



101 W. Fulton Street,  
Edgerton, Wisconsin 53534

## Looking For Excellent Commercial Space? NEW BUILDING

**There is one available for you in the heart of downtown Edgerton, Wisconsin.  
Located one half block from the Intersection of US HWY 51 & ST. HWY 59.**

*Edgerton is a quiet, safe community of 5,000 people,  
located within minutes of several large metropolitan areas,  
including Madison and Janesville.*

The advantages of having a business in a community like Edgerton are recognized with increasing frequency by major businesses across the country.

Everyone knows the first three laws of good retailing are *location, location and location!* More than ever, buyers shop for products and services where it is most convenient. Fulton Square is the crossroads for customer convenience with over seven parking stalls per 1,000 square feet of retail space.

---

**We currently have retail spaces available  
ranging from 750 s.f. to 12,000 s.f.**

---

**Having your business at Fulton Square in Edgerton can be a  
rewarding experience!**

Call David Keller or Tom Keller at **(608) 227-6543** for any other questions.  
*We're looking forward to your call!*

---

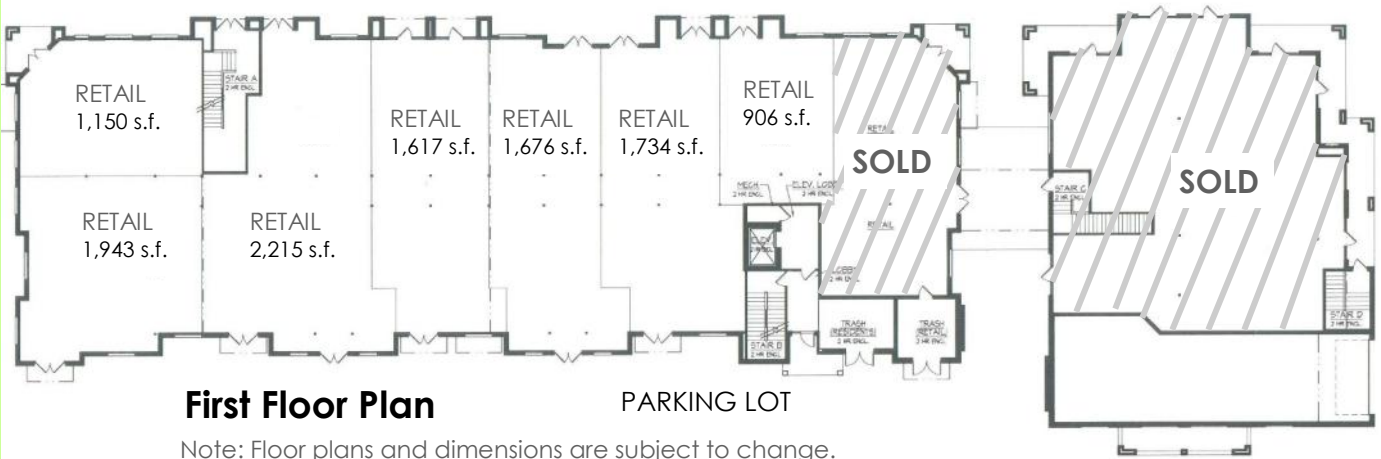


448 W Washington Avenue | Madison, Wisconsin 53703 | (608) 227-6543  
[www.KellerRealEstateGroup.com](http://www.KellerRealEstateGroup.com)

[www.FultonSquareEdgerton.com](http://www.FultonSquareEdgerton.com)

# FULTON SQUARE

101 W. Fulton Street, Edgerton, Wisconsin 53534 | [www.fultonsquareedgerton.com](http://www.fultonsquareedgerton.com)



448 W Washington Avenue | Madison, Wisconsin 53703 | (608) 227-6543  
[www.KellerRealEstateGroup.com](http://www.KellerRealEstateGroup.com)

[www.FultonSquareEdgerton.com](http://www.FultonSquareEdgerton.com)



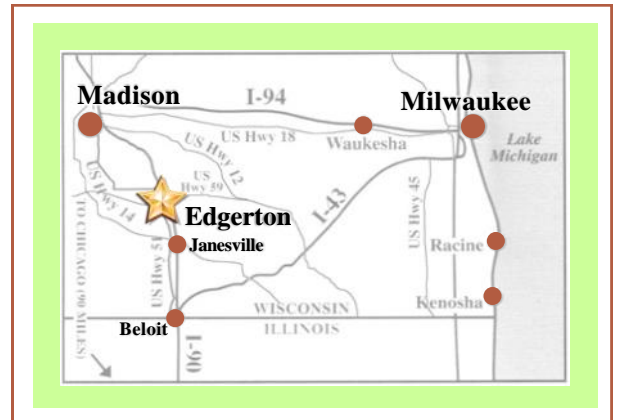
101 W. Fulton Street, Edgerton, Wisconsin 53534 | [www.fultonsquareedgerton.com](http://www.fultonsquareedgerton.com)

## Travel Distance

Janesville.....	19 minutes
Madison.....	36 minutes
Milwaukee.....	1 hour, 28 minutes
Beloit.....	33 minutes
Rockford, IL.....	58 minutes
Chicago, IL.....	2 hours, 12 minutes

## Come 'Home' to Edgerton

Located in northern Rock County, Edgerton is conveniently located one mile off of I-90 on U.S. highway 51.



## Demographics

	Radius: 1 Mile	Radius: 3 Miles	Radius: 5 Miles
2008 Total Population	4,652	8,134	11,716
Retail Goods: Total \$	\$44,937,152	\$82,707,955	\$121,659,852

### Rock County:

**Median Avg. Income:** \$44,684  
**Median House/Condo Value:** \$121,600  
**Avg. Cost New Home:** \$130,000-\$150,000

### Dane County:

**Median Avg. Income:** \$60,727  
**Median House Value:** \$211,900  
**Avg. Cost New Home:** \$130,000-\$150,000

448 W Washington Avenue  
 Madison, Wisconsin 53703

[www.KellerRealEstateGroup.com](http://www.KellerRealEstateGroup.com)

