



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

FOR SALE

## SHOGUN SUSHI & HIBACHI

\$400,000

1901 Madison Avenue #315  
Mankato, MN 56001

### FEATURES

- High Visibility and Foot Traffic
- Premier Shopping Destination
- Easy Access from Hwy 22 and Hwy 14

### AREA

Located in the Mankato Heights Plaza strip center right off Hwy 22 and in Mankato's hilltop business district. The restaurant shares a strip with retailers Old Navy, TJ Maxx, Famous Footwear, Michael's, Pet Expo and others.



### OFFICE

David Schooff CCIM SIOR CPM  
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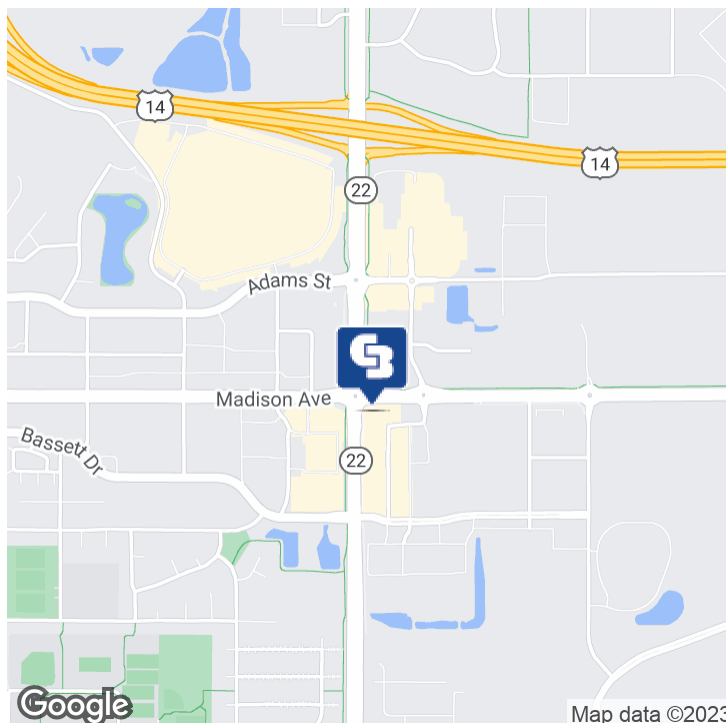
**COLDWELL BANKER COMMERCIAL  
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507.625.4715



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### OFFERING SUMMARY

Sale Price: \$400,000

### PROPERTY OVERVIEW

Listing includes the business, furniture, fixtures, kitchen and bar equipment and lease transfer. Great reputation in the area with 14 Hibachi stations seating 10, and the restaurant and sushi bar can accommodate more than 120 customers. Current lease is in place until 2023 with 2 successive 5 year renewal options.

### PROPERTY HIGHLIGHTS

Building Size: 7,000 SF

Price / SF: \$57.14

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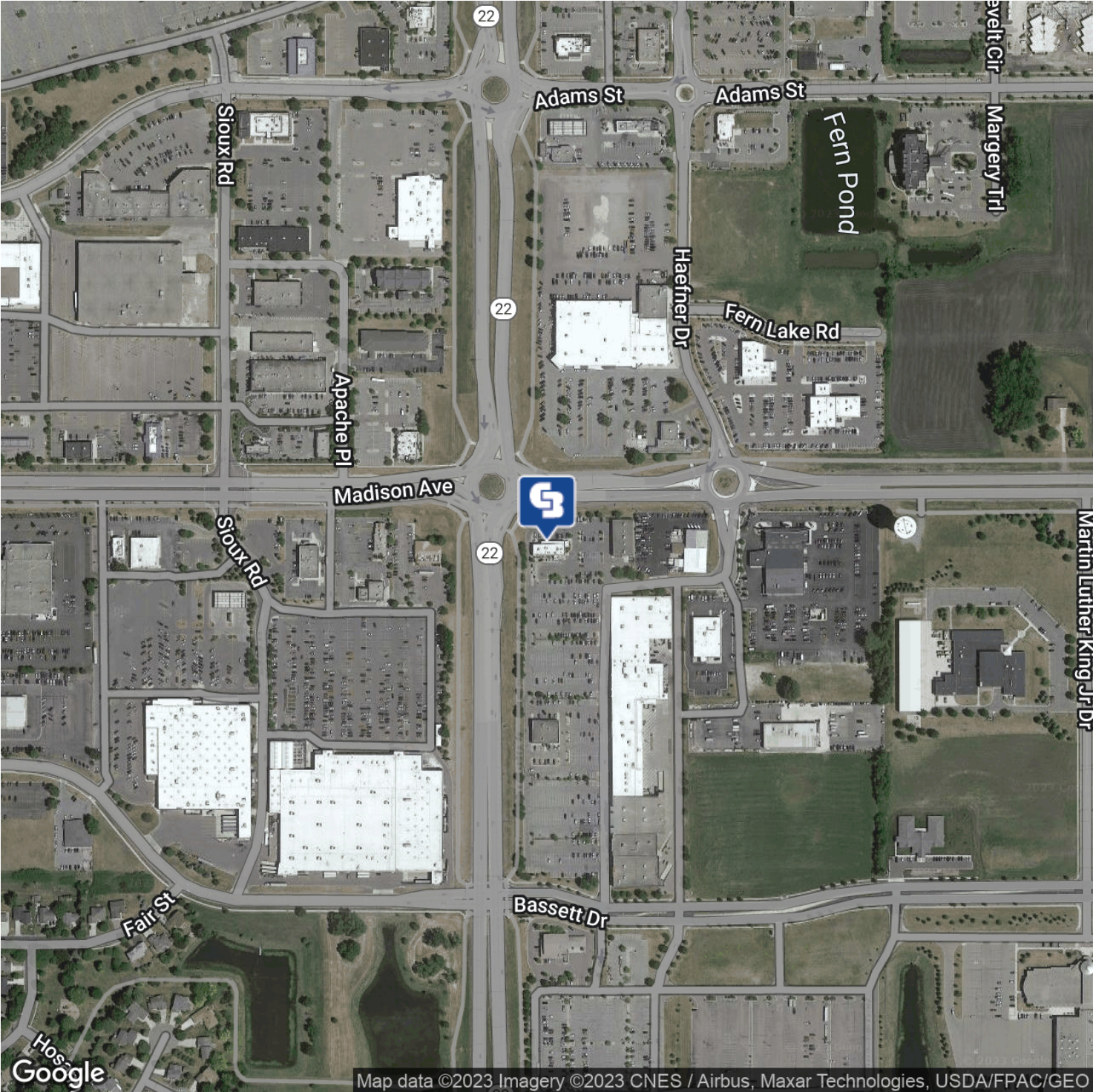




