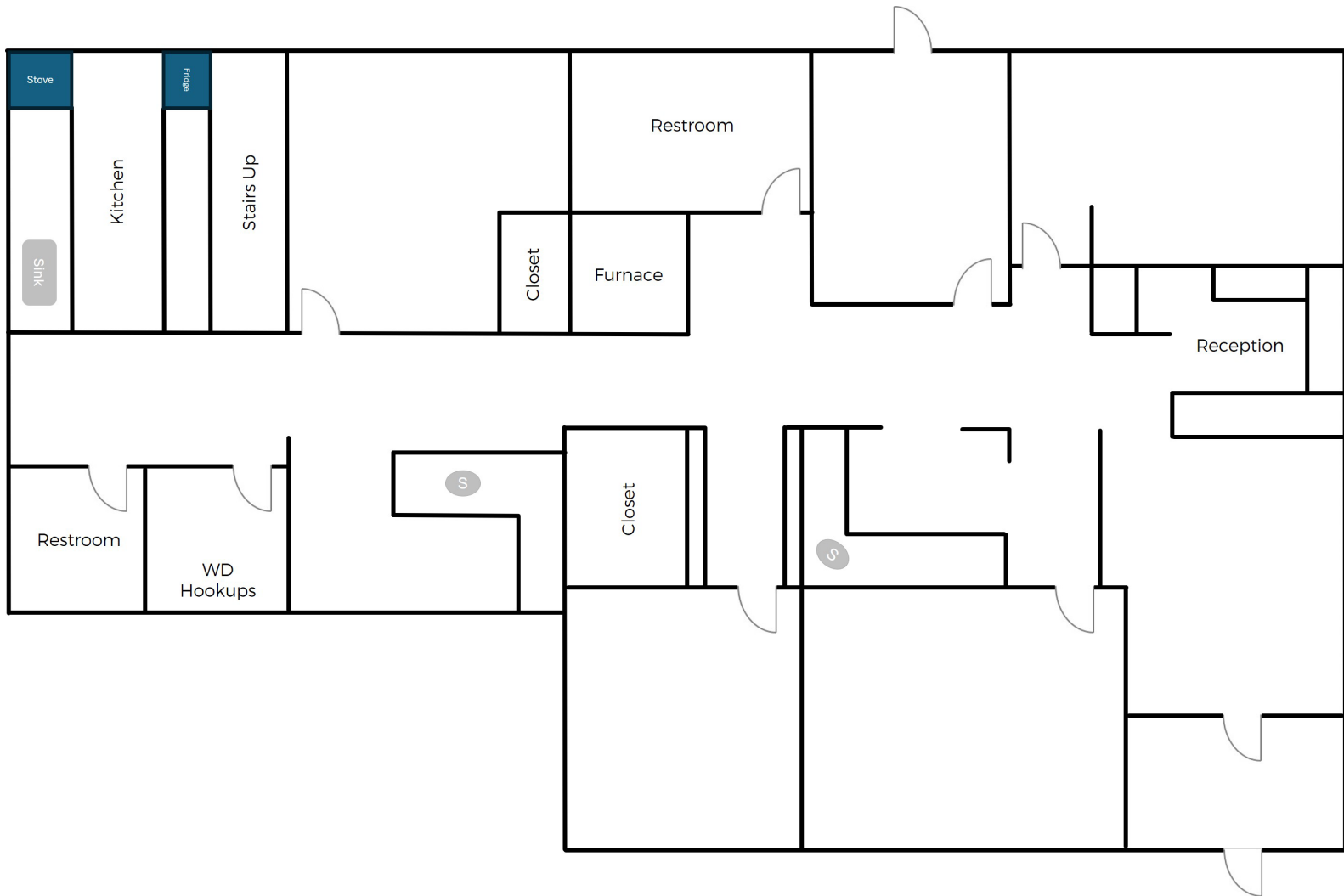
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Floor Plan – Approximately 2,341 sf (not to scale)



