

# ATWOOD PLAZA

## FOR LEASE

\$7.00 SF/YR



209 S SECOND STREET, MANKATO, MN 56001

### Property Description

Located in the heart of Mankato's city center, this large office building offers excellent visibility and prime downtown location. A variety of suite sizes are available on the third floor. Professional mix of tenants including: Mayo Health System, Century 21 Atwood Realty, CORE Professionals, Banker's Life & Casualty and Mankato Psychology Clinic.  
cam: \$8.59 sq (2018)

### Property Highlights

- Centrally Located
- High Visibility
- Onsite Parking
- Professional Tenants



**David Schooff CCIM SIOR**

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## OFFERING SUMMARY

Available SF: 784 SF

Lease Rate: \$7.00 SF/yr (NNN)

Lot Size: 2.0 Acres

Year Built: 1976

Building Size: 39,828 SF

Renovated: 2017

## AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Suite 311	\$7.00 SF/yr	NNN	783 SF	\$8.59

## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	28,075	33,414	43,359
Total Population	72,750	87,971	115,851
Average HH Income	\$58,275	\$60,444	\$62,058

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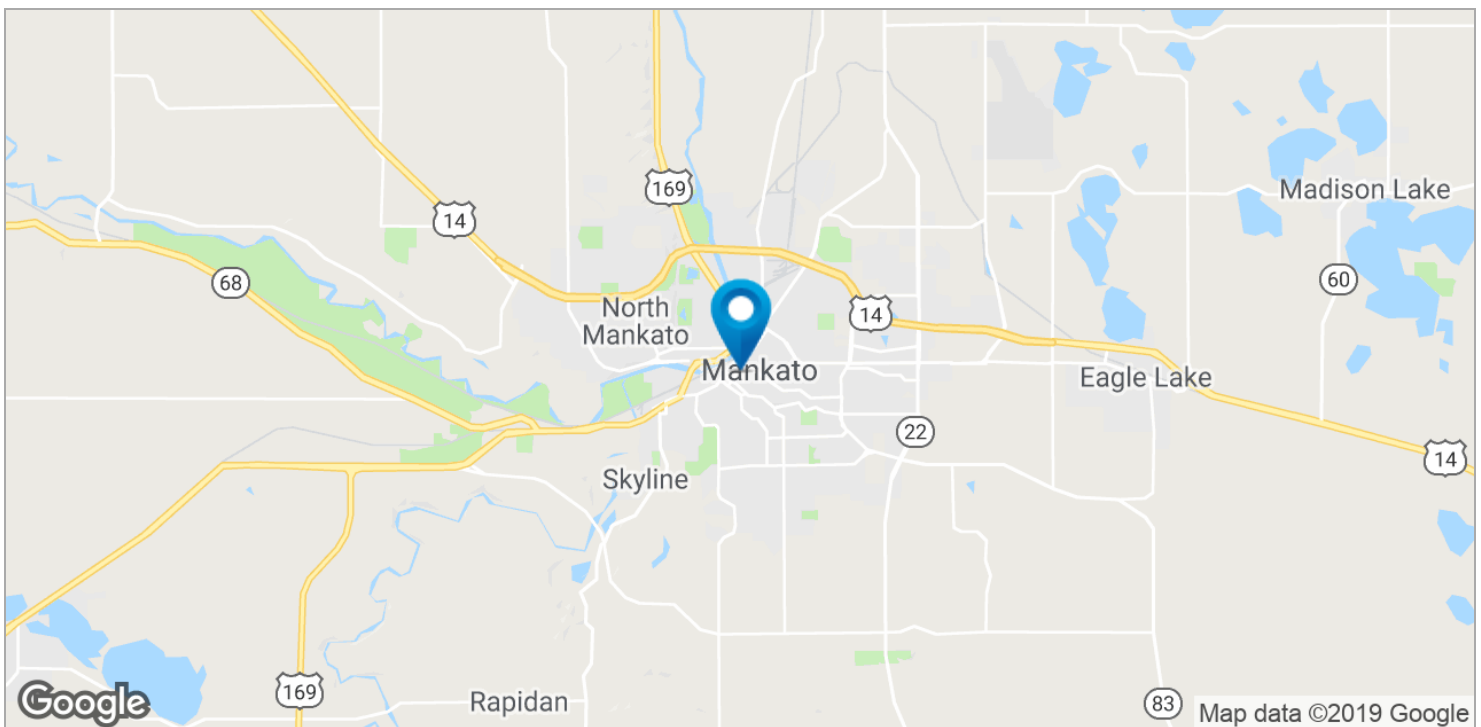
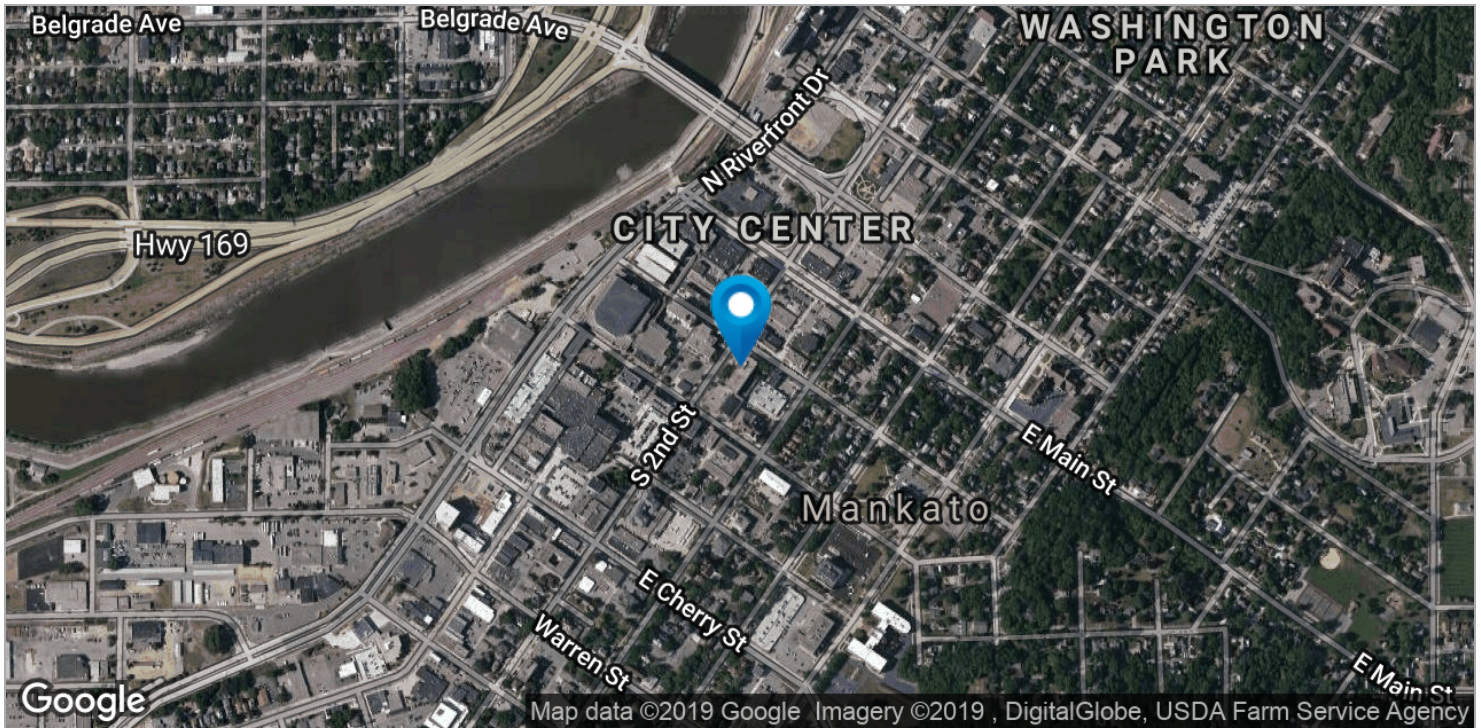
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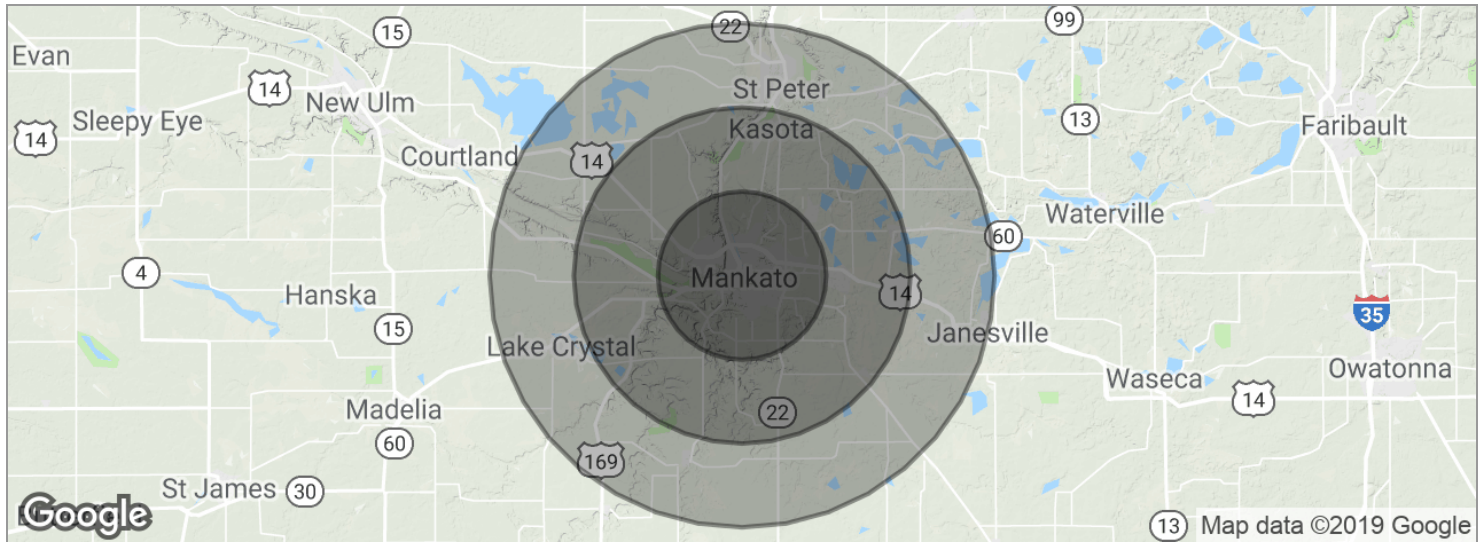
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	72,750	87,971	115,851
Median age	30.5	30.9	31.7
Median age (male)	29.4	30.0	30.9
Median age (Female)	32.7	32.8	33.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	28,075	33,414	43,359
# of persons per HH	2.6	2.6	2.7
Average HH income	\$58,275	\$60,444	\$62,058
Average house value	\$185,415	\$193,432	\$196,753

\* Demographic data derived from 2010 US Census

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