



**COLDWELL
BANKER
COMMERCIAL**

FISHER GROUP

HILLTOP OFFICE/WAREHOUSE - BELLE AVENUE

N/A

1000 Belle Ave
Mankato, MN 56001

AVAILABLE SPACE

FEATURES

- Easy Access from Madison Avenue
- Two Drive-in Bays
- Lobby/Office and Warehouse Space
- Modified Gross Leases

AREA

Located on Belle Avenue, just one block south of Madison Avenue, Hilltop Mankato's premier retail thoroughfare, and Basset Drive. This property is near other high-traffic retailers. Belle Avenue serves as a Victory Drive connection to Highway 22, connecting to Basset Drive (6,000 VPD), a bypass of Madison Avenue (20,000 VPD).



BROKER INFORMATION

David Schooff CCIM SIOR CPM
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715

FOR LEASE

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HILLTOP OFFICE/WAREHOUSE - BELLE AVENUE

PROPERTY SUMMARY

LEASE



OFFERING SUMMARY

Available SF:	
Lot Size:	0.96 Acres
Taxes:	\$16,300 (2019)
Year Built:	1959
Building Size:	10,000 SF
Zoning:	Central Business District

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PROPERTY OVERVIEW

Hilltop Mankato Warehouse for Lease!

Lease a one story warehouse in busy Hilltop Mankato. This multi-tenant warehouse is centrally located in Mankato just off retail thoroughfares Madison Avenue and Basset Drive. The space offers two drive-in bays with overhead doors (10'x12'), a suspended gas heater within the shop, a small lobby/entrance and one private restroom. Exterior features include building signage, large windows, guest parking and side alleyway with access from Madison Avenue. Lease is Modified Gross, Landlord pays snow removal, taxes, insurance.

LOCATION OVERVIEW

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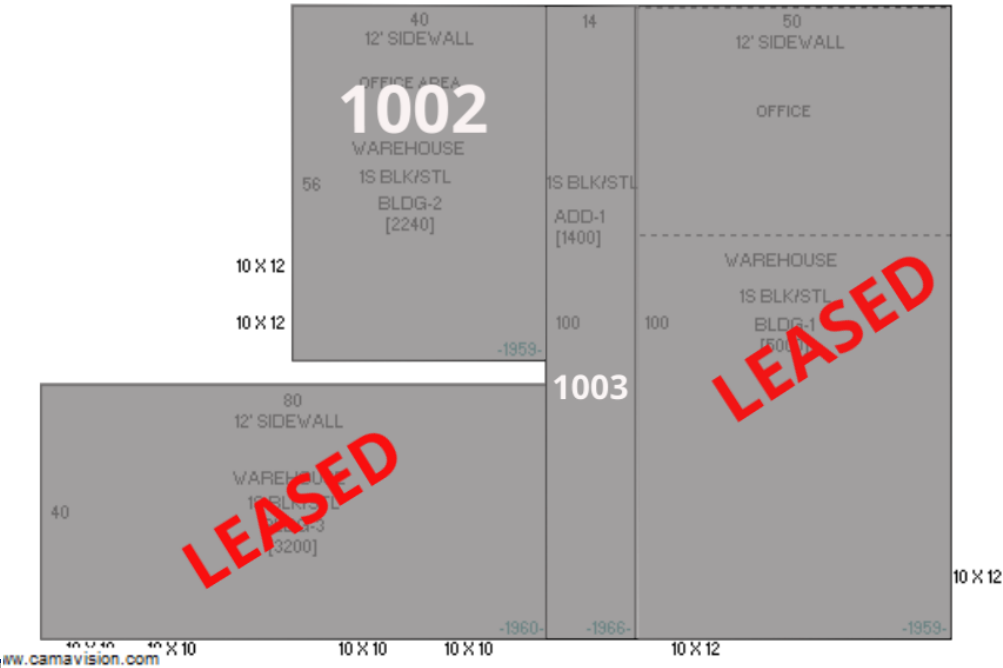
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HILLTOP OFFICE/WAREHOUSE - BELLE AVENUE
FLOOR PLAN

