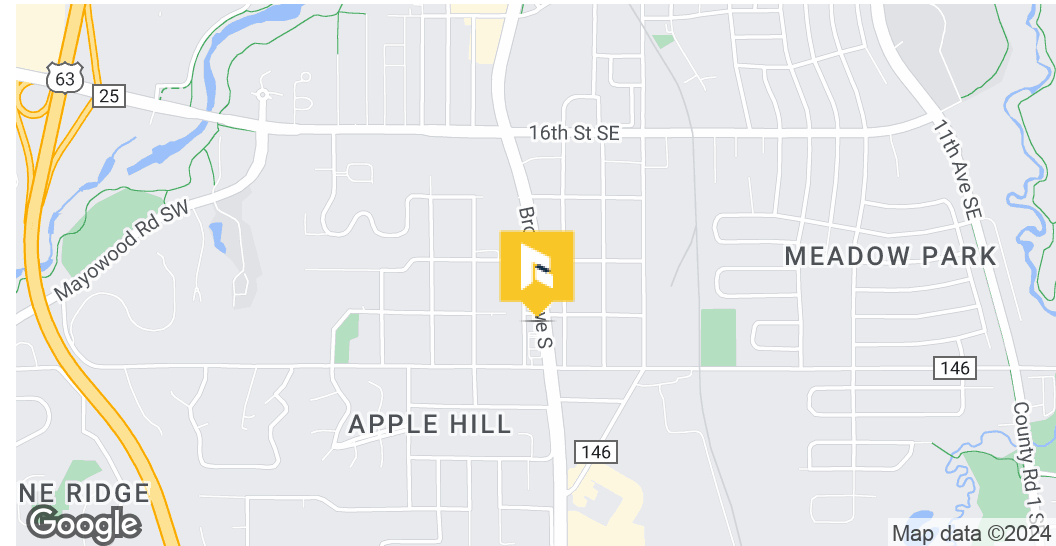


1903 BROADWAY AVE SOUTH

1903 Executive Suites



Lease Rate

\$500.00 PER MONTH

OFFERING SUMMARY

Building Size:	8,038 SF
Available SF:	140 - 170 SF
Lot Size:	0.41 Acres
Number of Units:	4
Year Built:	1970
Zoning:	Commercial/Industrial

PROPERTY OVERVIEW

Welcome to 1903 Executive Suites – Your Ultimate Office Solution!

Escape the home office blues and step into productivity with our available offices ranging from 100 sqft to 320 sqft, priced competitively between \$500 and \$1000 per month. Tailor your workspace to fit your business needs and budget within our professional environment.

Why 1903 Executive Suites?

Flexible Options: Choose from various office sizes and pricing to align with your unique requirements.

Versatile Spaces: Select the perfect office size, ranging from 100 sqft to 320 sqft, providing the ideal fit for your business operations.

Collaborative Environment: Enjoy shared access to common areas, fostering networking opportunities and collaboration with like-minded professionals.

Effortless Parking: Ample parking facilities ensure convenient access for you and your clients.

Distinctive Atmosphere: Immerse yourself in a unique office space exuding professionalism, creating an optimal balance of comfort and productivity.

BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | [RGI-GROUP.COM](http://rgi-group.com)



