

SUITE 200-210 WESTWOOD BUSINESS PARK FOR SALE / LEASE \$415,000



151 ST. ANDREWS CT, STE 200-210, MANKATO, MN 56001

Property Description

Located in a professional business park just off of North Victory Drive, this property is extremely versatile for a variety of office users. The space can be built out to suit tenant needs. Large parking lot with designated spaces. Other tenants in the Westwood Business Park include dentists, attorneys, a childcare business, and restaurants. This location continues to be very popular for professional businesses.

Property Highlights

- Professional building with interior to build out to your specs
- Easy access from North Victory Drive
- Ample parking
- Professional tenants throughout the business park



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OFFERING SUMMARY

Sale Price:	\$415,000
Available SF:	4,080 SF
Lot Size:	0.14 Acres
Year Built:	2012
Building Size:	4,080 SF
Zoning:	B-3 Highway Commercial
Sale Price / SF:	\$101.72

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Ste 200-210	\$12.00 SF/yr	NNN	4,080 SF	\$0.00

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	23,233	34,581	43,327
Total Population	61,000	92,290	115,204
Average HH Income	\$55,600	\$61,108	\$62,562



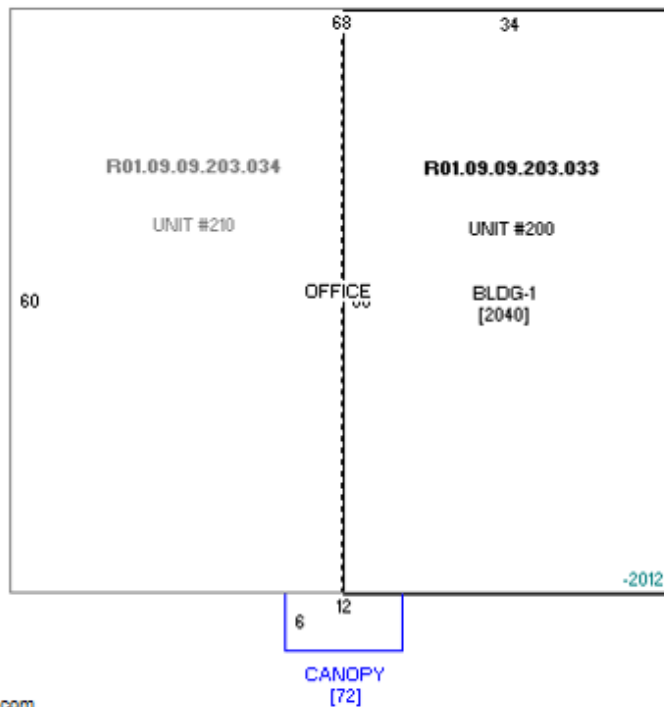
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Sketch by www.camavision.com



