

PARK LANE - 410

FOR LEASE

\$1,277 PER MONTH



410 PARK LANE, MANKATO, MN 56001

Property Description

PRICE REDUCED! Unique and attractive street retail space for lease near popular Sibley Park area. Desirable corner lot location on Park Lane adjacent to a variety of small businesses. Easy to get to and visible from Riverfront Drive and U.S. Highways 169 and 60. Ideal location for tenant seeking wide open commercial space with large off street parking lot for employees and customers. Main floor completely remodeled with new ceilings, bathrooms, office area and is ready for your floor coverings. Space can be divided into commercial and warehouse space as needed by tenants. Gross lease with Landlord responsible for all operating expenses and utilities!

Property Highlights

- Highly visible location
- Open space with large off street parking lot
- Completely remodeled



Dave Bergmark

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OFFERING SUMMARY

Available SF: 1,277 SF

Lease Rate: \$1,277 per month
(Gross)

Lot Size: 0.3 Acres

Year Built: 1886

Building Size: 6,000 SF

Zoning: B-1 Community
Business

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Storefront-Retail	\$1,277 per month	Gross	1,277 SF	\$0.00

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	26,226	32,372	42,508
Total Population	68,418	84,604	112,918
Average HH Income	\$58,449	\$60,455	\$61,326

