RETAIL

MADISON EAST CENTER

FOR LEASE

$7.00 - 8.00 SF/YR

COLDWELL BANKER COMMERCIAL
FISHER GROUP



1400 MADISON AVE, MANKATO, MN 56001

Property Description

Located at the busiest intersection in Mankato, MN along Madison Avenue, the Madison East Center is a viable and unique property. It is home to many major medical groups, national retailers, hospitality and service providers including: Mayo Clinic Health System, Mankato Clinic, Rasmussen, JoAnn Fabrics and other well established businesses. New exterior facade and many interior updates. Competitive lease rates for this desirable location!

Property Highlights

- High traffic corner location
- Ample parking around entire building
- Excellent visibility from two major roadways





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OFFERING SUMMARY

Available SF:	900 - 15,598 SF
Lease Rate:	$7.00 - 8.00 SF/yr (NNN)
Lot Size:	5.0 Acres
Year Built:	1968
Building Size:	320,592 SF
Zoning:	B-3

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
502	$8.00 SF/yr	NNN	15,598 SF	$0.00
334	$7.00 SF/yr	NNN	1,015 SF	$0.00
336	$7.00 SF/yr	NNN	900 SF	$0.00

DEMOGRAPHICS

	10 MILES	20 MILES	40 MILES
Total Households	34,942	50,538	108,613
Total Population	92,497	133,659	283,066
Average HH Income	$60,914	$62,881	$63,252



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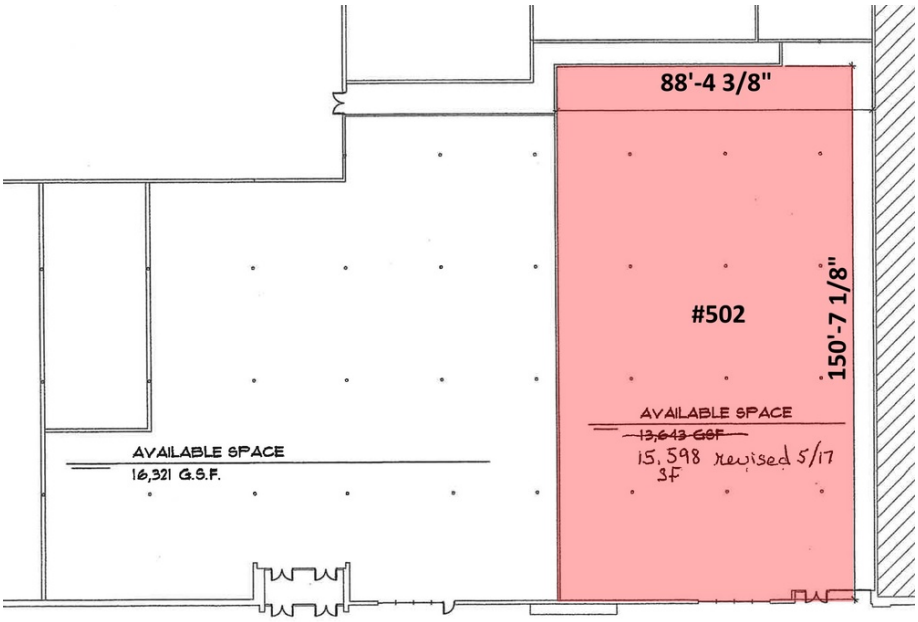
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DETAILS



