RETAIL

# COMMERCE PLAZA-SUITE 104

## PRICE REDUCED!

$1,200 PER MONTH

COLDWELL BANKER COMMERCIAL
FISHER GROUP




1754 COMMERCE DRIVE, SUITE 104, NORTH MANKATO, MN 56003

### Property Description

PRICE REDUCED! Located in a busy strip center and offering great Commerce Drive visibility, large parking lot and monument signage make this a very attractive location for a variety of users. Unit 104 is an end cap suite with private office and restrooms along with an open floor plan arranged as an office but highly flexible for various office or retail uses.

### Property Highlights

- End cap location
- Excellent visibility
- High traffic counts





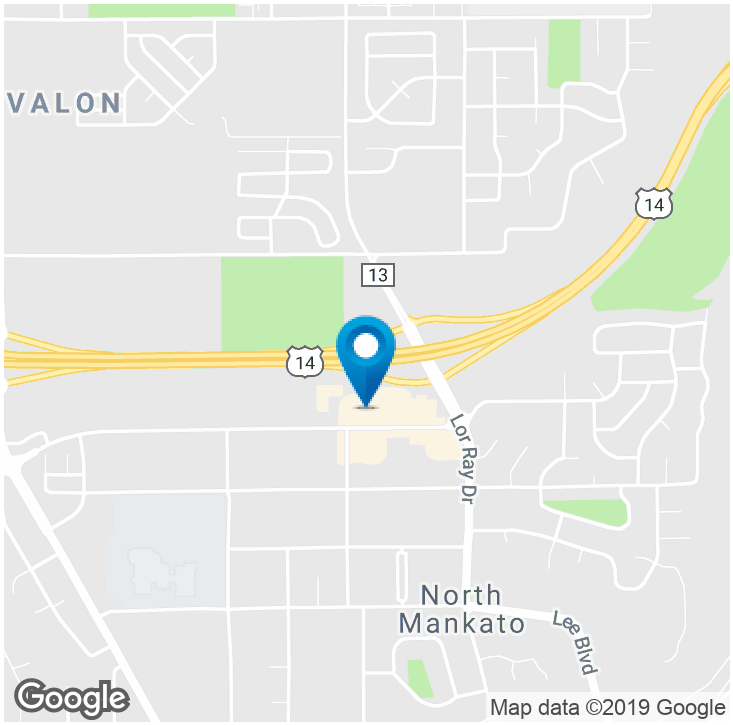

**Dave Bergmark**
**507.625.0983**
*dave@cbcfishergroup.com*

COLDWELL BANKER COMMERCIAL
FISHER GROUP

*1754 COMMERCE DRIVE, SUITE 104, NORTH MANKATO, MN 56003*

# COMMERCE PLAZA-SUITE 104






## OFFERING SUMMARY

| | |
|---|---|
| Available SF: | 1,200 SF |
| Lease Rate: | $1,200 per month (MG) |
| Lot Size: | 0.28 Acres |
| Year Built: | 2008 |
| Building Size: | 7,742 SF |
| Zoning: | Commercial |

## AVAILABLE SPACES

| SPACE | LEASE RATE | LEASE TYPE | SIZE (SF) | CAM/SF |
|---|---|---|---|---|
| Commerce Plaza - Suite 104 | $1,200 per month | Modified Gross | 1,200 SF | $5.26 |

## DEMOGRAPHICS

| | 5 MILES | 10 MILES | 15 MILES |
|---|---|---|---|
| Total Households | 23,226 | 32,460 | 42,371 |
| Total Population | 61,213 | 85,930 | 112,984 |
| Average HH Income | $58,658 | $60,246 | $61,491 |

