



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

MADISON AVE. OFFICE CEDAR SQUARE

Price Upon Request

1231 Madison Avenue
Mankato, MN 56001

AVAILABLE SPACE

Fully Leased

FEATURES

- Highly visible location
- Convenient parking
- High traffic thoroughfare



AGENT CONTACT

Cate DeBates
Vice President | Agent
507.676.4327
cate@cbcfishergroup.com

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**COLDWELL BANKER COMMERCIAL
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715

FOR LEASE

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MADISON AVENUE OFFICE (CEDAR SQUARE)

PROPERTY SUMMARY

LEASE



LEASE RATE	PRICE UPON REQUEST
OFFERING SUMMARY	
Available SF:	Fully Leased
Lease Rate:	Price Upon Request
CAM:	\$3.50 SF/yr (est)
Lot Size:	0.52 Acres
Year Built:	1972
Building Size:	7,199 SF
Renovated:	1979
Zoning:	B2, General Business

PROPERTY OVERVIEW

Affordable Office Space for Lease in Hilltop Mankato!
This property exterior was recently upgraded: new asphalt covering, new landscaping and new chic metal roof. This property has had long-term professional tenants for its easy access and high visibility location. Make Cedar Square your new office location!

CAM \$3.50 per/sqft.

LOCATION OVERVIEW

Highly visible strip center along the main retail thoroughfare, Madison Avenue, has space For Lease. Ample drive-up parking, high traffic counts, and affordable rents make this strip center a great choice for your business.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
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MADISON AVENUE OFFICE (CEDAR SQUARE)
PHOTOS

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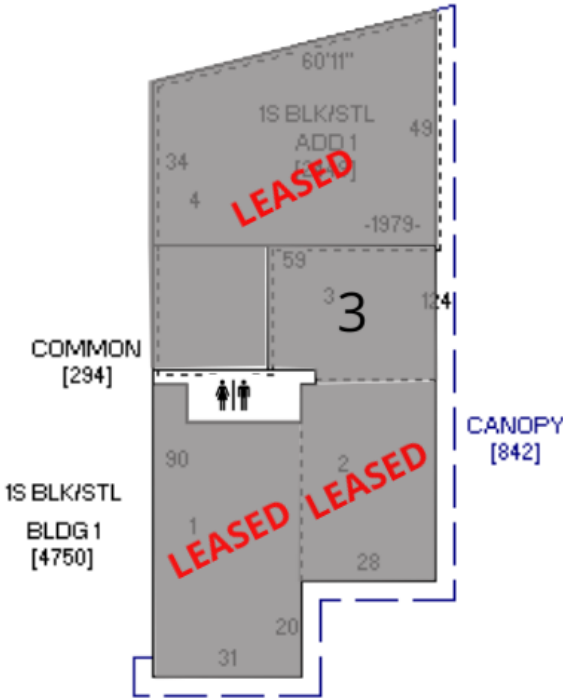


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1231 Madison Avenue, Mankato, MN 56001

LEASE

B - 1972



LEGEND

Unavailable

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	Fully Leased	Lease Rate:	Price Upon Request

