

# UNIVERSITY RESTAURANT END CAP - MONKS & STADIUM RD.

Price Upon Request

1633 Monks Ave  
Mankato, MN 56001

## AVAILABLE SPACE

## FEATURES

- Restaurant Space w/hood, walk-in freezers, and other equipment.
- End Cap Suite with Drive-Thru and Lighted Signage
- Gated Patio for Outdoor Dining
- 288 SF Mezzanine for back-stock



## BROKER CONTACT

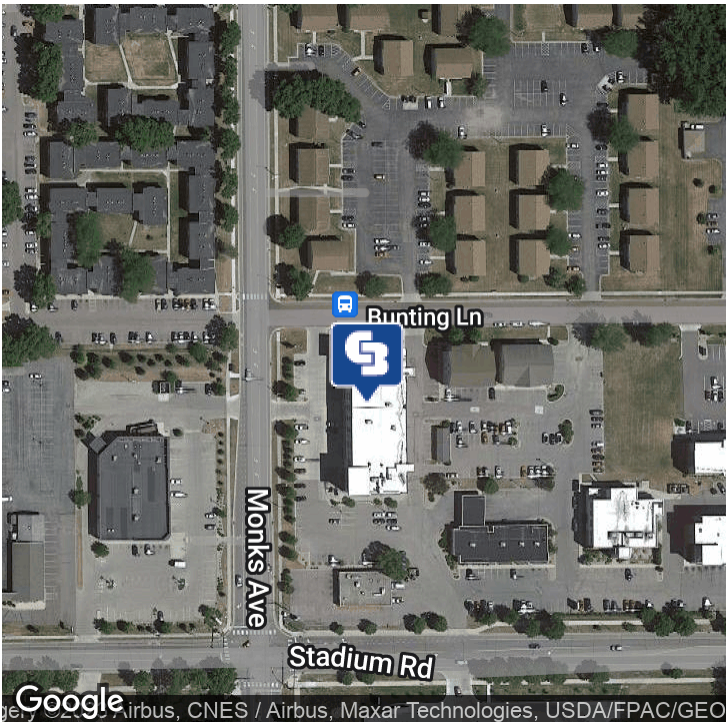
David Schooff CCIM SIOR CPM  
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PROPERTY OVERVIEW

LEASE



## OFFERING SUMMARY

Available SF: 2,372 SF

## PROPERTY OVERVIEW

HILLTOP/UNIVERSITY RESTAURANT SPACE -- This second generation restaurant is ready for it's next use. Former users built-out the space for build-your-meal service and is equipped with a range, hood, walk-in freezers and other equipment and finishes. This end-cap also offers gated outdoor dining and a drive-thru. Just blocks from Minnesota State University, this is a premier spot for quick service restaurants!

Tenant responsible for all operating expenses for the building including real estate taxes and assessments, normal repairs and maintenance, extended coverage insurance, lot/lawn maintenance, utilities, water/sewer, snow removal, etc.

## LOCATION OVERVIEW

Located at Stadium Rd. and Monks Ave. intersection, one block from Minnesota State University, Mankato. This end-cap is a premium location for any restaurant tenant! This suite is situated on an end-cap in a newer strip center development just off Stadium Road. Near Minnesota State University, Mankato, this strip offers some of the highest foot and vehicle traffic in the area. Located near college student housing, up-scale residential, hospitality and sport venues/fields -- this is a premiere location for any restaurant user! This space is also adjacent from the site of MSU's

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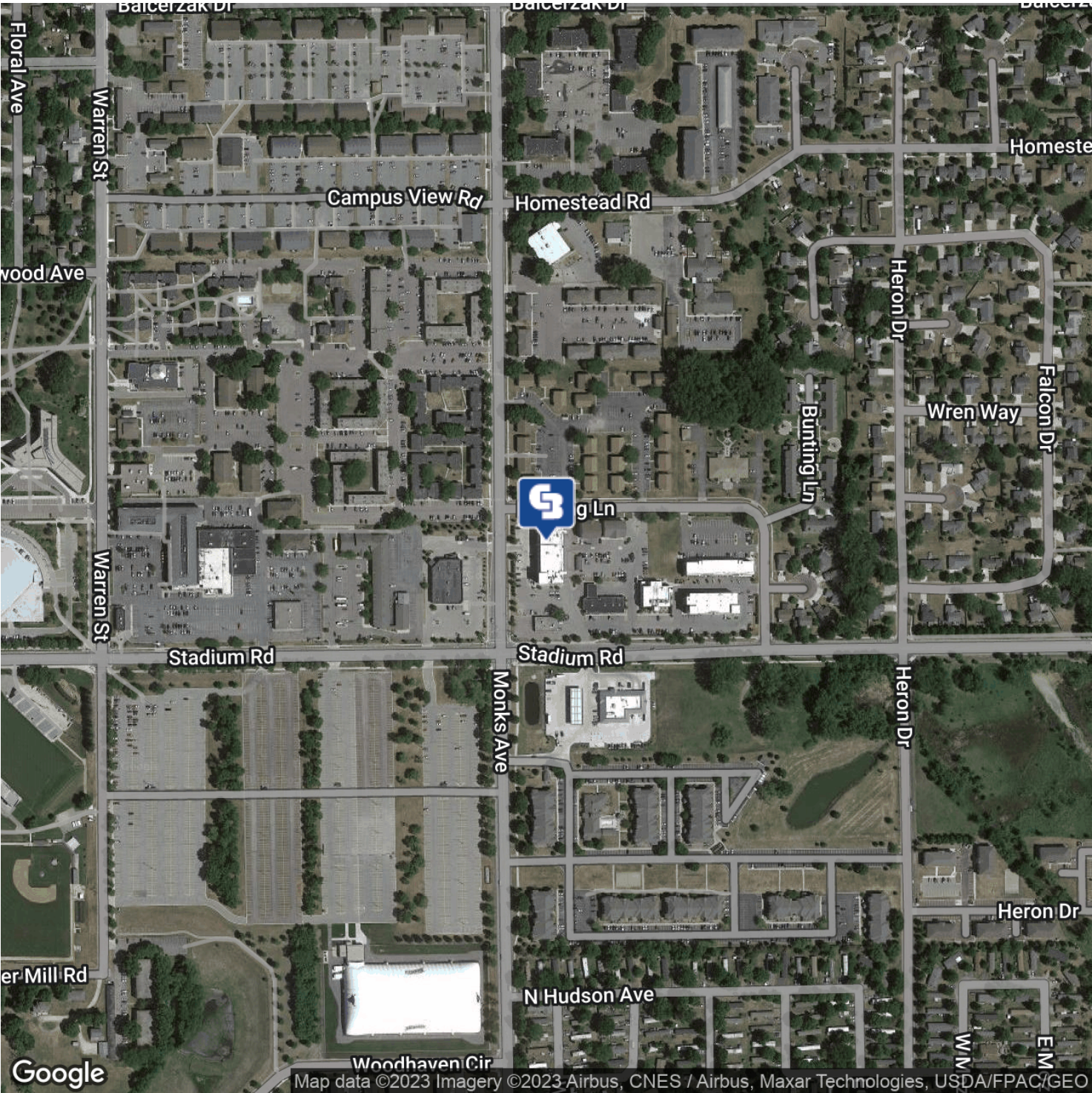