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LEGEND

Unavailable

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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RETAILER MAP

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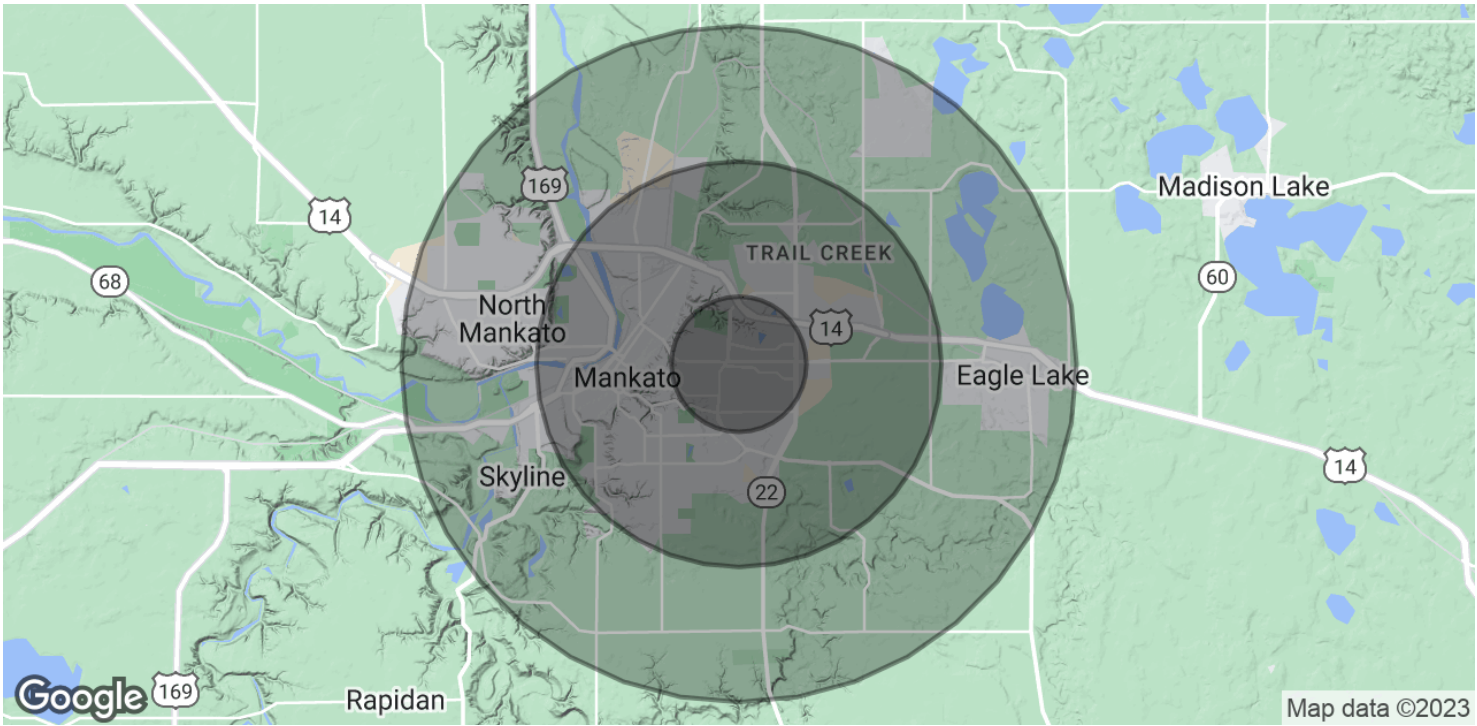
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,426	41,216	64,137
Average age	40.0	29.2	29.7
Average age (Male)	35.9	27.8	28.8
Average age (Female)	45.6	31.3	31.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,910	15,746	24,501
# of persons per HH	2.2	2.6	2.6
Average HH income	\$58,434	\$52,171	\$56,274
Average house value	\$177,743	\$178,704	\$182,910

* Demographic data derived from 2020 ACS - US Census

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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.

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