

MIDTOWN SQUARE

FOR LEASE

\$12.00 SF/YR



Property Description

To be renovated in 2019! This historic building will be revitalized with a new addition and a new mix of tenants come 2019. Located in the heart of downtown Mankato, Midtown Square is a professional office building with a great mix of professional tenants. The property is centrally located with excellent visibility from Main Street and Veteran's Memorial Bridge (HWY 169 access). The building features a courtyard outside, off-street parking and a grand entrance.

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 SF: 6,627 SF

Year Built: 1964

Remodel 2018-2019

Building Size: 21,510 SF

Zoning: CBD - Central Business District

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

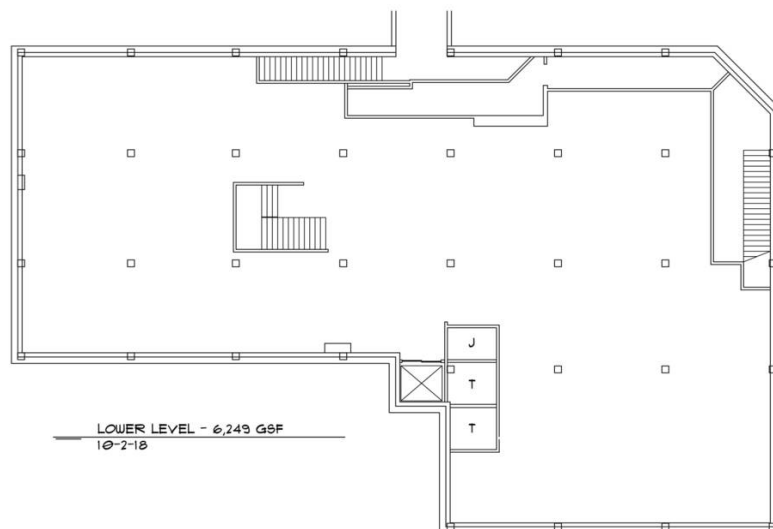
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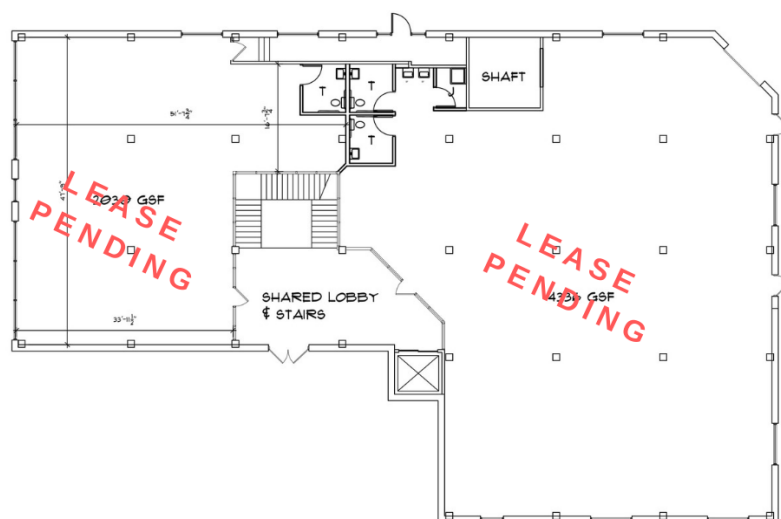
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1

LOWER LEVEL

UP TO 6249 SF | \$8/SF/NNN | Features: High Ceilings & Natural Light



2

MAIN LEVEL

1,415 SF | \$16/SF/NNN | NEW ADDITION !

