



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR LEASE

MADISON AVE. END CAP

N/A

1701 Madison Avenue
Mankato, MN 56001

AVAILABLE SPACE
Fully Leased

FEATURES

- High Traffic Counts
- Excellent Visibility in Mankato's Premier Retail District
- Large Parking Lot and Rear OHD



OFFICE

David Schooff CCIM SIOR CPM
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**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



MADISON AVENUE END CAP

1701 Madison Avenue, Mankato, MN 56001



OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: N/A

Building Size: 5,000 SF

PROPERTY OVERVIEW

Excellent location in Mankato's premier retail district. Located just off Madison Avenue, this end-cap has high traffic counts. Unit has an overhead door and separate entrance in the back. Lease is NNN with tenant responsible for all operating expenses for the building, including but not limited to, real estate taxes and assessments, normal building repairs and maintenance, extended coverage, building insurance, lot maintenance, lawn care, utilities and snow removal.

LOCATION OVERVIEW

Located on hilltop Mankato's main retail thoroughfare, Madison Avenue, this strip-center has high traffic counts and visibility. This suite is the end cap, and is located in the strip with well known retailers and services such as Slumberland Furniture, Thrifty White, People Ready Employment Agency and shares a lot with Dunkin' Donuts.

PROPERTY HIGHLIGHTS

- High Traffic Counts
- Excellent Visibility in Mankato's Premier Retail District
- Large Parking Lot and Rear OHD

