



Marshall MN Restaurant

1402 E College Dr Marshall, Minnesota 56258

Property Highlights

- \$15/SF/YR - Absolute Triple Net Lease
- Equipment/Inventory Included
- Improvements Negotiable
- Turnkey Second Generation QSR

Spaces	Lease Rate	Space Size
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1402 E College Dr	\$15.00 SF/yr	4,430 SF
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For More Information

Cate DeBates

O: 507 380 6627

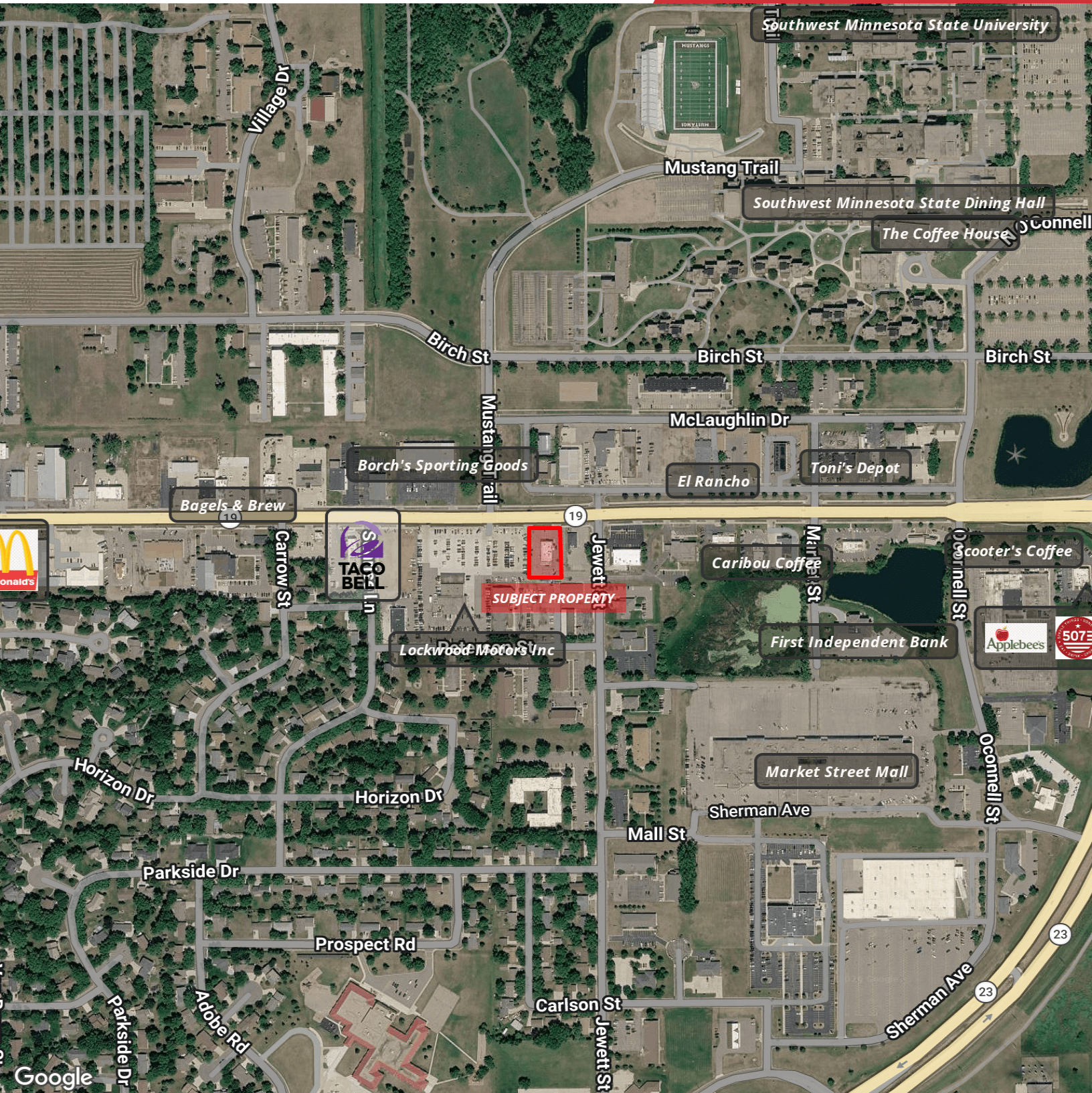
Cate@nainorthstar.com | MN #40913079





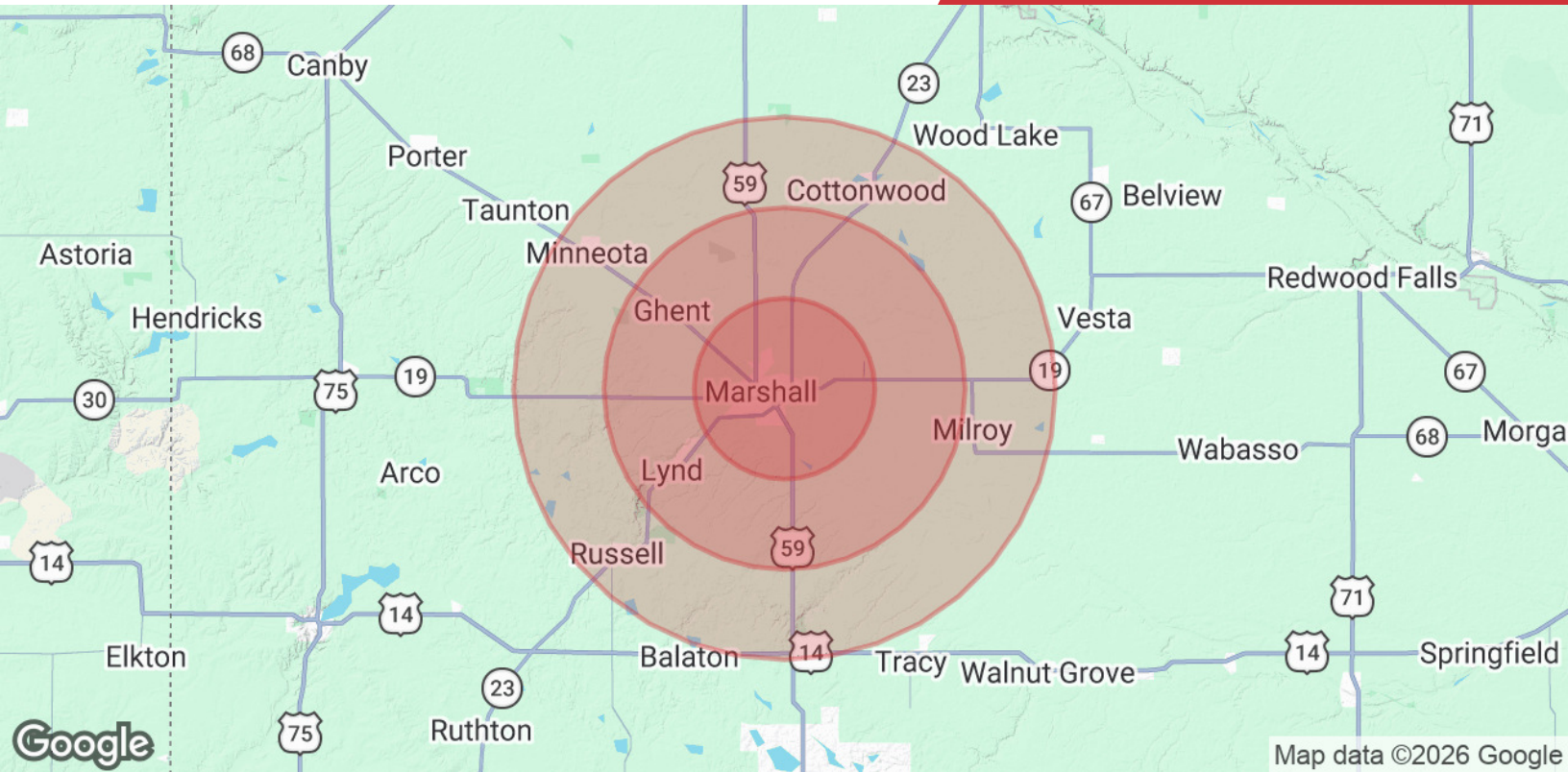
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1400 Madison Avenue, Suite 730
Mankato, MN 56001
507 995 5392 tel
nainorthstar.com



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Population

	5 Miles	10 Miles	15 Miles
Total Population	14,952	17,401	22,795
Average Age	35.6	36.1	37.2
Average Age (Male)	35.1	35.4	36.6
Average Age (Female)	35.9	36.5	37.5

Households & Income

	5 Miles	10 Miles	15 Miles
Total Households	5,879	6,782	8,976
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$90,514	\$93,334	\$94,463
Average House Value	\$215,961	\$222,771	\$218,006

2023 American Community Survey (ACS)



Cate DeBates

CSO | Principal Broker

Cate@nainorthstar.com

Direct: 507.380.6627 | Cell: 507.380.6627

MN #40913079

Professional Background

Cate DeBates is a dynamic commercial real estate visionary and the Chief Strategy Officer and Principal Broker at NAI North Star, where she spearheads firm-wide growth initiatives and leads the sales and leasing practice across Southern Minnesota's most impactful market sectors. With more than six years of high-velocity commercial brokerage experience, Cate has consistently delivered measurable value for investors, landlords and occupiers across industrial, land, office, retail and multifamily property types.

In her dual role as a strategic leader and transaction specialist, Cate integrates deep market intelligence with purpose-driven execution to optimize outcomes for clients. Her leadership in design-to-delivery marketing and brand strategy at NAI North Star fortifies the company's market reputation and strengthens deal flow and visibility in competitive environments. Cate's ability to align brand narrative with transactional execution enables stakeholders to engage with confidence throughout the asset lifecycle.

Prior to launching NAI North Star's impactful presence in the region, Cate built her foundation in commercial brokerage at Coldwell Banker Commercial, where she was recognized with the Global Pathfinder in Innovation Award—a testament to her creative deal structuring and client-centric approach. Her background also encompasses executive leadership in marketing and sales for the top-performing office in Minnesota, solidifying her expertise in driving performance both on the brokerage floor and through strategic brand positioning.

Cate's transactional achievements include closing in excess of \$20M in brokerage transaction volume and shepherding the leasing of more than 500,000 square feet of commercial space—benchmarks that underscore her capacity to close complex deals and unlock value across asset classes.

Beyond brokerage performance, Cate champions community engagement and thought leadership. She serves on local boards and advisory committees—ranging from economic development initiatives to philanthropic efforts—furthering connectivity between commercial real estate, civic growth and sustainable market development.

NAI North Star
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