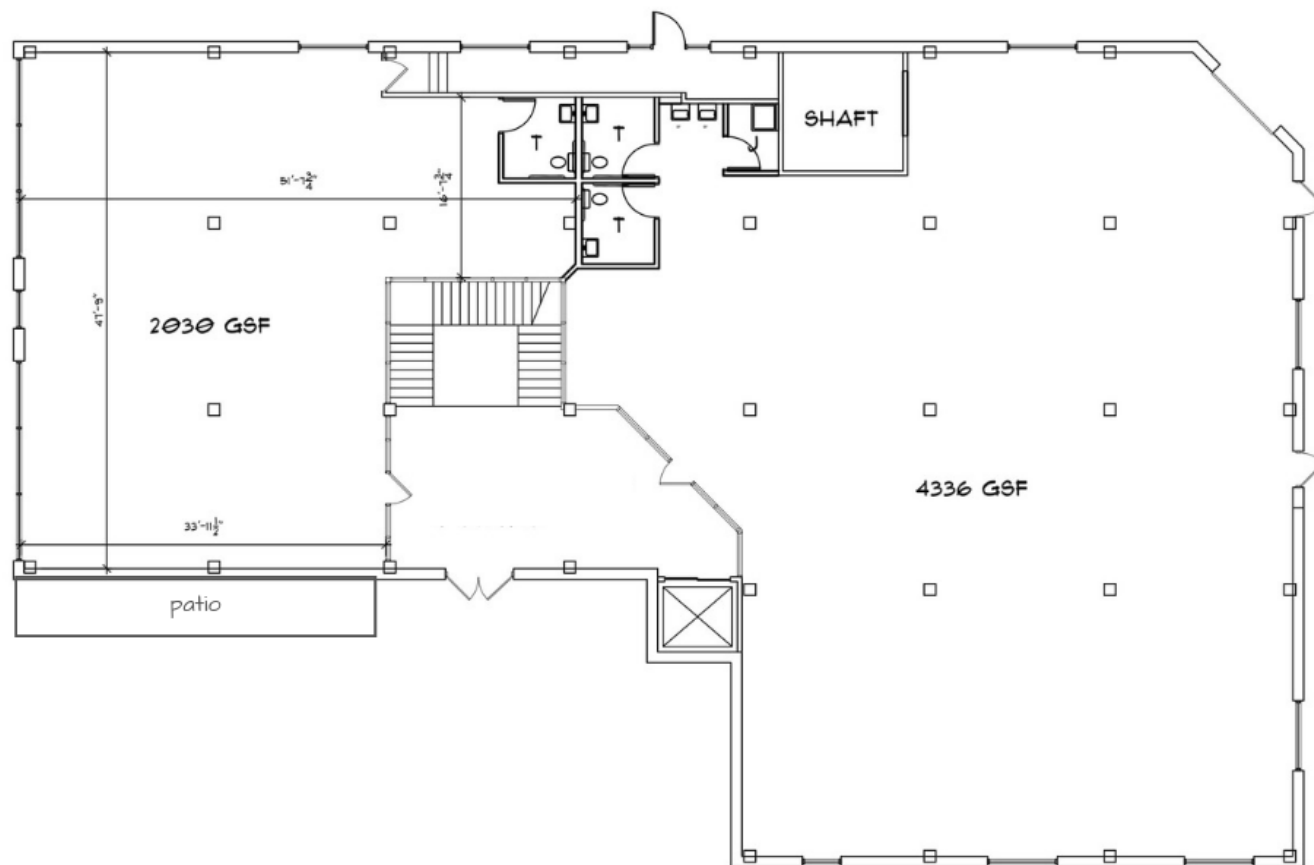
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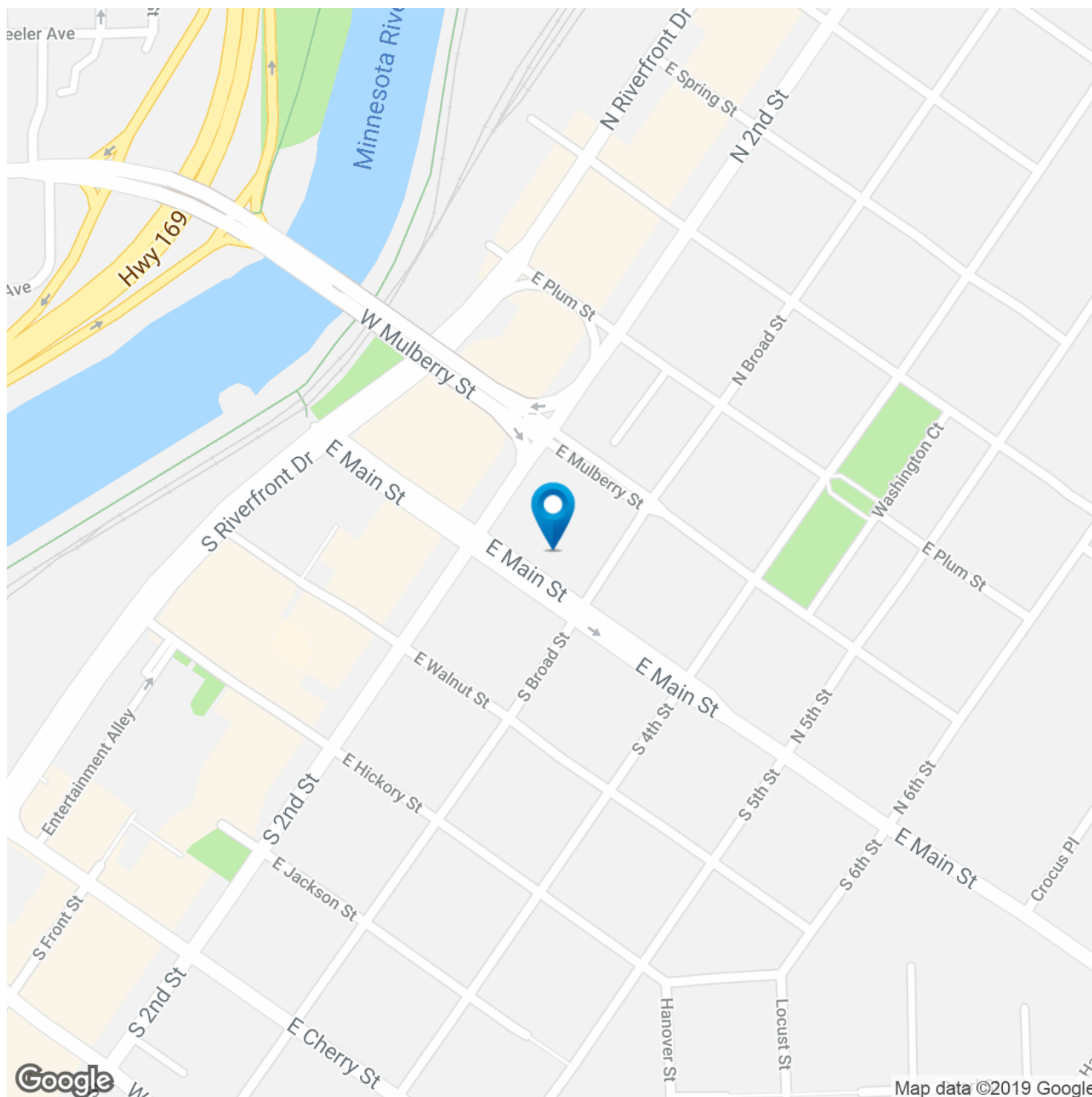
UPPER LEVEL/2ND FLOOR