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LOCATION MAP

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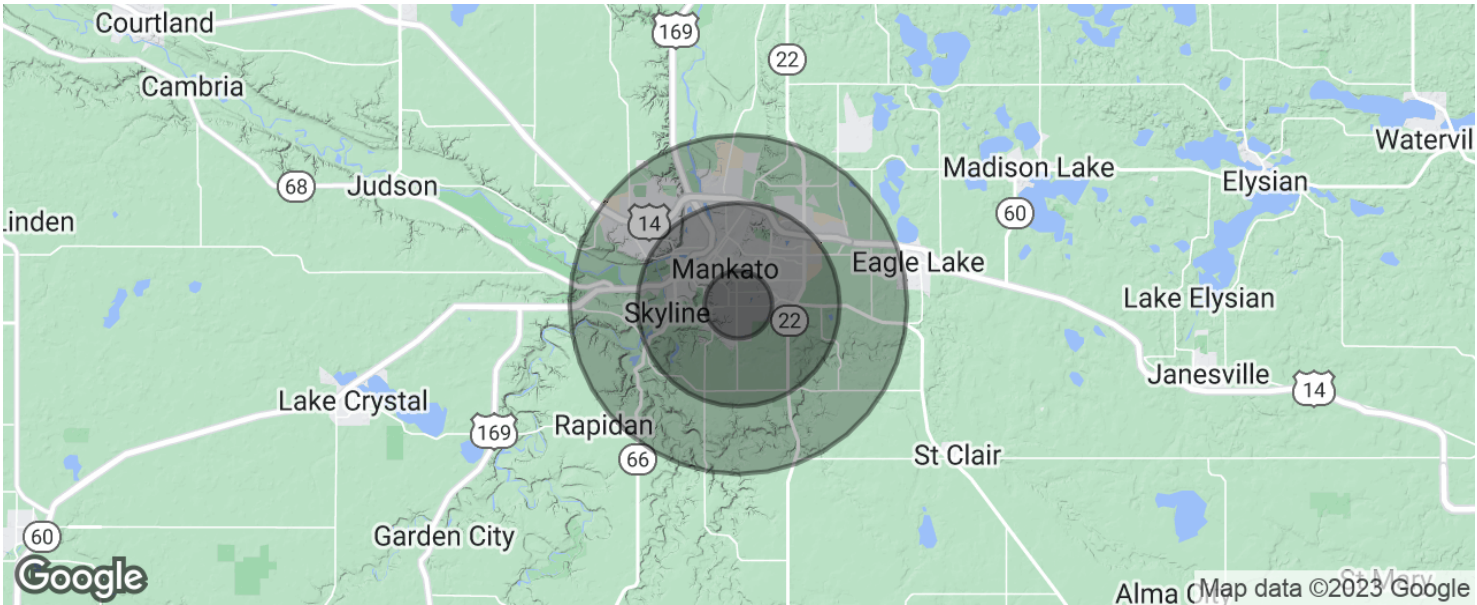




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## DEMOGRAPHICS

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,072	49,269	68,293
Median age	22.4	28.7	30.3
Median age (Male)	22.2	27.9	29.3
Median age (Female)	22.5	30.2	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,703	18,713	26,245
# of persons per HH	3.3	2.6	2.6
Average HH income	\$50,160	\$52,808	\$57,481
Average house value	\$225,728	\$174,968	\$183,404

\* Demographic data derived from 2020 ACS - US Census

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RETAILER MAP

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## UNIVERSITY RESTAURANT END CAP - MONKS & STADIUM RD.

BROKER BIOGRAPHY

LEASE



### 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.

#### FISHER GROUP

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