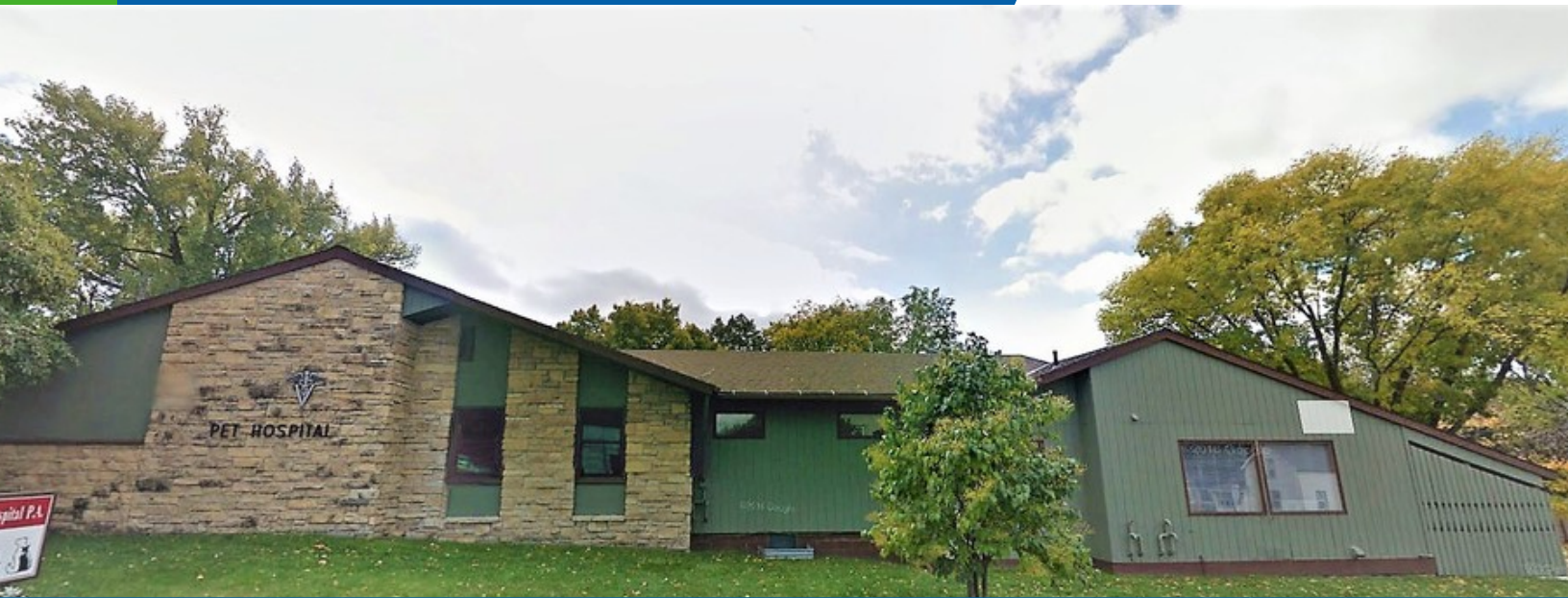


MADISON AVENUE - 501/505

FOR SALE / LEASE

\$563,200



501/505 MADISON AVENUE, MANKATO, MN 56001

Property Description

AVAILABLE FEBRUARY 2019! Grow your business on Mankato's main retail/office thoroughfare, Madison Avenue. This property can easily be re-purposed to suit a larger office user. Private offices, reception area, large parking lot, and fenced yard are just a few of the perks. The floor plan and private employee entrance lend well for fluid work flow and minimal interruption. The location is ideal of any user seeking visibility and easy access. An estimated 16,000 vehicles drive by this location daily and this spot is within minutes from highway access.

