

# MIDTOWN SQUARE

## FOR LEASE

\$12.00 SF/YR



NEW FACADE | INTERIOR UPGRADES | NEW TR

220 E MAIN ST, MANKATO, MN 56001

### Property Description

Located in the heart of downtown Mankato, Midtown Square is a professional office building with a great mix of professional tenants including an accounting firm, dental practice, insurance firm, and ophthalmology practice. The property is centrally located with great visibility from Main Street and Veterans Bridge. Huge courtyard outside and grand entrance are just a few of the shining features.

### Property Highlights

- Excellent downtown location
- Ample parking
- High traffic counts



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## OFFERING SUMMARY

Sale Price: \$1,675,000

Available SF: 6,627 SF

Lot Size: 0.61 Acres

Year Built: 1964

Building Size: 21,510 SF

Zoning: CBD - Central Business District

Sale Price / SF: \$77.87

## AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
2nd Floor	\$12.00 SF/yr	NNN	6,627 SF	\$5.94

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,057	20,290	28,000
Total Population	12,023	53,603	72,782
Average HH Income	\$46,540	\$54,635	\$58,338

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