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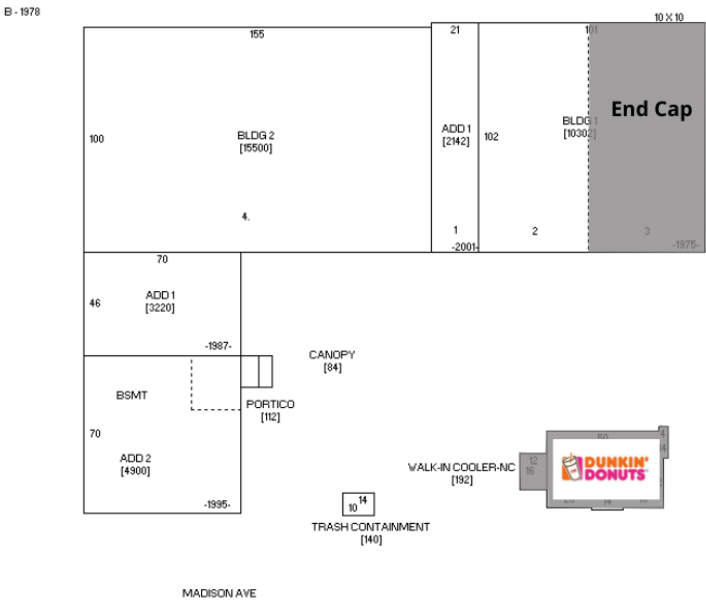
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LEASE TYPE	-	TOTAL SPACE	Fully Leased	LEASE TERM	Negotiable	LEASE RATE	N/A
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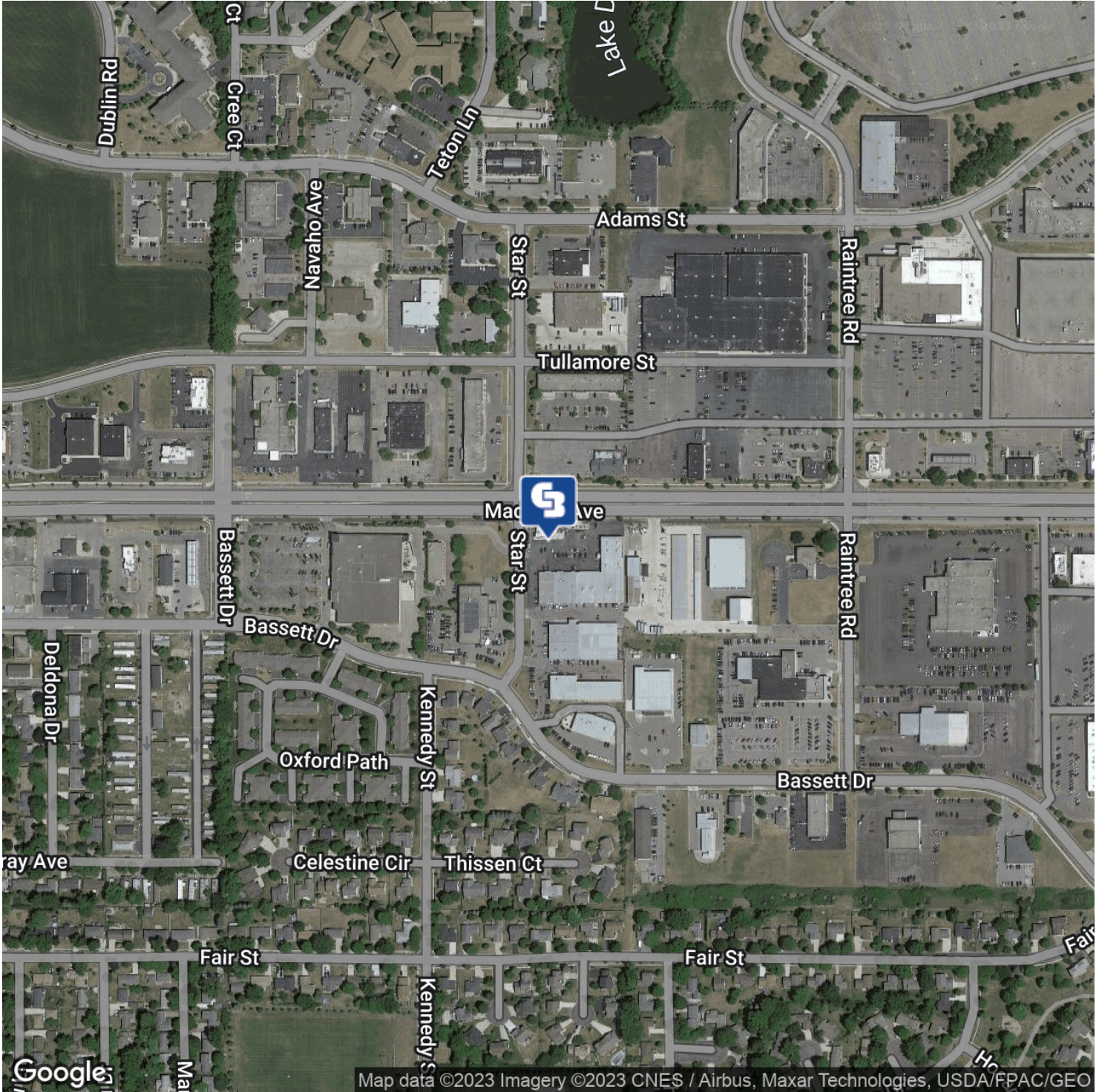
					UNAVAILABLE
SUITE	TENANT	SIZE	TYPE	RATE	
End Cap	-	5,000 SF	NNN	-	