Property Highlights

- Excellent visibility on a high traffic thoroughfare
- Great floor plan for many users
- Property available in 2019



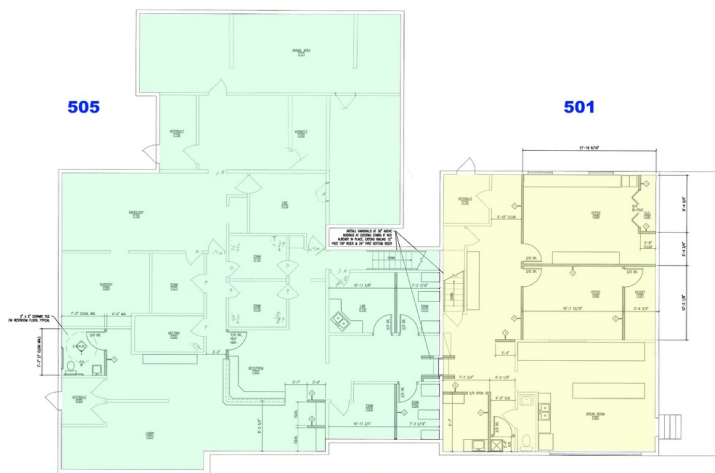
Eric Harriman

507.625.0984

eric@cbcfishergroup.com

501/505 MADISON AVENUE, MANKATO, MN 56001

MADISON AVENUE - 501/505



OFFERING SUMMARY

Sale Price:	\$563,200
Available SF:	6,092 SF
Lot Size:	0.55 Acres
Year Built:	1971
Building Size:	6,092 SF
Renovated:	1991
Zoning:	B-1 Community Business
Sale Price / SF:	\$92.45

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	27,210	33,874	43,850
Total Population	70,655	89,748	116,968
Average HH Income	\$57,954	\$60,806	\$61,425