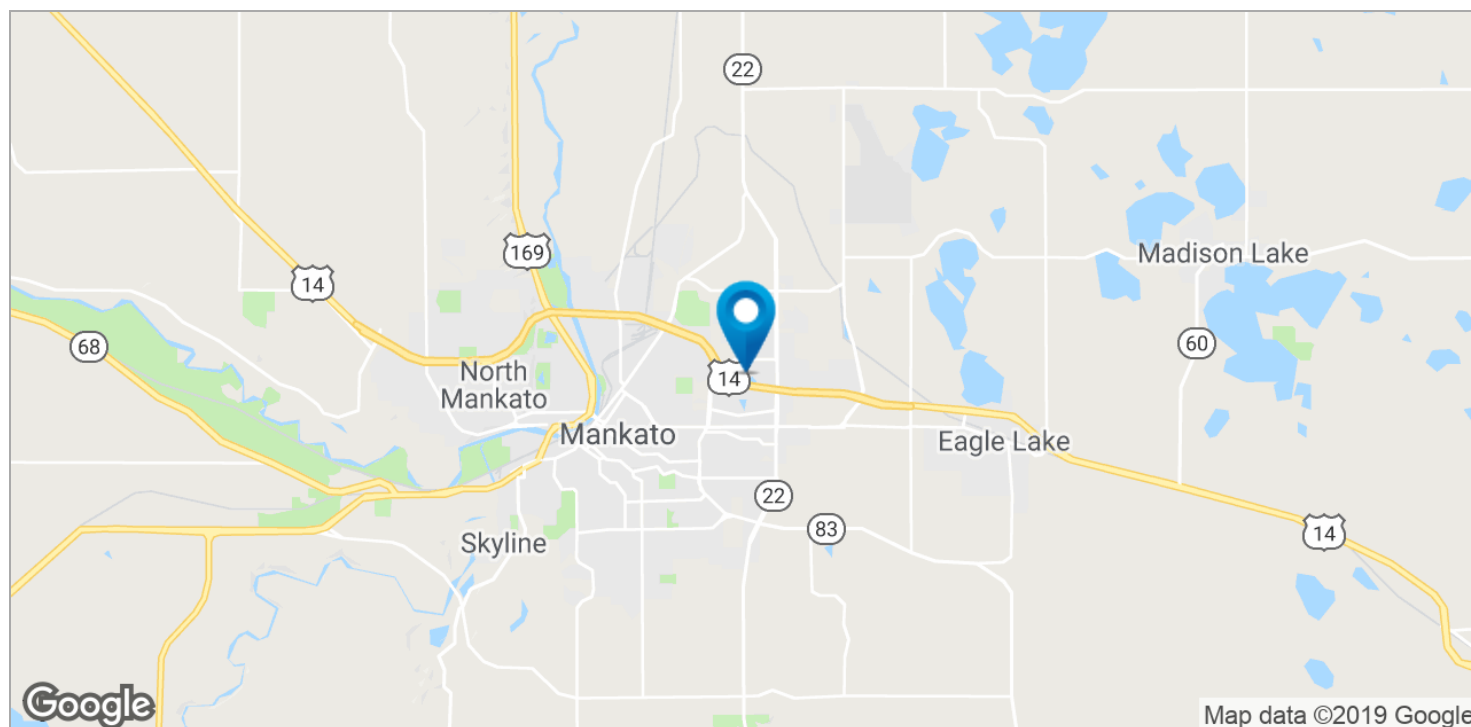
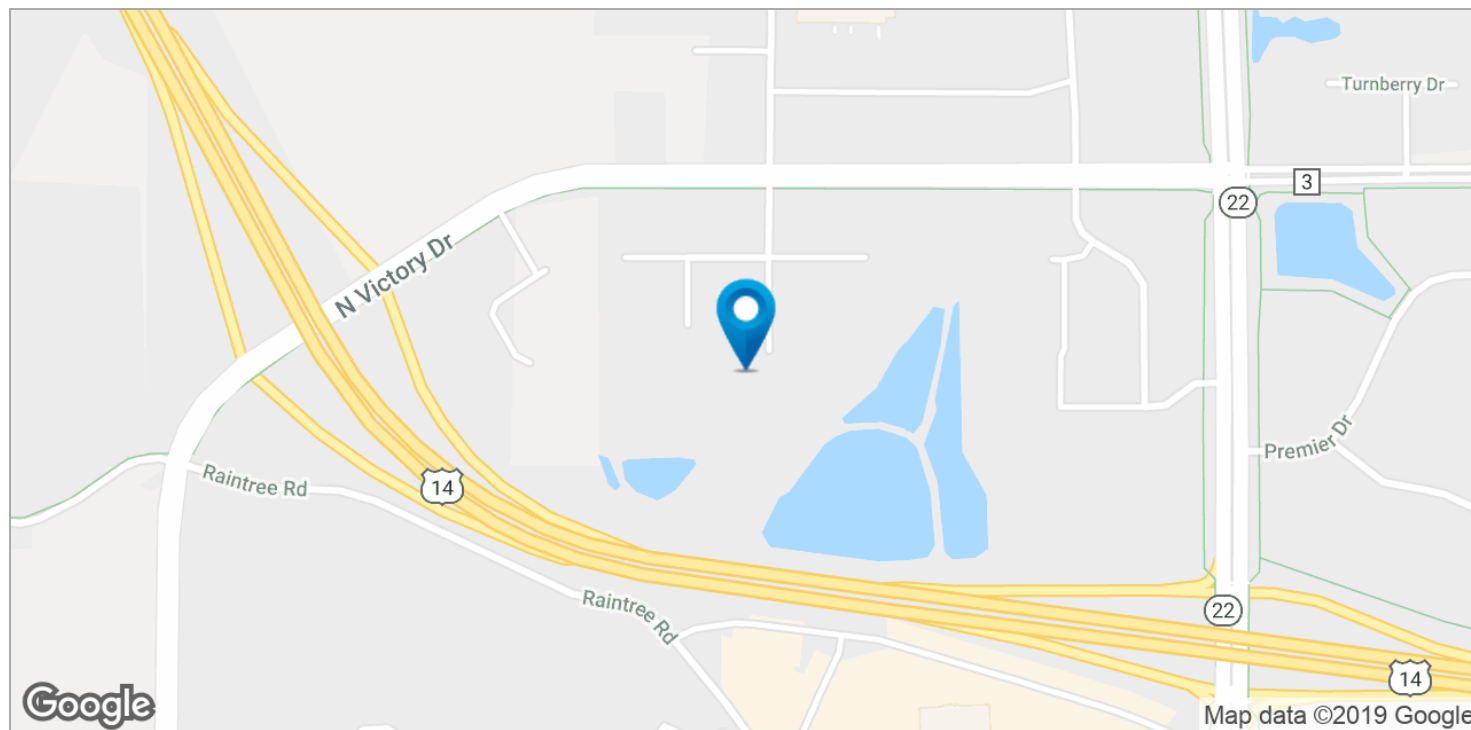
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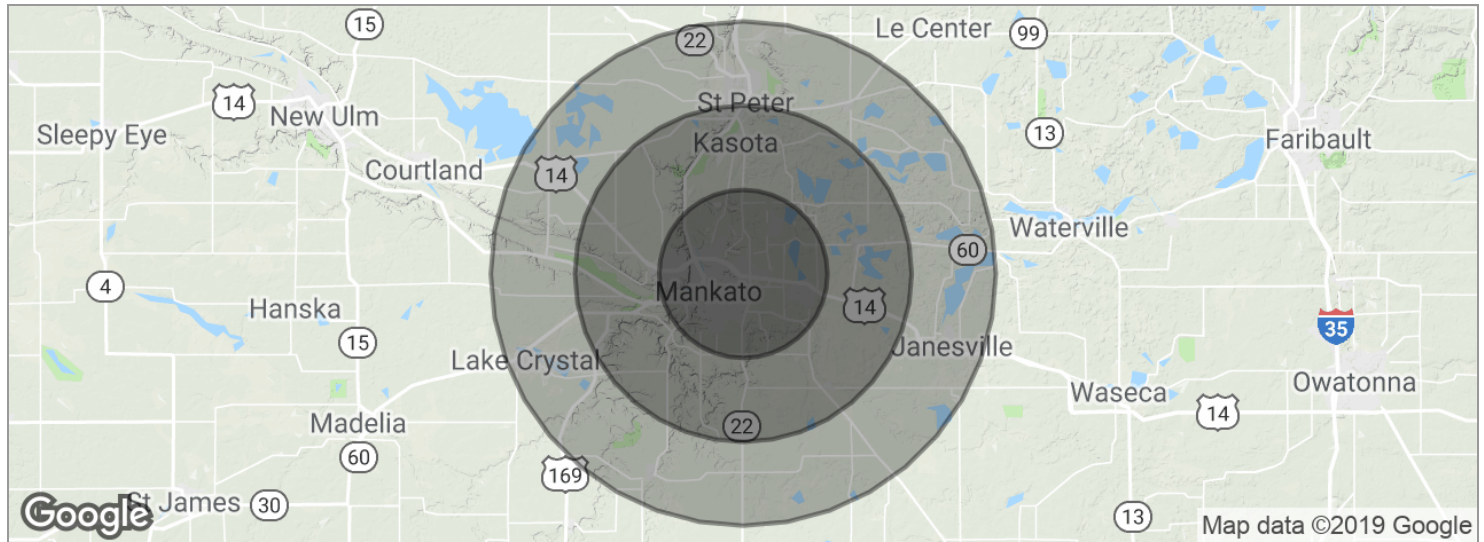
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	61,000	92,290	115,204
Median age	29.4	30.8	32.2
Median age (male)	28.4	29.9	31.3
Median age (Female)	31.2	32.5	33.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	23,233	34,581	43,327
# of persons per HH	2.6	2.7	2.7
Average HH income	\$55,600	\$61,108	\$62,562
Average house value	\$183,131	\$196,536	\$198,793

* Demographic data derived from 2010 US Census



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