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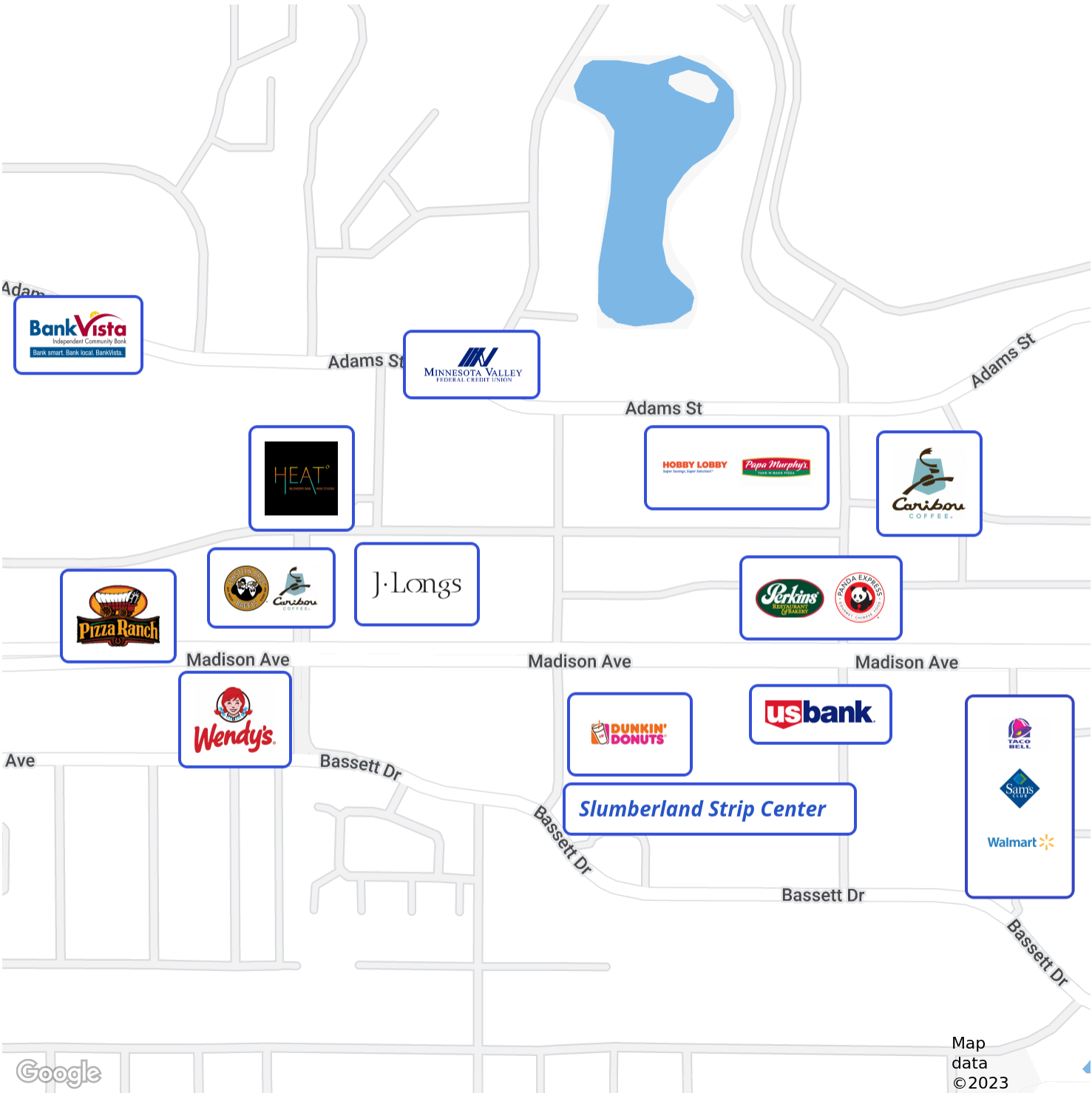
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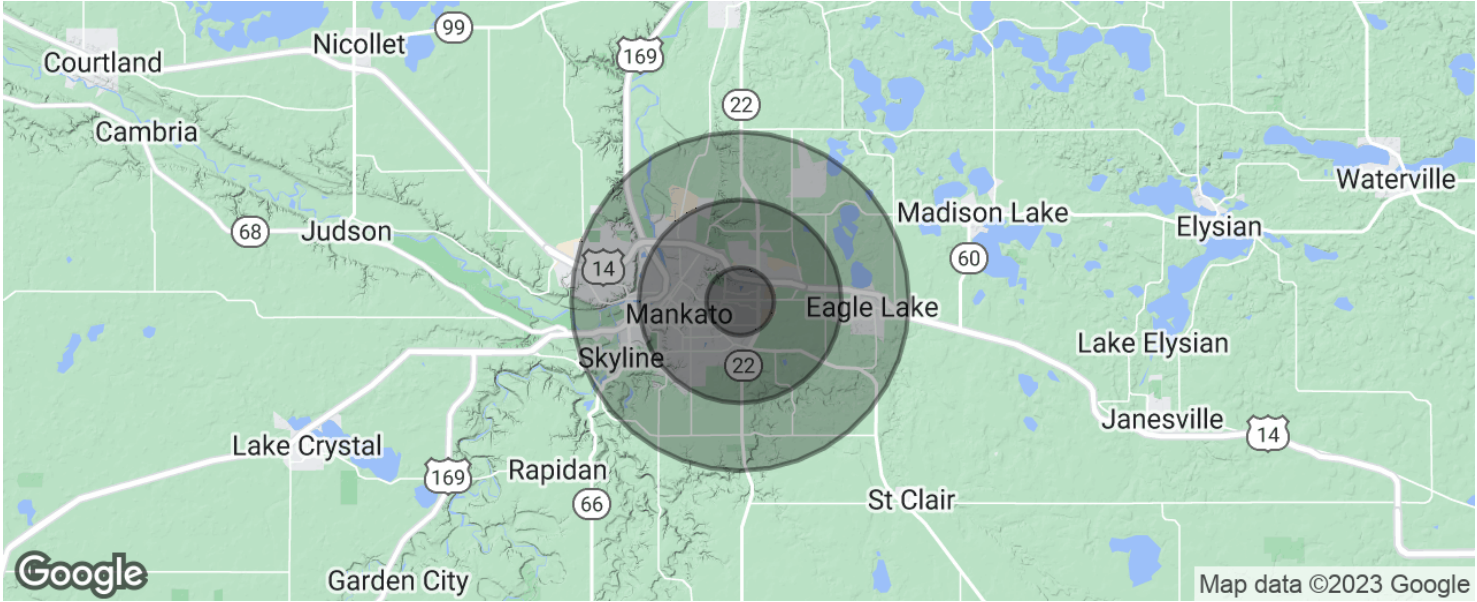
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,003	33,219	62,018
Median age	39.7	30.2	29.5
Median age (Male)	35.9	28.7	28.6
Median age (Female)	45.2	32.8	31.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,724	12,897	23,650
# of persons per HH	2.2	2.6	2.6
Average HH income	\$59,181	\$53,455	\$55,848
Average house value	\$177,963	\$182,387	\$182,276