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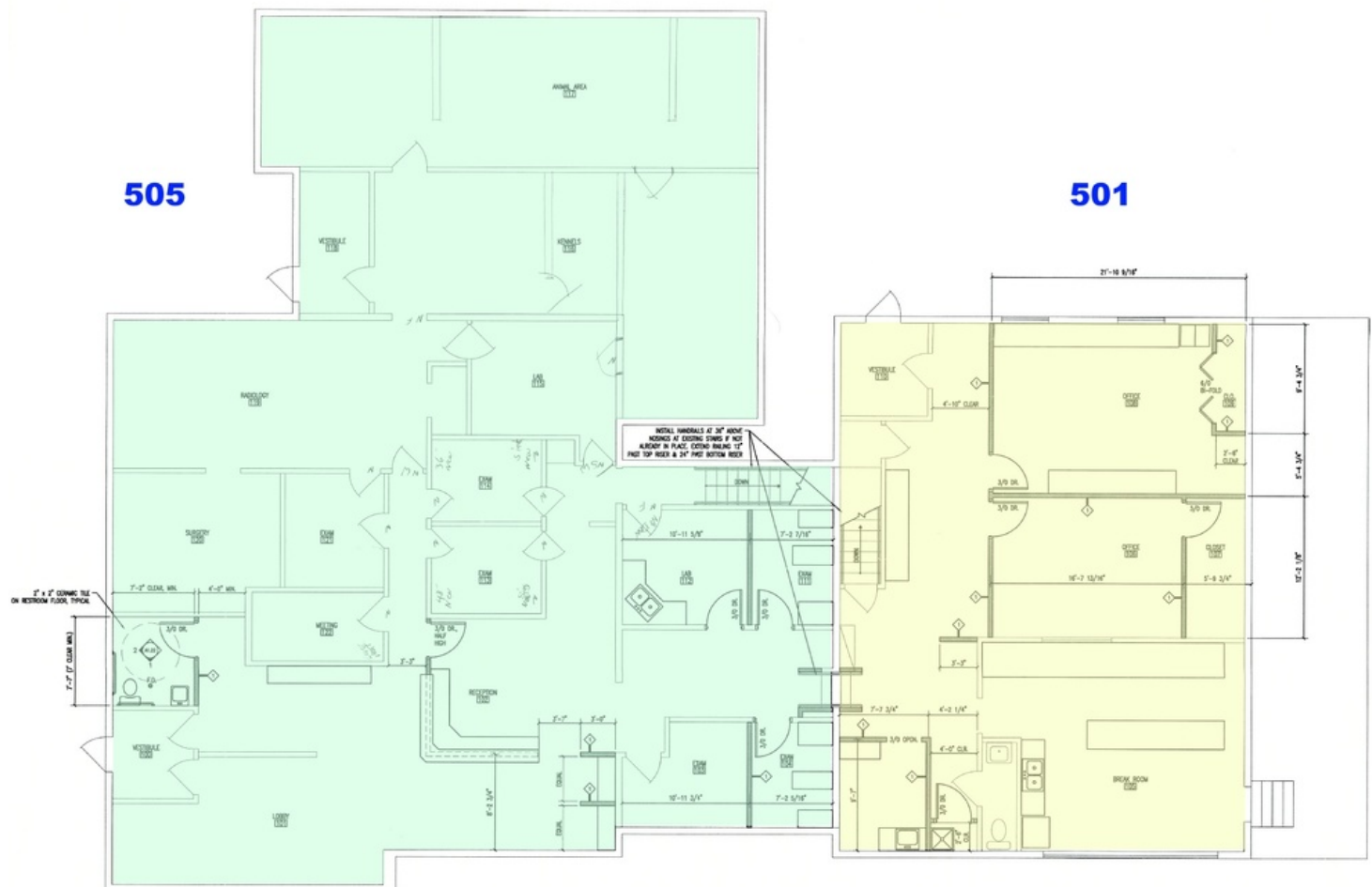
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