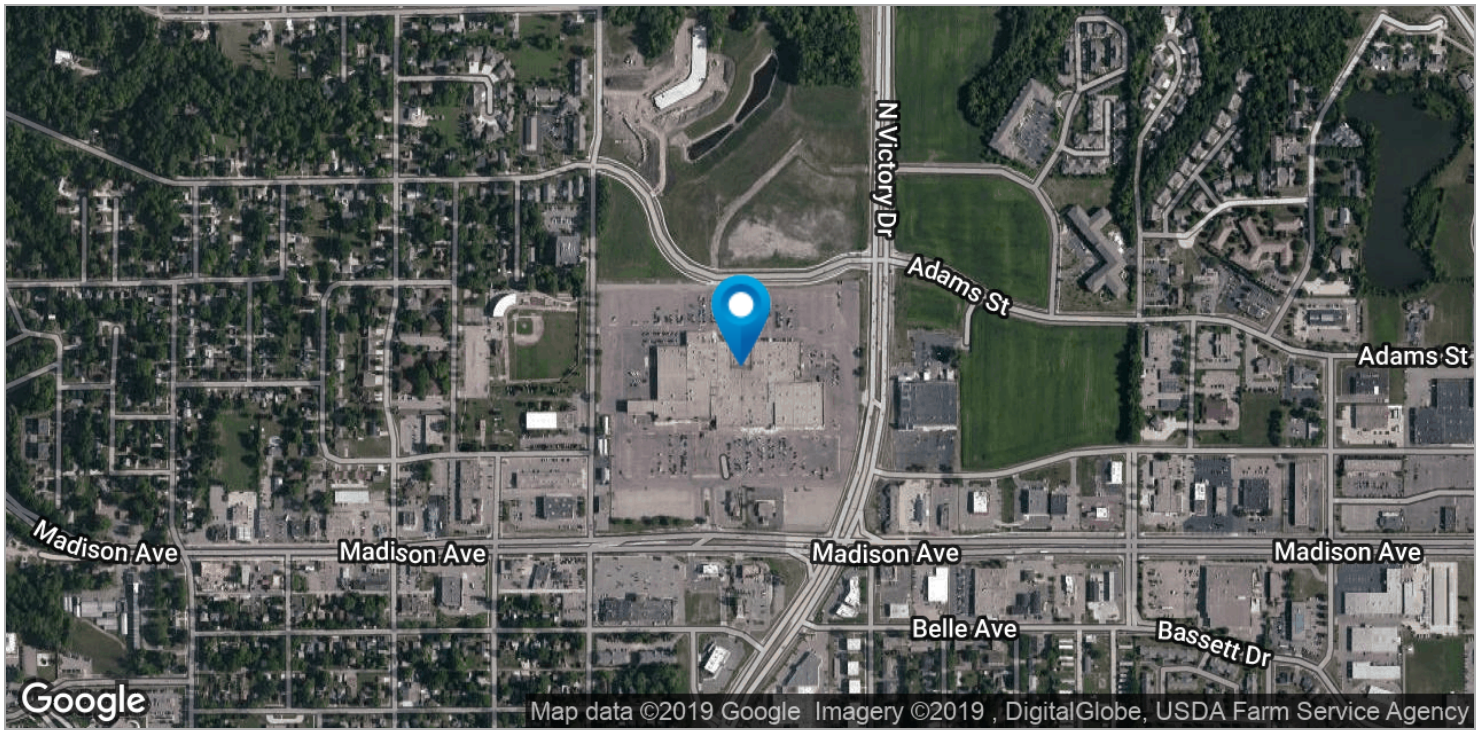


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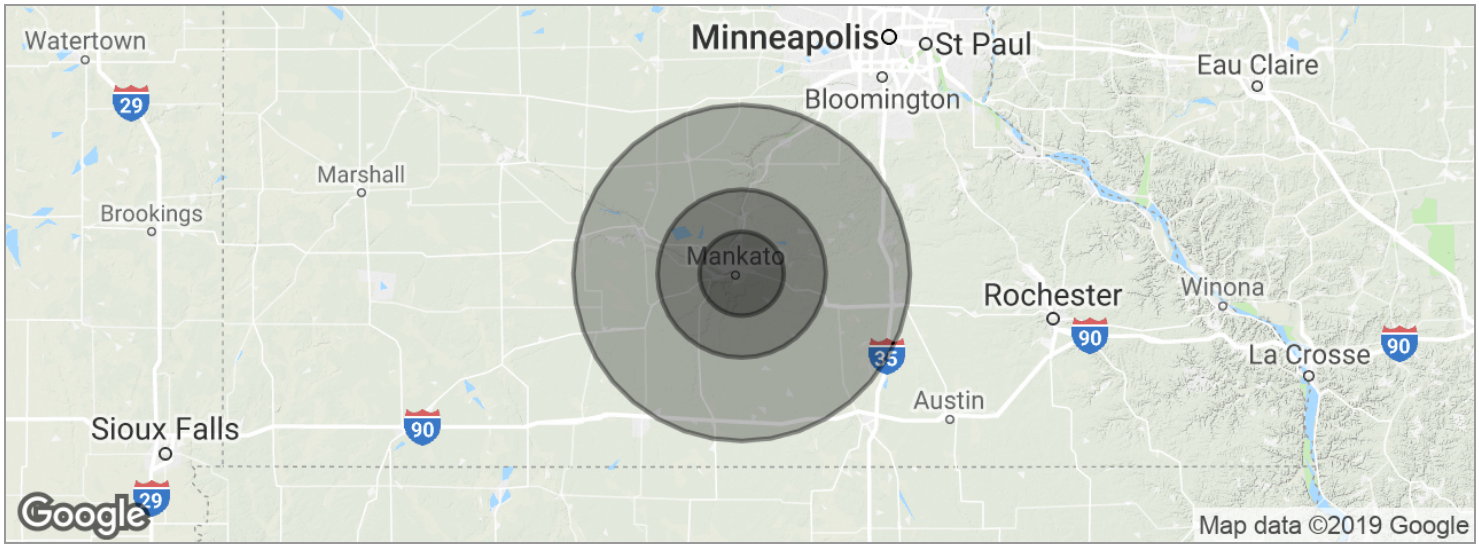


