

GREATER MANKATO BUSINESS DEVELOPMENT CENTER

FOR LEASE

\$8.00 SF/YR



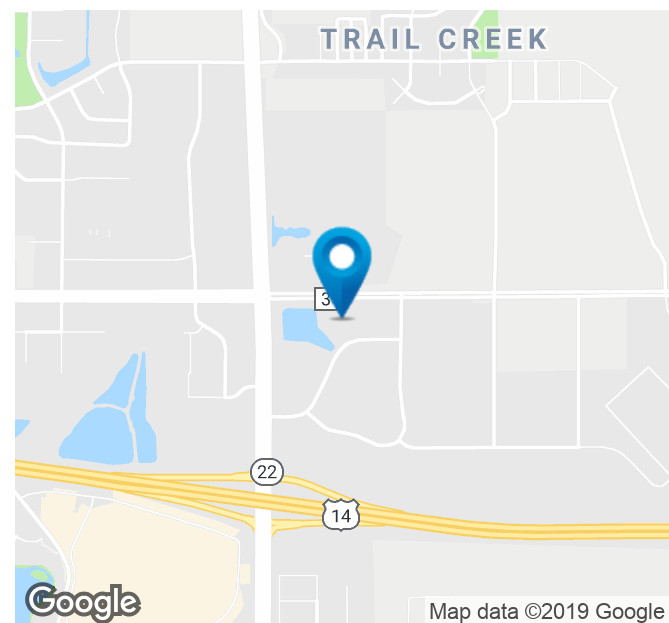
1961 PREMIER DR., MANKATO, MN 56001

Property Description

Located on Mankato's hilltop in the Eastwood Industrial Park, this large office building offers a professional tenant mix with well-designed common areas, including vending, kitchen, private conference rooms, and restroom facilities. Ample parking for clients and employees. This is a unique professional setting not available elsewhere!

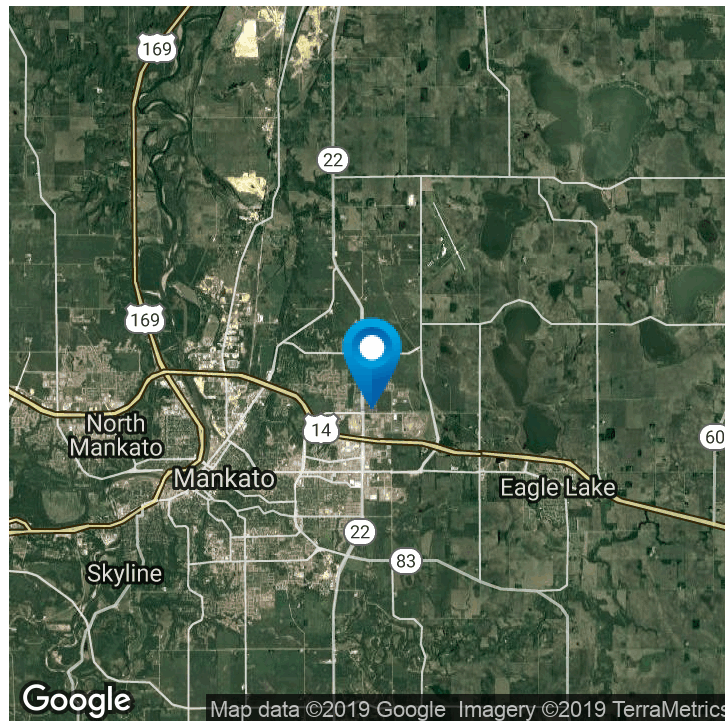
Property Highlights

- Excellent Visibility
- Ample parking
- Competitive Lease Rates

**David Schooff CCIM SIOR****507.625.0985***david@cbcfishergroup.com*

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OFFERING SUMMARY

Available SF: 1,533 SF

Lease Rate: \$8.00 SF/yr (NNN)

Lot Size: 0.0 Acres

Year Built: 1995

Building Size: 61,743 SF

Zoning: B-3

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Suite 274	\$8.00 SF/yr	NNN	1,533 SF	\$7.73

DEMOGRAPHICS

	5 MILES	15 MILES	35 MILES
Total Households	20,987	44,562	86,263
Total Population	55,015	118,550	225,983
Average HH Income	\$54,485	\$61,398	\$62,921