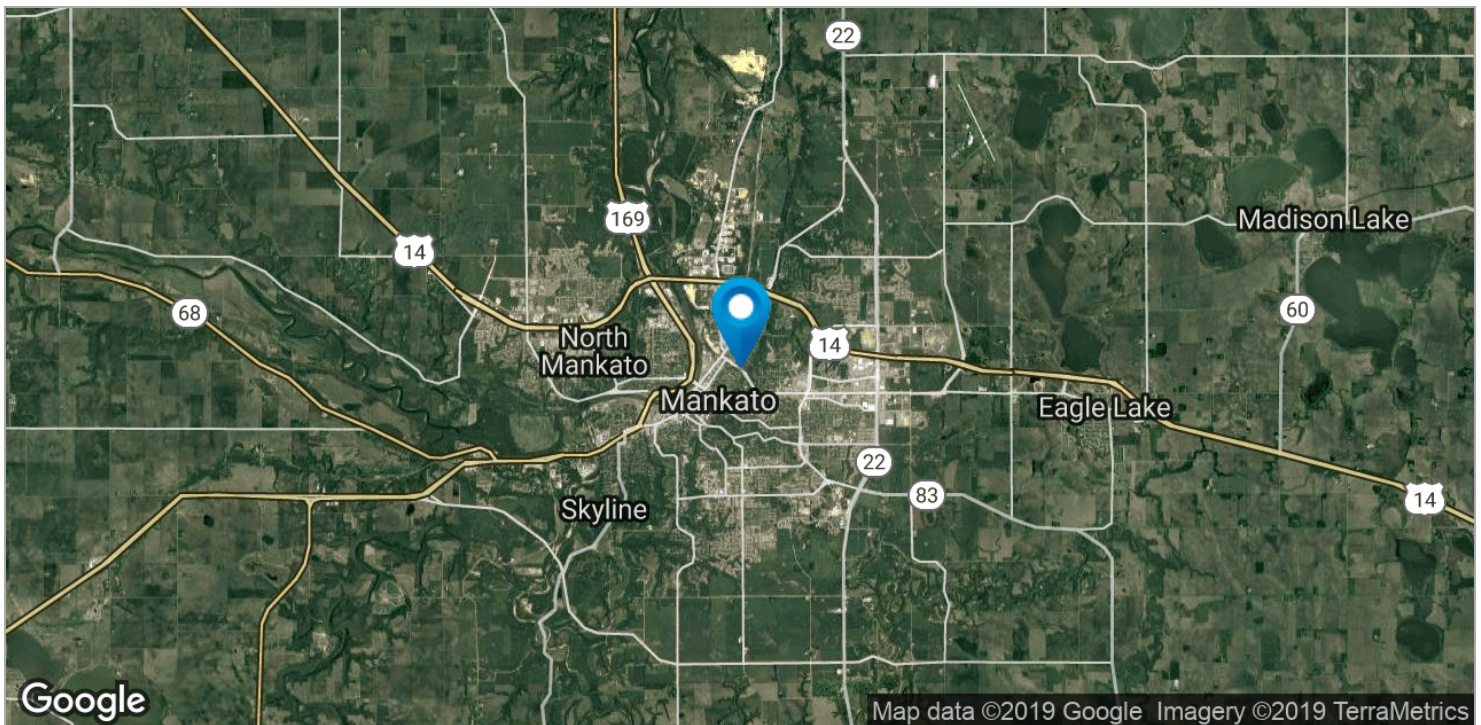
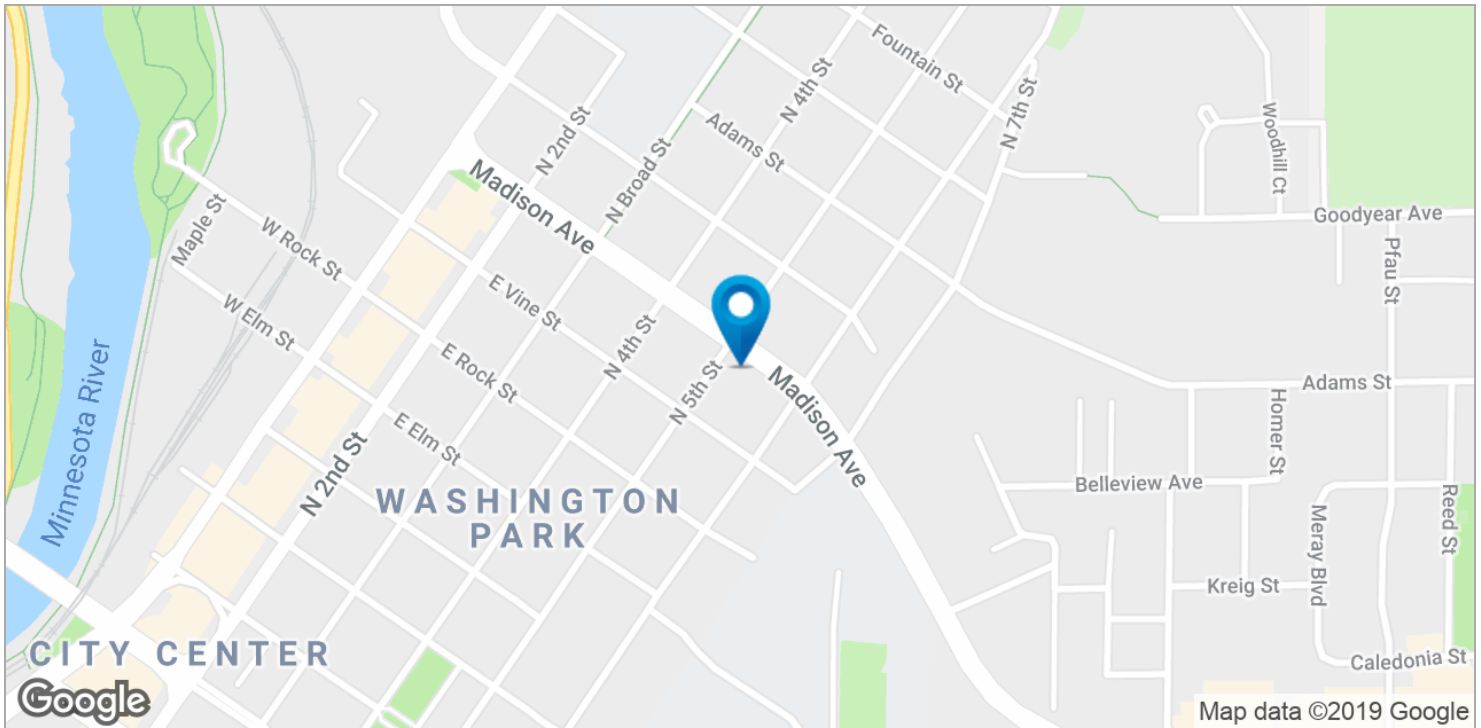
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