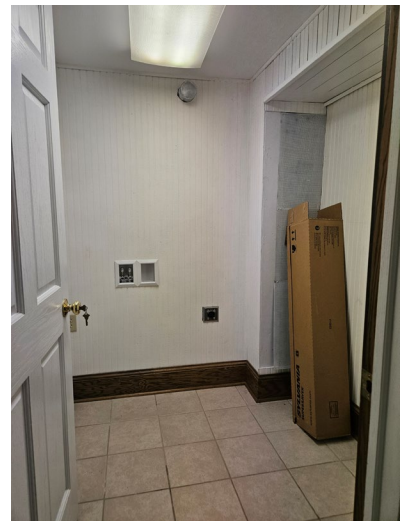
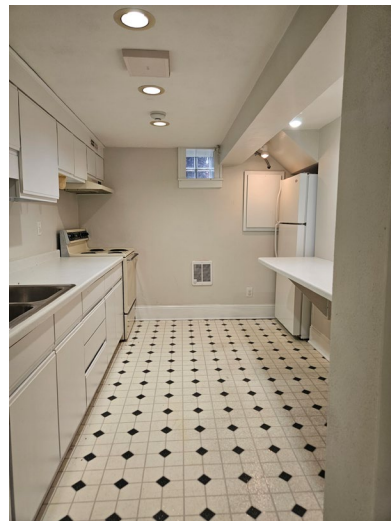
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17.43. CB Central Business District. [Amended 7-11-2007 by Ord. No. 2007-05]

(1) Description and purpose. This district is intended to permit both large- and small-scale downtown commercial development at an intensity which provides significant incentives for in-fill development, redevelopment, and the continued economic viability of existing development. To accomplish this effect, minimum landscape surface ratios (LSRs) permitted in this district are much lower than those allowed in the Planned Business and General Business Districts. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street. No requirements for on-site landscaping or parking are required in this district. This district is strictly limited to the central Village locations. This district is intended to provide an alternative, primarily in-fill development, designation for commercial activity to the Planned Business (PB) District to assist in maintaining the long-term viability of the central Village.

(2) List of allowable principal land uses.

(a) Uses permitted. **[Amended 2-3-2010 by Ord. No. 2010-01]**

Selective cutting [per § 17.20(2)(f)]

Passive outdoor public recreation [per § 17.20(3)(a)]

Active outdoor public recreation [per § 17.20(3)(b)]

Public services and utilities [per § 17.20(3)(e)]

Office [per § 17.20(4)(a)]

Personal or professional services [per § 17.20(4)(b)]

Indoor sales or service [per § 17.20(4)(c)]

Indoor maintenance service [per § 17.20(4)(e)]

Off-site parking lot [per § 17.20(6)(a)]

(b) Uses, conditional.

Group developments (per § 17.63)

Cultivation [per § 17.20(2)(a)] **[Added 2-3-2010 by Ord. No. 2010-01]**

Clear-cutting [per § 17.20(2)(g)]

Community garden [per § 17.20(2)(i)] **[Added 2-3-2010 by Ord. No. 2010-01]**

Market garden [per § 17.20(2)(j)] **[Added 2-3-2010 by Ord. No. 2010-01]**

Indoor institutional [per § 17.20(3)(c)]

Outdoor institutional [per § 17.20(3)(d)]

Institutional residential [per § 17.20(3)(f)]

Outdoor display [per § 17.20(4)(d)]
 In-vehicle sales or service [per § 17.20(4)(g)]
 Indoor commercial entertainment [per § 17.20(4)(h)]
 Outdoor commercial entertainment [per § 17.20(4)(i)]
 Commercial indoor lodging [per § 17.20(4)(k)]
 Bed-and-breakfast establishments [per § 17.20(1)]
 Group day-care center (9+ children) [per § 17.20(4)(m)]
 Boarding house [per § 17.20(4)(o)]

(3) List of allowable accessory uses.

(a) Uses permitted.

Garden [per § 17.20(2)(h)] [**Added 2-3-2010 by Ord. No. 2010-01**]
 Commercial apartment [per § 17.20(8)(a)]
 Private residential garage or shed [per § 17.20(8)(c)]
 Company cafeteria [per § 17.20(8)(d)]
 Company provided on-site recreation without night lighting [per § 17.20(8)(e)]
 Home occupation [per § 17.20(8)(j)]
 On-site parking lot [per § 17.20(8)(n)]
 Private residential recreational facility [per § 17.20(8)(o)]

(b) Uses, conditional

Company provided on-site recreation with night lighting [per § 17.20(8)(e)]
 In-vehicle sales and service [per § 17.20(4)(g)]
 Light industrial incidental to indoor sales [per § 17.20(8)(h)]

(4) List of allowable temporary uses.

General temporary outdoor sales [per § 17.20(9)(a)]
 Outdoor assembly [per § 17.20(9)(b)]
 Contractor's project office [per § 17.20(9)(c)]
 Contractor's on-site equipment storage [per § 17.20(9)(d)]
 Relocatable building [per § 17.20(9)(e)]
 On-site real estate sales office [per § 17.20(9)(f)]
 Outdoor sales of farm products [per § 17.20(9)(g)]

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.