* Demographic data derived from 2020 ACS - US Census

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BROKERAGE (SALES + LEASING)

Coldwell Banker Commercial Fisher Group

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Coldwell Banker Commercial Fisher Group provides brokerage services to tenants/occupiers, owners and investors. Our team is Southern Minnesota's preferred commercial real estate office, providing regional insight and knowledge for all properties including **office, land, industrial, multi-family and retail**. Our services range from corporate consulting, transaction management, brokerage opinions of value, valuation and advisory, tenant representation and investment services. Our number one priority is understanding our clients' needs, delivering unmatched professional and efficient real estate services.

Expertise

- Our agents have more than 150 years of collective experience working exclusively in commercial real estate
- We represent more commercial sales and leasing listings than any other company in the region
- Our agents provide tenant representation services and commercial real estate consulting
- Our affiliation with Coldwell Banker Commercial brings exposure for our listings on cbcworldwide.com as well as our local website cbcfishergroup.com. In addition, this connection links us with over 250 companies and 4,000 Coldwell Banker Commercial professionals worldwide

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DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com

Direct: 507.382.2403 | Cell:

PROFESSIONAL BACKGROUND

David Schooff is the president, managing broker and owner of Fisher Group, the leading commercial brokerage, management, and development firms in Southern Minnesota. In his role at Coldwell Banker Commercial Fisher Group, he manages the day-to-day of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial, and multi-family.

Schooff was named president of Coldwell Banker Commercial Fisher Group in 2006. After earning his Broker Designation in December of 2008, he became the designated Managing Broker at the company. Schooff consistently ranks as one of Coldwell Banker Commercial's Top 2 brokers worldwide with a personal career transaction volume near \$1 billion.

In 2011, Schooff earned his CCIM designation and in 2015 he earned his SIOR designation, which is the highest designation one can receive in commercial real estate. He is the only broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations. Most recently, he received his CPM and is the only designee in the Greater Mankato area.

David has a MCRP and a BS in journalism/mass communication from Iowa State University. Over his 20-year career, he has served on numerous community and statewide boards of directors including the Mankato Area Foundation, Minnesota State University Hoops Club. Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. He is an avid sports fan and enjoys traveling with his wife Michelle who he has been married to for over 17 years.

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