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POPULATION	10 MILES	20 MILES	40 MILES
Total population	92,497	133,659	283,066
Median age	30.9	33.1	36.4
Median age (male)	30.0	32.2	35.3
Median age (Female)	32.7	34.7	37.6

HOUSEHOLDS & INCOME	10 MILES	20 MILES	40 MILES
Total households	34,942	50,538	108,613
# of persons per HH	2.6	2.6	2.6
Average HH income	$60,914	$62,881	$63,252
Average house value	$194,955	$200,548	$204,559

** Demographic data derived from 2010 US Census*

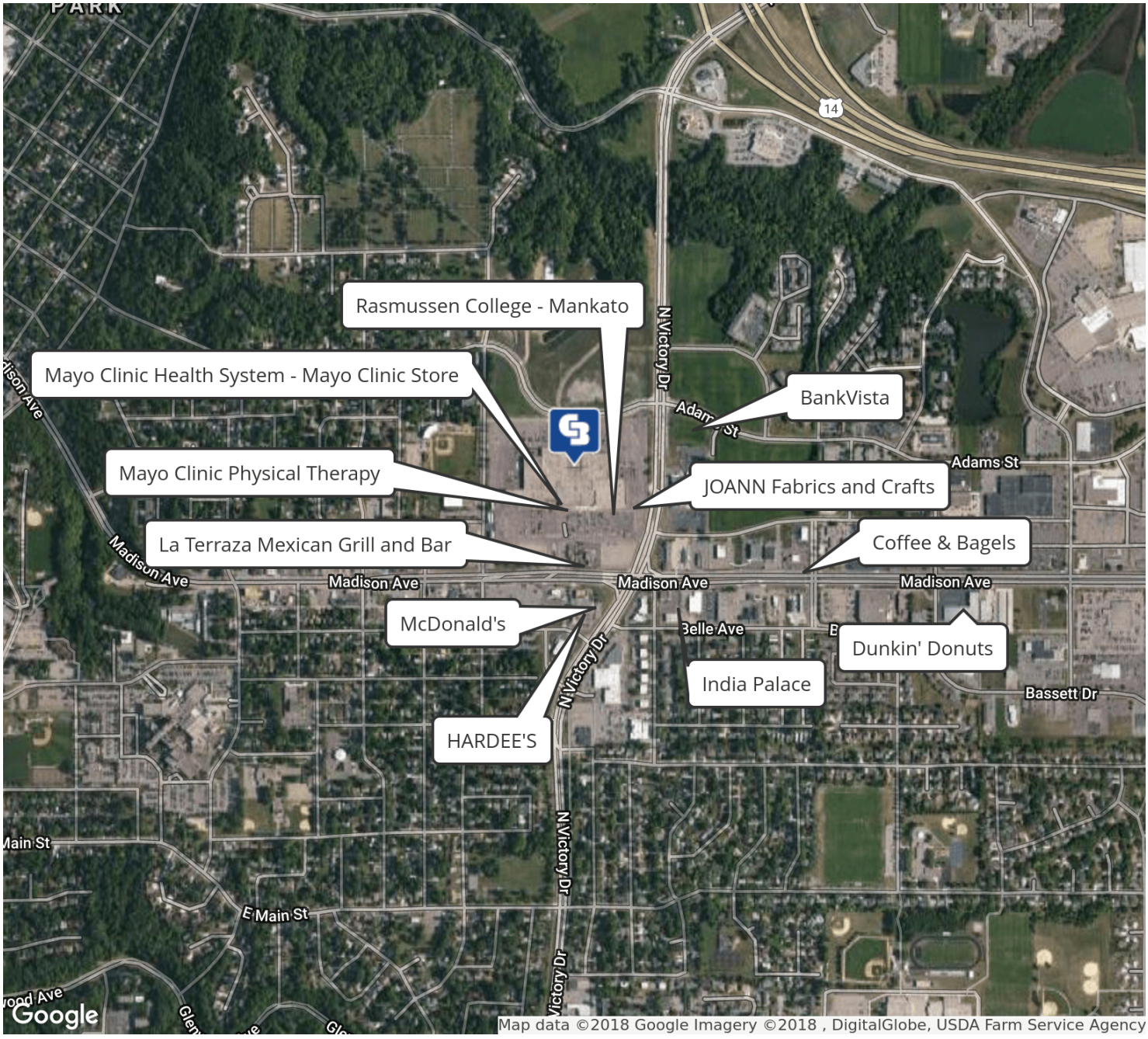


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