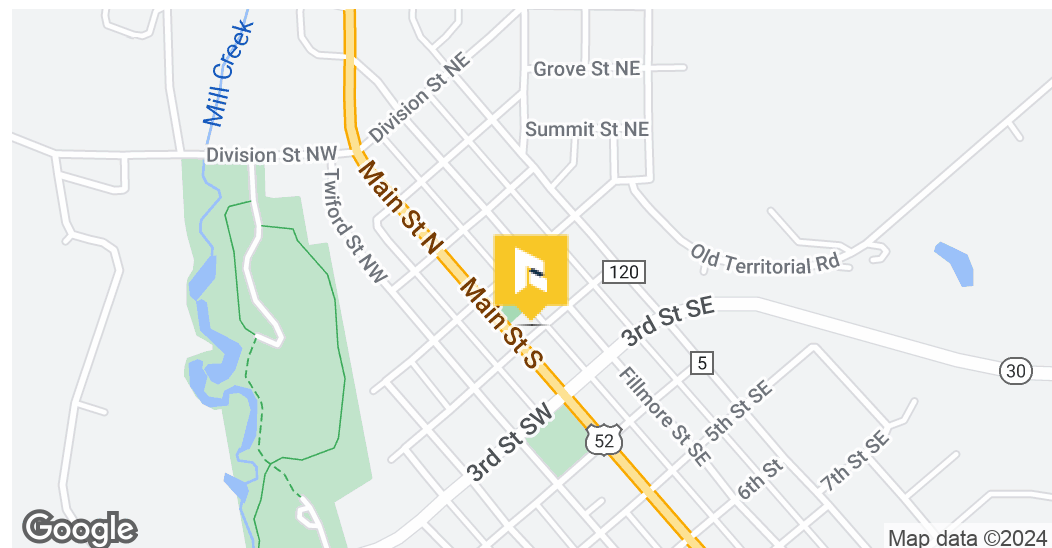


15 2ND ST SE

# Chatfield Main Street Bar & Brewery



## OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (NNN)
Building Size:	12,200 SF
Available SF:	3,171 SF
Lot Size:	0.36 Acres
Year Built:	1930
Zoning:	Commercial

## PROPERTY OVERVIEW

Exciting opportunity! Formerly a Brewery/Bar, this space is now available for lease in Downtown Chatfield on Main Street. Unleash your creativity with ideas for a restaurant, bar, brewery, and more. The turnkey space features a parking lot, outdoor seating with picnic tables, a game area, a large walk-in fridge, and a complete build-out. Explore the potential to have a kitchen in the area where the brewery operated. The lease excludes equipment, but purchase options can be discussed. Downtown Chatfield eagerly awaits a fresh concept to call this space home. The corner large windows flood the seating area with natural light, and the current configuration accommodates approximately 50 seats. Envision how you can energize this space with music, games, and various events. Your ideal business venture awaits in Chatfield, Minnesota!

## PROPERTY HIGHLIGHTS

- -Turn key
- -Large Patio
- -Public Restroom
- -Walk in Fridge
- -Brewery setup with kegs and plumbing for taps available for purchase