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Space 3	-	830 SF	NNN	-

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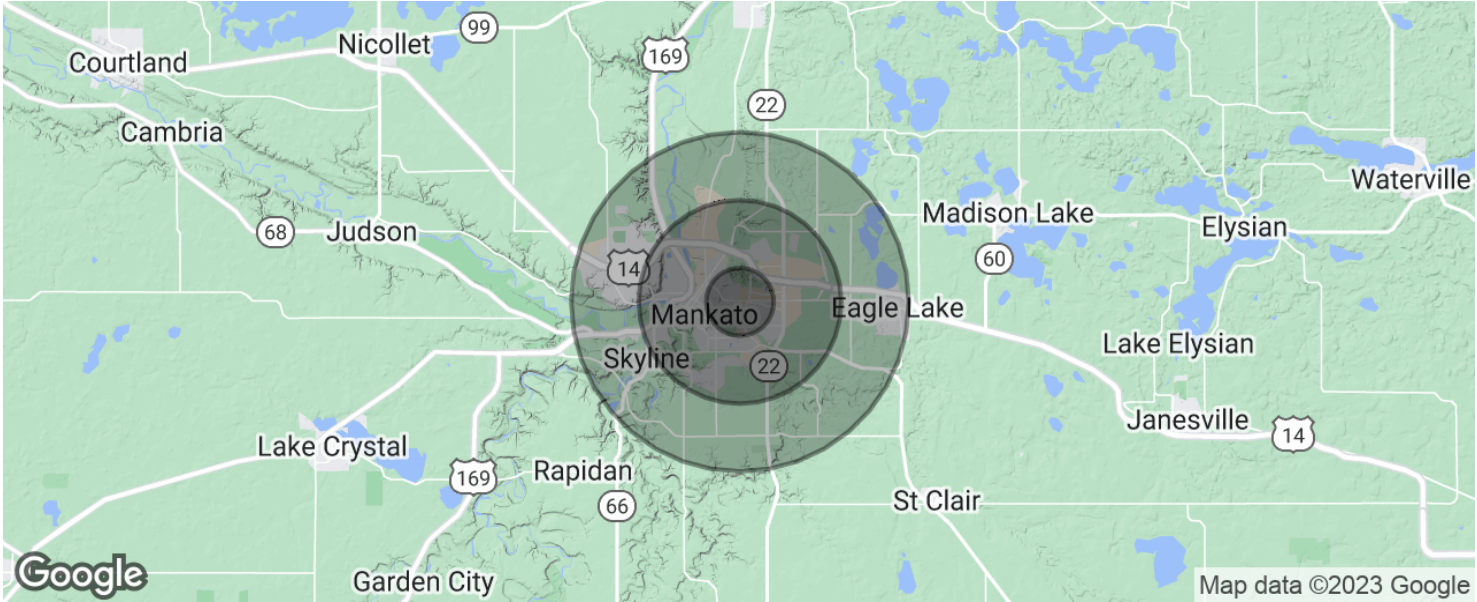
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MADISON AVENUE OFFICE (CEDAR SQUARE)

DEMOGRAPHICS

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,469	49,909	66,815
Median age	39.0	28.7	30.1
Median age (Male)	34.6	27.6	29.1
Median age (Female)	44.1	30.7	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,863	18,939	25,647
# of persons per HH	2.3	2.6	2.6
Average HH income	\$56,135	\$52,153	\$57,149
Average house value	\$176,902	\$173,853	\$183,692

* Demographic data derived from 2020 ACS - US Census

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AGENT BIOGRAPHY

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Direct: 507.676.4327 | Cell:

MN #40646167

PROFESSIONAL BACKGROUND

Cate is the Vice President for Coldwell Banker Commercial Fisher Group, positioning our company as the #1 commercial real estate office in the marketplace, handling our brand and marketing strategy, while engaging new and existing clients. Cate is also a CBC Fisher Group commercial agent, selling and leasing office, retail and industrial property in southern Minnesota. She has closed more than \$10.9M in transactions and sold or leased 231,000+ square feet in 2021. Cate continues to help our sales team grow our portfolio of satisfied owners and tenants. A member of the CBC Worldwide Circle of Distinction, she was also the recipient of the 2021 Pathfinder in Innovation Award. This award is presented annually to the owner, manager, sales professional or Coldwell Banker Commercial affiliate company employee who found an innovative solution to guide their clients or their business to achieve exceptional outcomes in 2021.

Cate is active in the Greater Mankato community, affording CBC Fisher Group the ability to directly communicate to potential clients and tenants in an unassuming and friendly fashion. She stays engaged in the community in a variety of roles including the City Center Partnership Board of Directors, Twin Rivers Council for the Arts Board of Directors, is a founding member of the Women's Giving Circle, Volunteers with the Mankato Area Foundation and was the 2019-2021 Chair of the Minnesota Chamber of Commerce Leaders Lab program.

Cate is a graduate of Minnesota State University, Mankato with her B.S. in Public Relations and an M.S. in Educational Leadership. A proud Minnesota State alumna, you can often find her at a Maverick Hockey game with her husband, Greg. They live on Lake Washington where they enjoy walks and bonfires with their extremely large loveable dogs, Frank and Clark.

Cate's favorite quote:

"A good leader is a person who takes a little more than their share of the blame and a little less than their share of the credit."

– John C. Maxwell

EDUCATION

B.S. Public Relations/Mass Communications; Minnesota State University, Mankato (2010)

M.S. Educational Leadership; Minnesota State University, Mankato (2013)

MEMBERSHIPS

CCIM - Member

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