

NEW FACADE | INTERIOR UPGRADES | NEW T 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

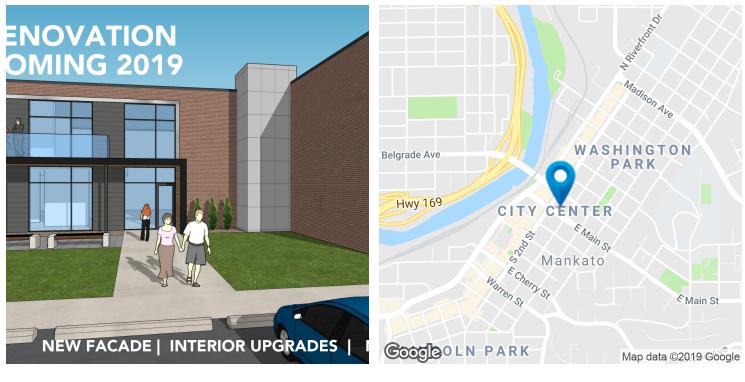




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220 e main st, mankato, mn 56001 MIDTOWN SQUARE



OFFERING SUMMARY		AVAILABLE SPACES	
Sale Price:	\$1,675,000	SPACE	
Available SF:		2nd Floor	
	6,627 SF	DEMOGRAPHICS	
Lot Size:	0.61 Acres		
		Total Household	
Year Built:	1964	Total Population	
Building Size:	21,510 SF	Average HH Inco	
Zoning:	CBD - Central Business District		
	District		

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

Sale Price / SF:

\$77.87



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