6,627 SF | \$12/SF/NNN | INCLUDES 1,416 SF PATIO

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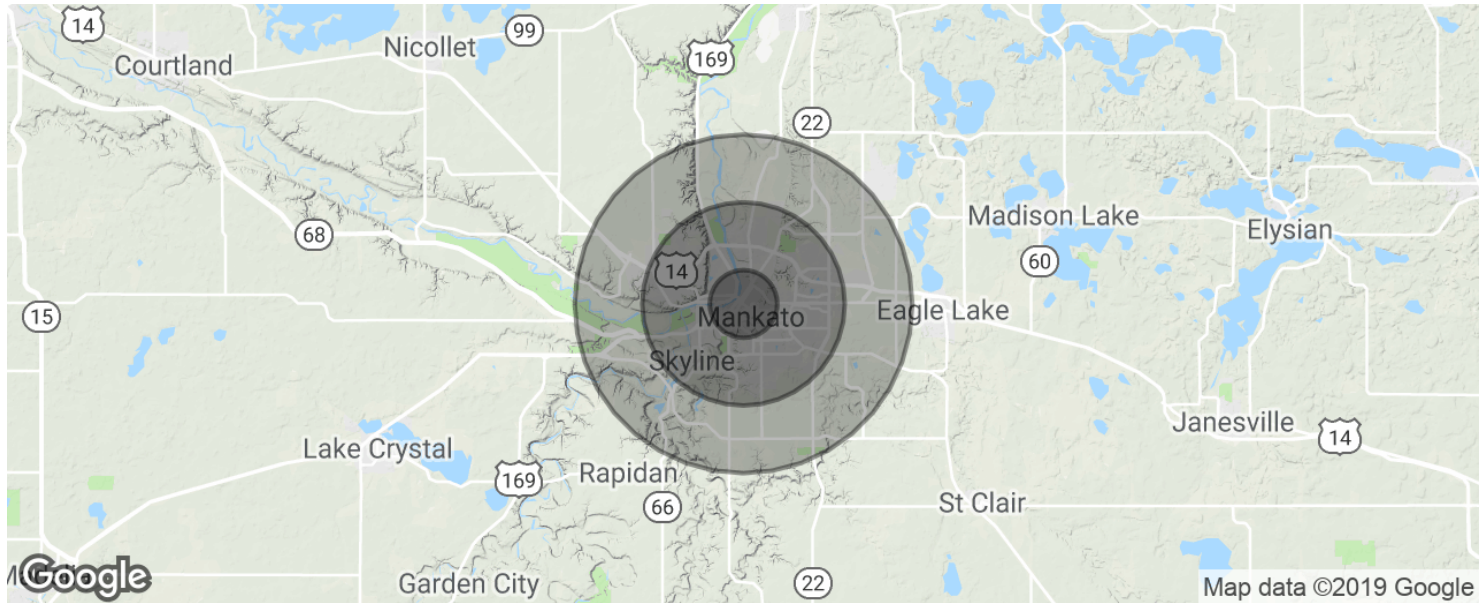
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,023	53,603	72,782
Median age	27.5	29.2	30.4
Median age (Male)	27.2	28.2	29.3
Median age (Female)	28.3	31.0	32.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,057	20,290	28,000
# of persons per HH	2.4	2.6	2.6
Average HH income	\$46,540	\$54,635	\$58,338
Average house value	\$143,655	\$176,490	\$185,646

* Demographic data derived from 2010 US Census



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