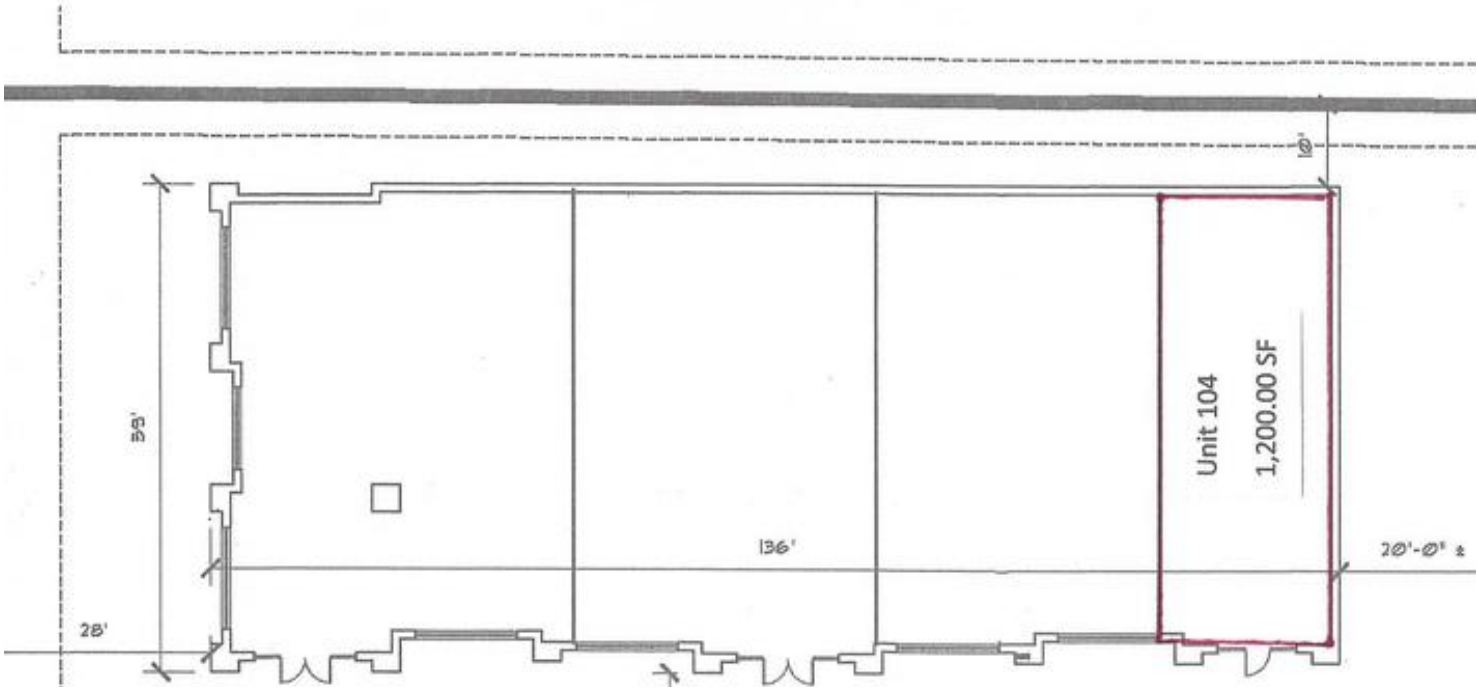


**Dave Bergmark**
**507.625.0983**
*dave@cbcfishergroup.com*

COLDWELL BANKER COMMERCIAL
FISHER GROUP

*1754 COMMERCE DRIVE, SUITE 104, NORTH MANKATO, MN 56003*

# COMMERCE PLAZA-SUITE 104











**Dave Bergmark**
**507.625.0983**
*dave@cbcfishergroup.com*

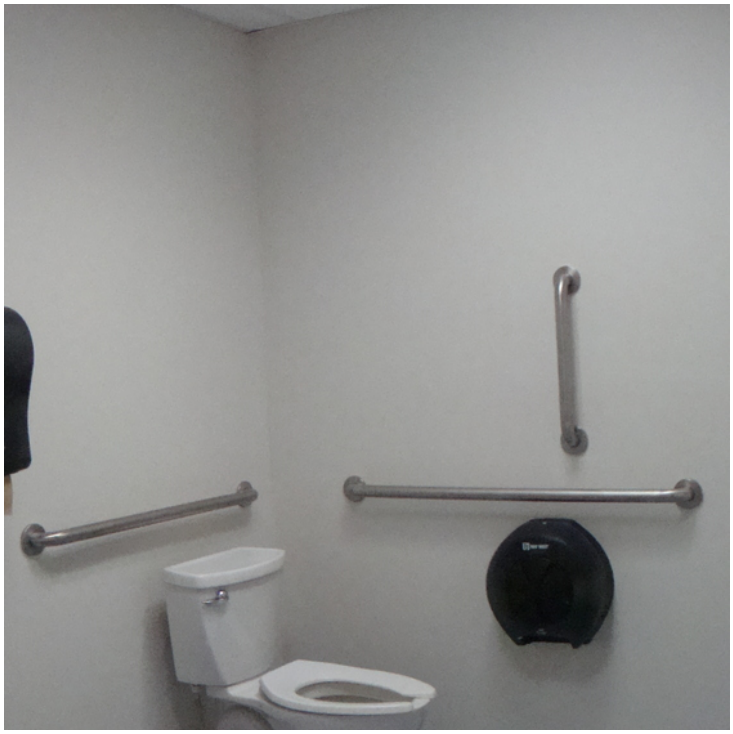
COLDWELL BANKER COMMERCIAL
FISHER GROUP

*1754 COMMERCE DRIVE, SUITE 104, NORTH MANKATO, MN 56003*

# COMMERCE PLAZA-SUITE 104





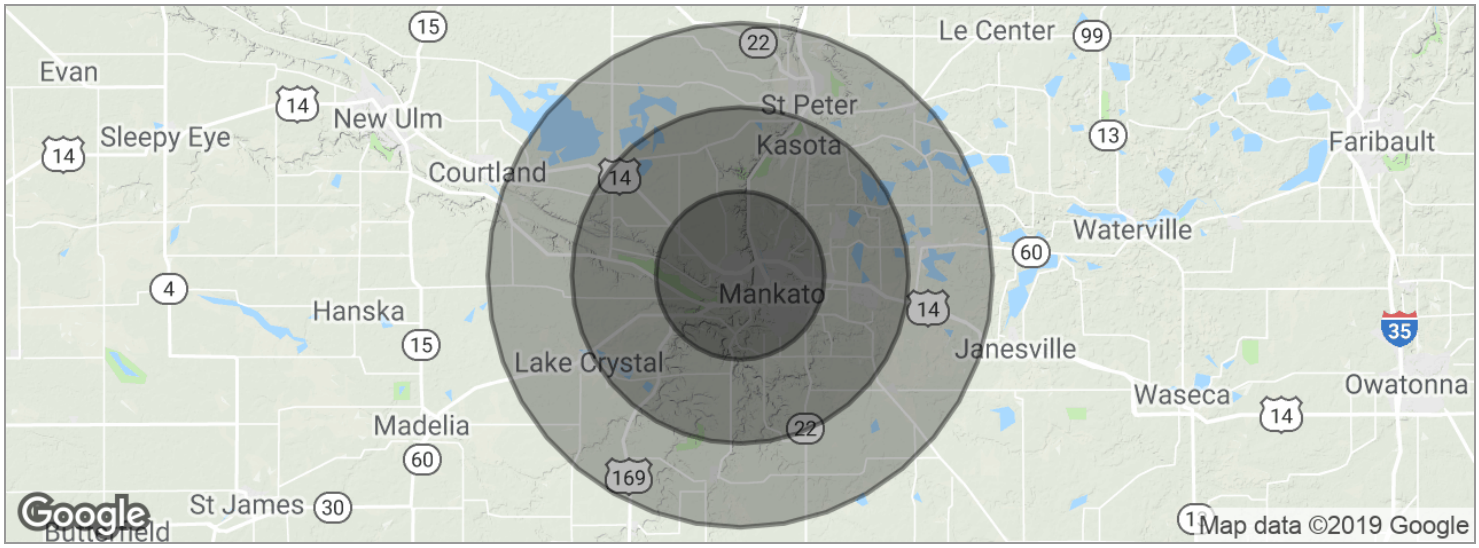


**Dave Bergmark**
**507.625.0983**
*dave@cbcfishergroup.com*

COLDWELL BANKER COMMERCIAL
FISHER GROUP

*1754 COMMERCE DRIVE, SUITE 104, NORTH MANKATO, MN 56003*

# COMMERCE PLAZA-SUITE 104




| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|---|---|---|---|
| Total population | 61,213 | 85,930 | 112,984 |
| Median age | 30.1 | 30.9 | 31.6 |
| Median age (male) | 29.1 | 29.9 | 30.8 |
| Median age (Female) | 32.1 | 32.7 | 33.1 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
|---|---|---|---|
| Total households | 23,226 | 32,460 | 42,371 |
| # of persons per HH | 2.6 | 2.6 | 2.7 |
| Average HH income | $58,658 | $60,246 | $61,491 |
| Average house value | $186,618 | $193,550 | $196,524 |