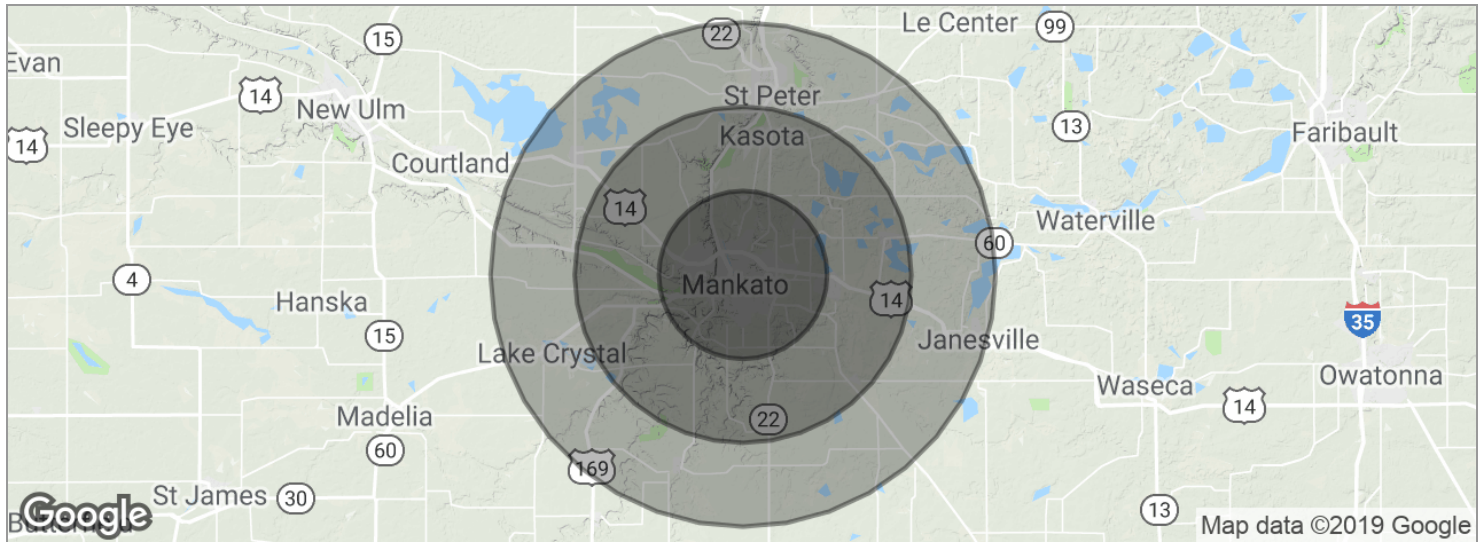
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MADISON AVENUE - 501/505