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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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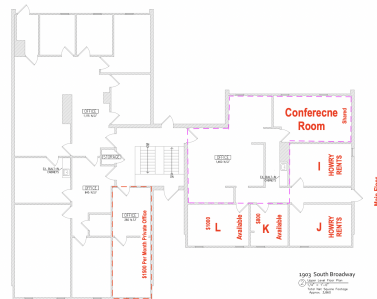
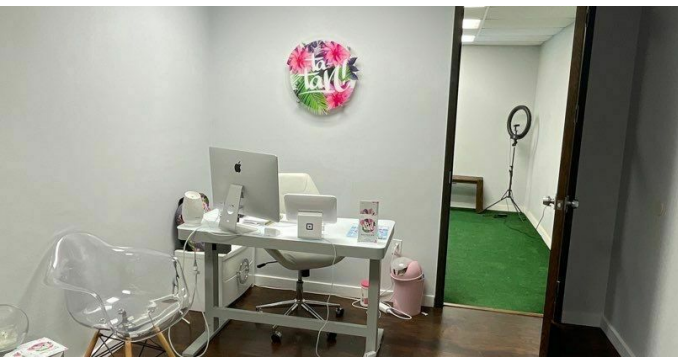
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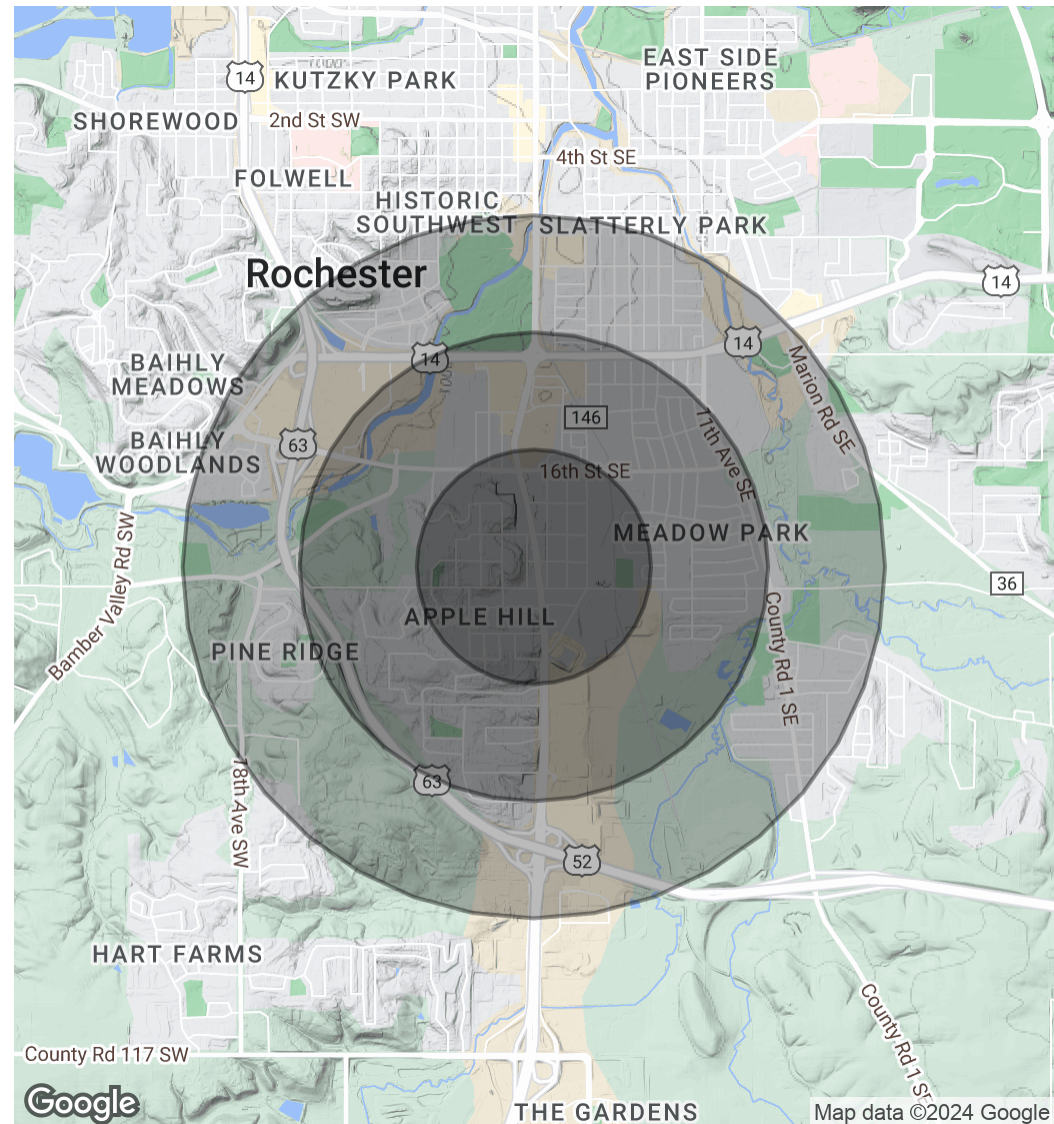
1903 BROADWAY AVE SOUTH

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,401	7,297	14,738
Average Age	50.7	43.4	41.4
Average Age (Male)	48.7	42.3	40.0
Average Age (Female)	52.8	44.3	43.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	716	3,484	6,866
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$70,966	\$74,273	\$88,849
Average House Value	\$193,147	\$190,116	\$201,095

2020 American Community Survey (ACS)



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LEASE INFORMATION

Lease Type:	Gross
Total Space:	140 - 170 SF

Lease Term:	Negotiable
Lease Rate:	\$500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1903 Broadway Ave South	Available	150 SF	Gross	\$500 per month	-
1903 Broadway Ave South	Available	170 SF	Gross	\$500 per month	-
1903 Broadway Ave South	Available	140 SF	Gross	\$500 per month	-

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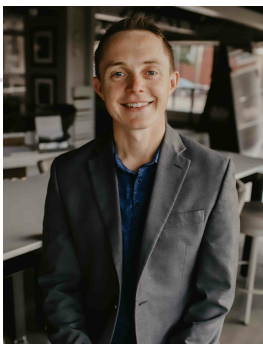
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BUCKY BEEMAN

Realtor-Developer-Partner

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MN #40149580

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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