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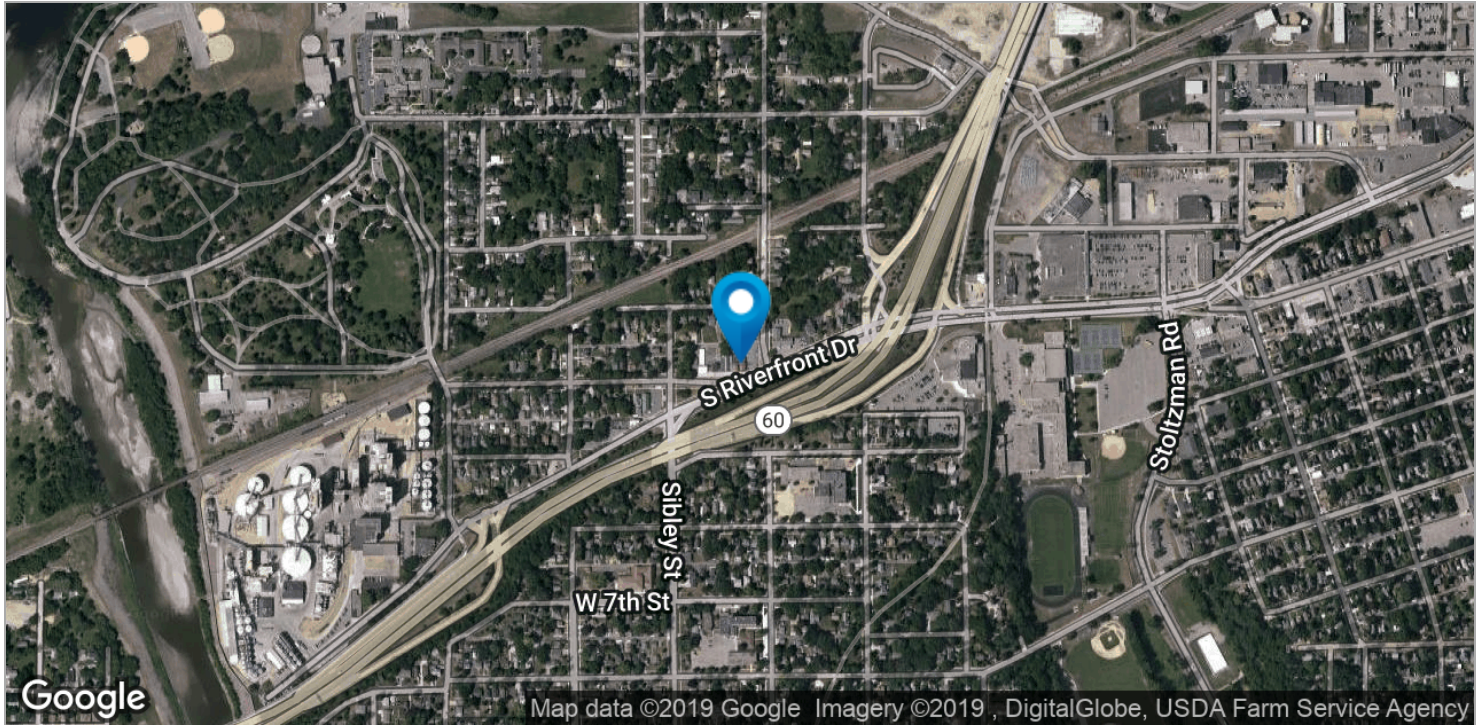
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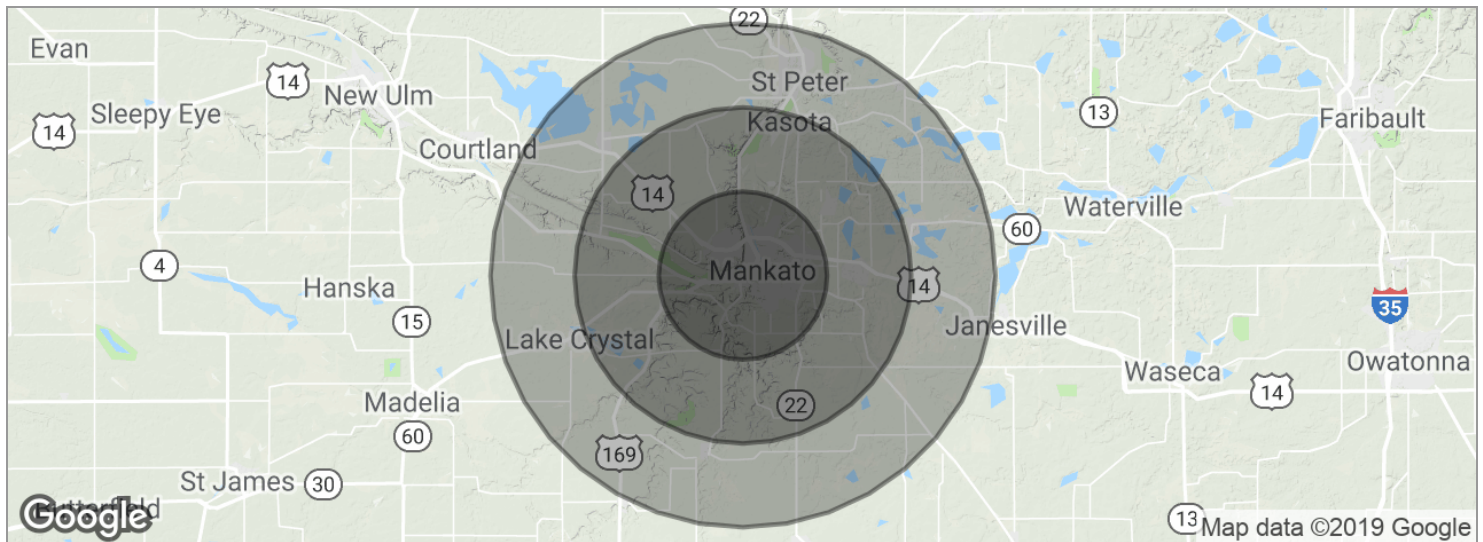
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	68,418	84,604	112,918
Median age	30.5	31.2	31.7
Median age (male)	29.3	30.2	30.8
Median age (Female)	32.6	33.1	33.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	26,226	32,372	42,508
# of persons per HH	2.6	2.6	2.7
Average HH income	\$58,449	\$60,455	\$61,326
Average house value	\$185,573	\$192,429	\$196,677

* Demographic data derived from 2010 US Census

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