BUCKY BEEMAN

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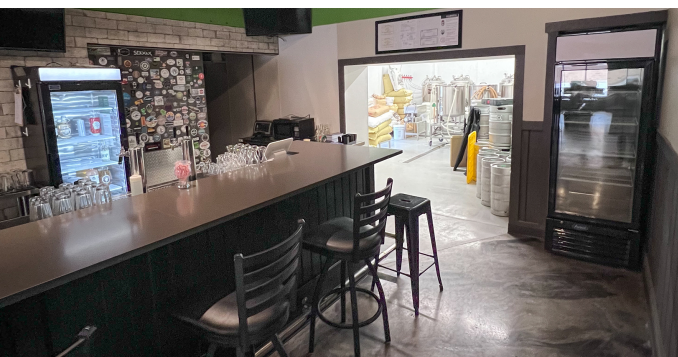
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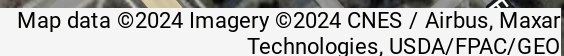
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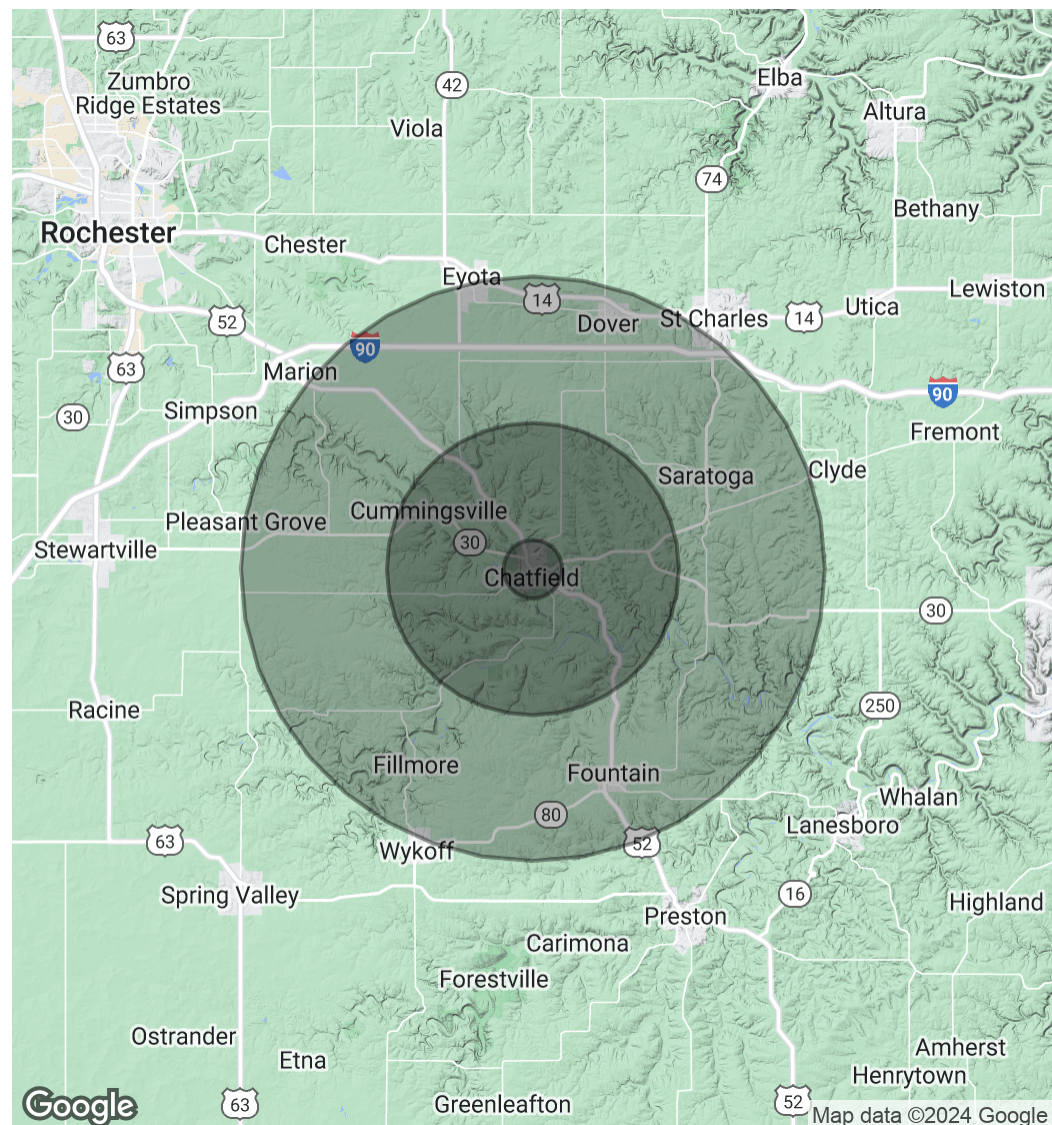
# Chatfield Main Street Bar & Brewery

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	579	3,651	9,552
Average Age	41.9	41.6	39.7
Average Age (Male)	36.5	37.7	38.4
Average Age (Female)	44.4	43.5	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	247	1,573	4,017
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$85,738	\$84,079	\$82,448
Average House Value	\$170,210	\$202,903	\$234,093

\* Demographic data derived from 2020 ACS - US Census



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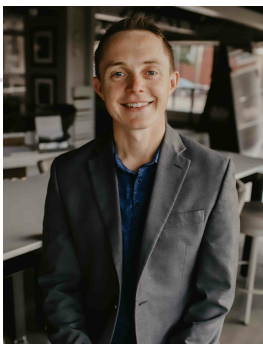
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15 2ND ST SE

# Chatfield Main Street Bar & Brewery



## BUCKY BEEMAN

Realtor-Developer-Partner

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## PROFESSIONAL BACKGROUND

Robert "Bucky" Beeman Owner / Licensed Real Estate Salesperson Bucky is a partner in Realty Growth, Inc, working alongside Nicholas Pompeian. Together, they share a vision of growing the business by marrying innovative marketing with great customer service. Bucky has worked with clients ranging from startups to investors and developers. His passion is real estate technology, and he enjoys following the latest real estate tech news, as well as producing social media content on Snapchat and Twitter.

Bucky is a member of the National Association of Realtors® and the Minnesota Commercial Association of Realtors®. He volunteers as an Ambassador for the Destination Medical Center and serves on the Rochester Area Family Y board of directors. He's also passionate about health, hunting, fitness, and content creation.

4 years of applicable experience in the real estate business with a specific focus on Commercial Sales, Leasing, and Investment. Born and raised in Rochester, Minnesota has allowed Bucky to have a great pulse on the market. He has successfully worked with Realty Growth to increase the company's online marketing and branding in local, regional, and national areas. Bucky also has been able to assist in the acquisition and management of several investors locally as they grow their real estate portfolio.

Bucky's family owns a small restaurant called Snappy Stop that has been in business since 1985. He has learned from his father that business is no easy task but with integrity, hard work, and a great team it truly can be wonderful to own a small business. Bucky graduated from Century high school in 2008 and jumped right into a small business by operating and growing a facility service company. The growth of this company lead him to meet many property owners that ultimately helped him discover a great passion for commercial real estate. When Bucky is not working he enjoys Whitetail Archery hunting, a good game of ping pong, and meeting with other entrepreneurs to develop new start-up ideas!

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