POPULATION	5 MILES	10 MILES	15 MILES
Total population	70,655	89,748	116,968
Median age	30.3	30.9	31.6
Median age (male)	29.3	30.0	30.7
Median age (Female)	32.4	32.7	33.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	27,210	33,874	43,850
# of persons per HH	2.6	2.6	2.7
Average HH income	\$57,954	\$60,806	\$61,425
Average house value	\$185,402	\$194,854	\$198,594

* Demographic data derived from 2010 US Census



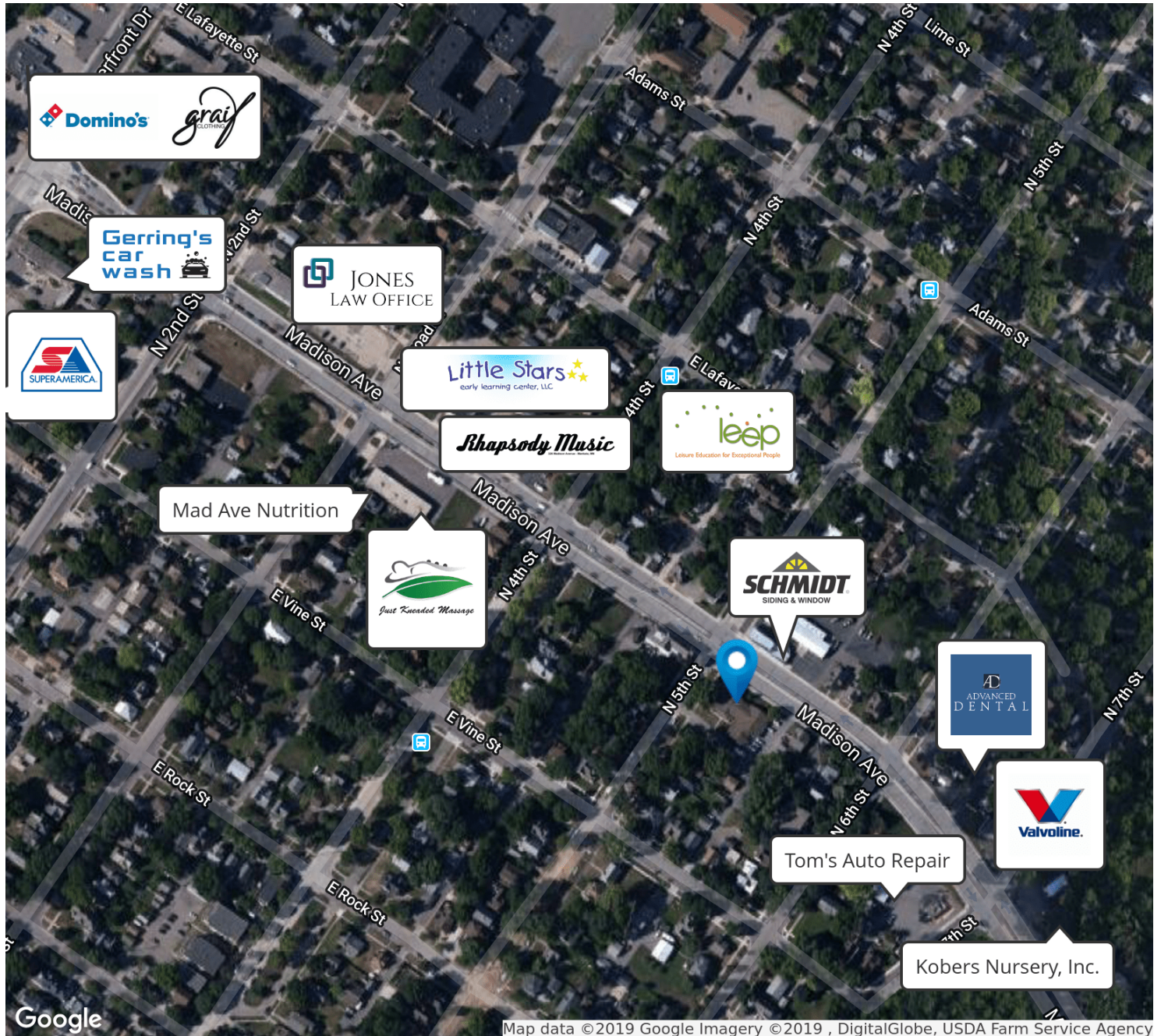
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