** Demographic data derived from 2010 US Census*

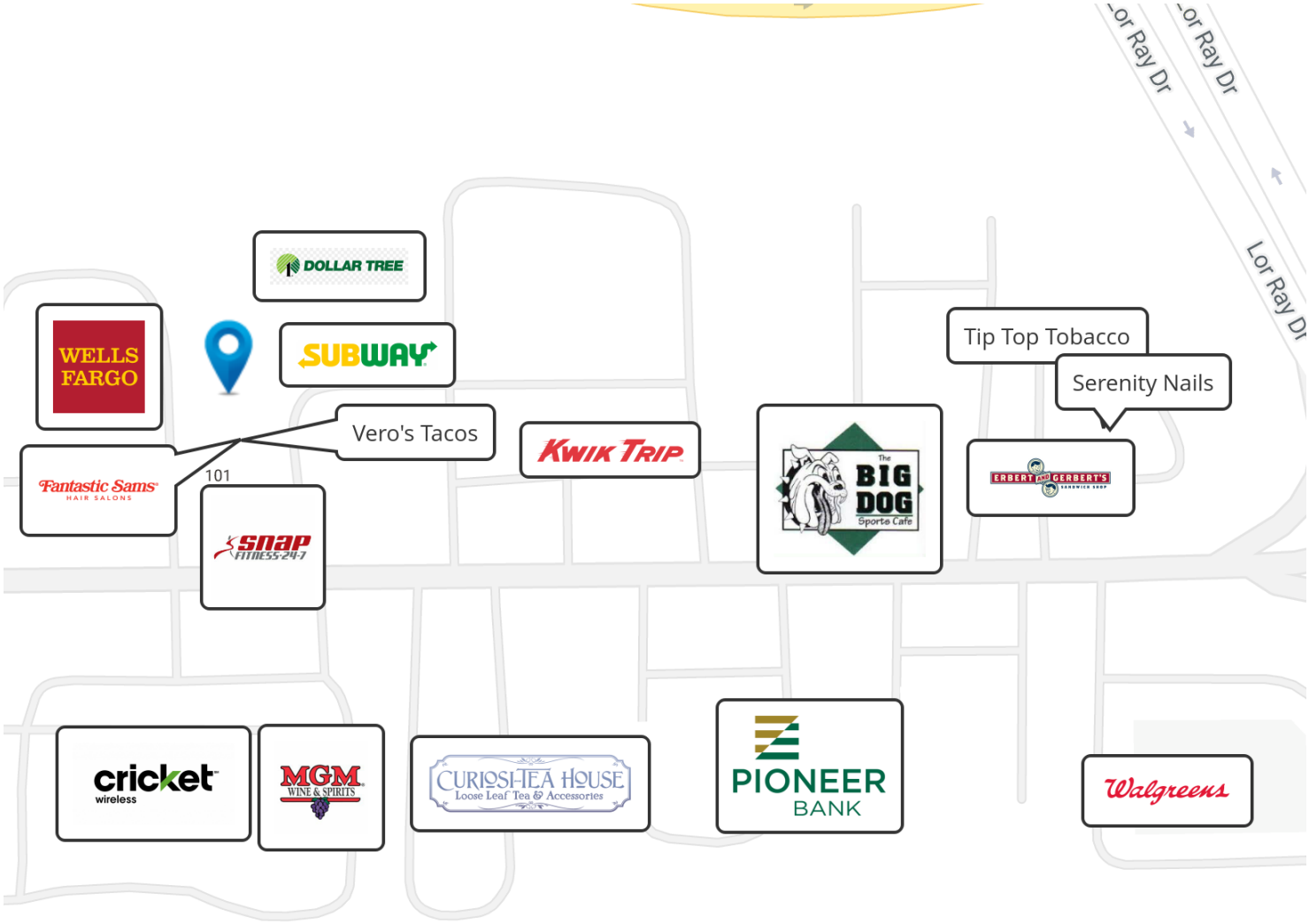


**Dave Bergmark**
**507.625.0983**
*dave@cbcfishergroup.com*

COLDWELL BANKER COMMERCIAL
FISHER GROUP

*1754 COMMERCE DRIVE, SUITE 104, NORTH MANKATO, MN 56003*

# COMMERCE PLAZA-SUITE 104






**Dave Bergmark**
**507.625.0983**
*dave@cbcfishergroup.com*