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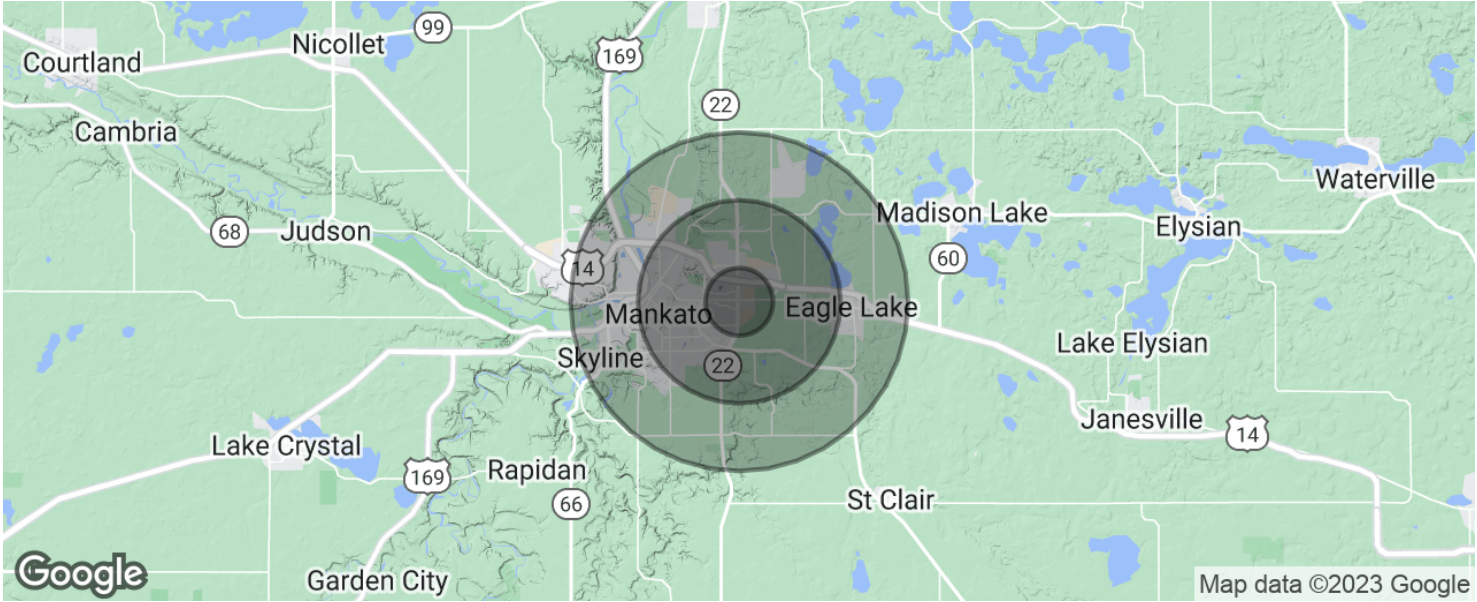




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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,366	19,972	56,984
Median age	37.9	34.1	29.0
Median age (Male)	35.1	31.7	28.1
Median age (Female)	43.1	37.6	30.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,955	8,347	21,647
# of persons per HH	2.2	2.4	2.6
Average HH income	\$59,876	\$56,944	\$54,388
Average house value	\$178,940	\$185,023	\$182,047

\* Demographic data derived from 2020 ACS - US Census

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