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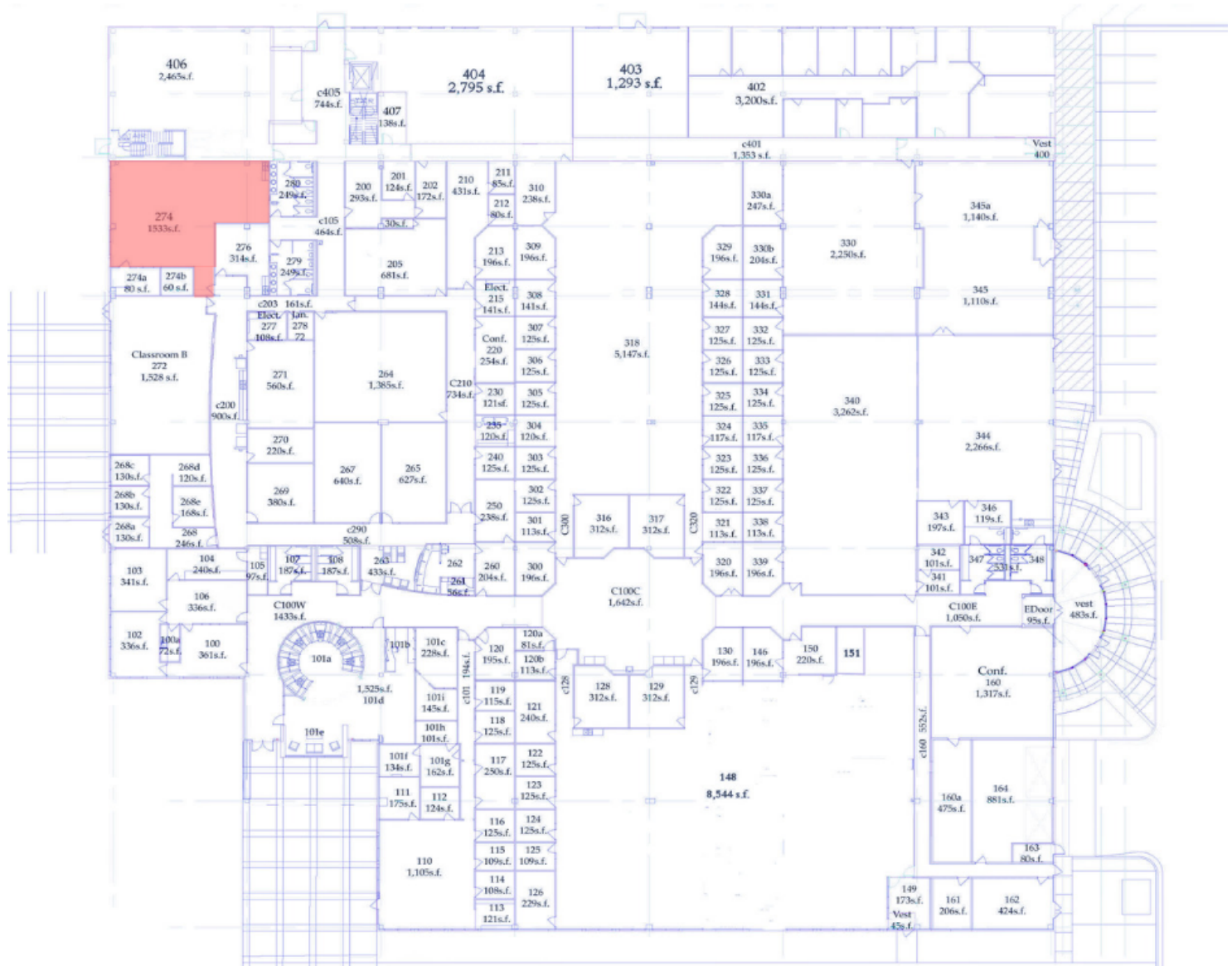
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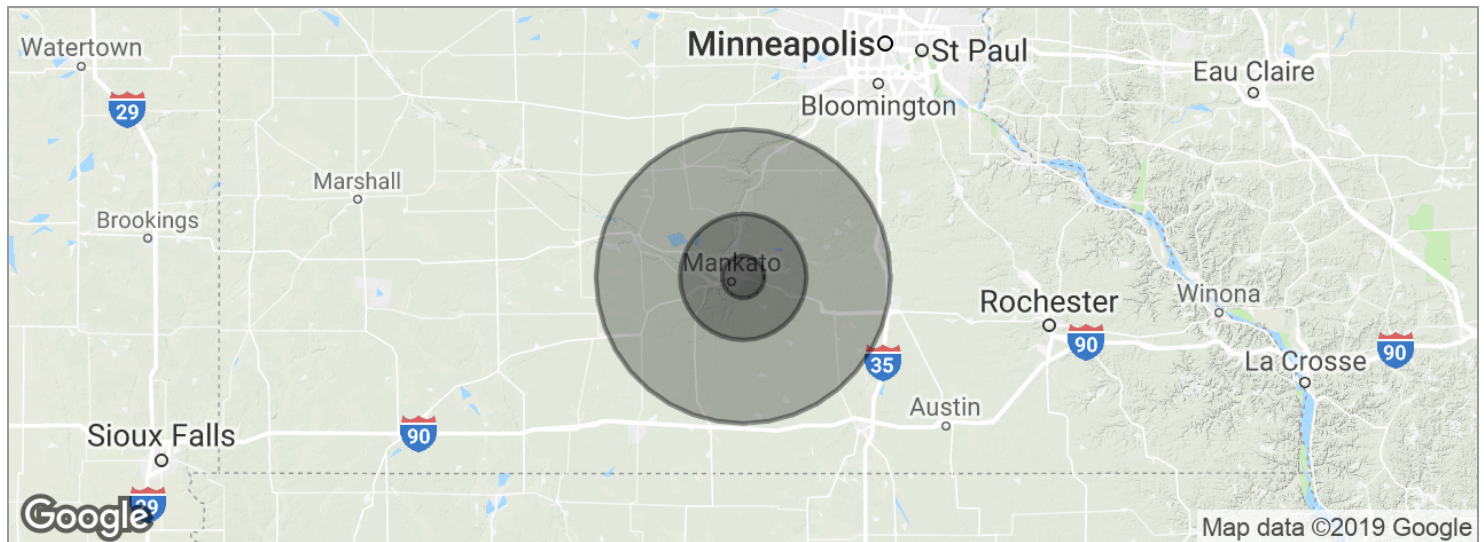
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POPULATION	5 MILES	15 MILES	35 MILES
Total population	55,015	118,550	225,983
Median age	29.2	31.8	35.7
Median age (male)	28.2	30.9	34.9
Median age (Female)	31.0	33.3	36.8
HOUSEHOLDS & INCOME	5 MILES	15 MILES	35 MILES
Total households	20,987	44,562	86,263
# of persons per HH	2.6	2.7	2.6
Average HH income	\$54,485	\$61,398	\$62,921
Average house value	\$183,441	\$200,570	\$201,702

* Demographic data derived from 2010 US Census

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