

For Lease

35,000 SF | \$15.00 - 20.00 SF/yr Retail Space



The Pond On Madison Prime Retail District Lease

1850 Madison Ave
Mankato, Minnesota 56001

Property Overview

Fully repurposed in 2023, The Pond is family entertainment and restaurant hub. The building is home to Green Mill to Go, Crooked Pint Ale House, UNRL Rink (Junior Sized Indoor Hockey Complex with Executive Suites and Event Space), an arcade and an 800 person Venue. The property also features outdoor pickleball courts, two-story access and a planned academy for competitive youth. Options for leasing include built-to-suit or as-is and all spaces have 20'+ ceiling heights. Owners are looking for like-minded retail/entertainment/sporting establishments to round out the variety of services for families and community members. Large and multi-location building signage available as well as active design team for specs upon request. Shared amenities include shared restaurant/menu selections, restroom counts, ample parking for customers, high traffic (30,000+ VPD) and nearby hospitality accommodations.

Fact: Mankato has the largest per-capita spending in the state of Minnesota and is a regional hub, drawing more than 40,000 visitors every weekend for consumer purchases alone.

Property Highlights

- Build-to-Suit
- Tenant Improvement Available
- CAD/Design upon Request
- 20'+ Ceiling Heights
- Building Signage on Primary Retail Thoroughfare
- Ample Customer Parking

Offering Summary

Lease Rate:	\$15.00 - 20.00 SF/yr (NNN)
Building Size:	115,875 SF
Available SF:	35,000 SF

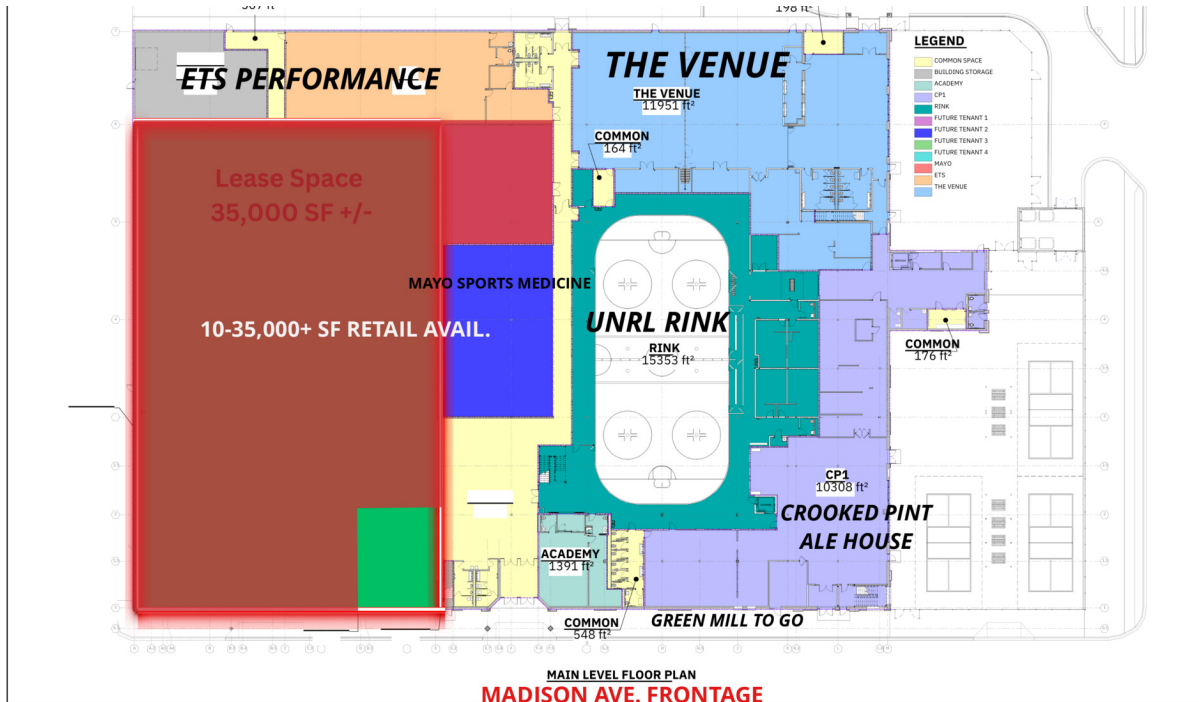
For More Information

David Schooff

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	35,000 SF	Lease Rate:	\$15.00 - \$20.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
Lease Space	Available	35,000 SF	NNN	\$15.00 - 20.00 SF/yr



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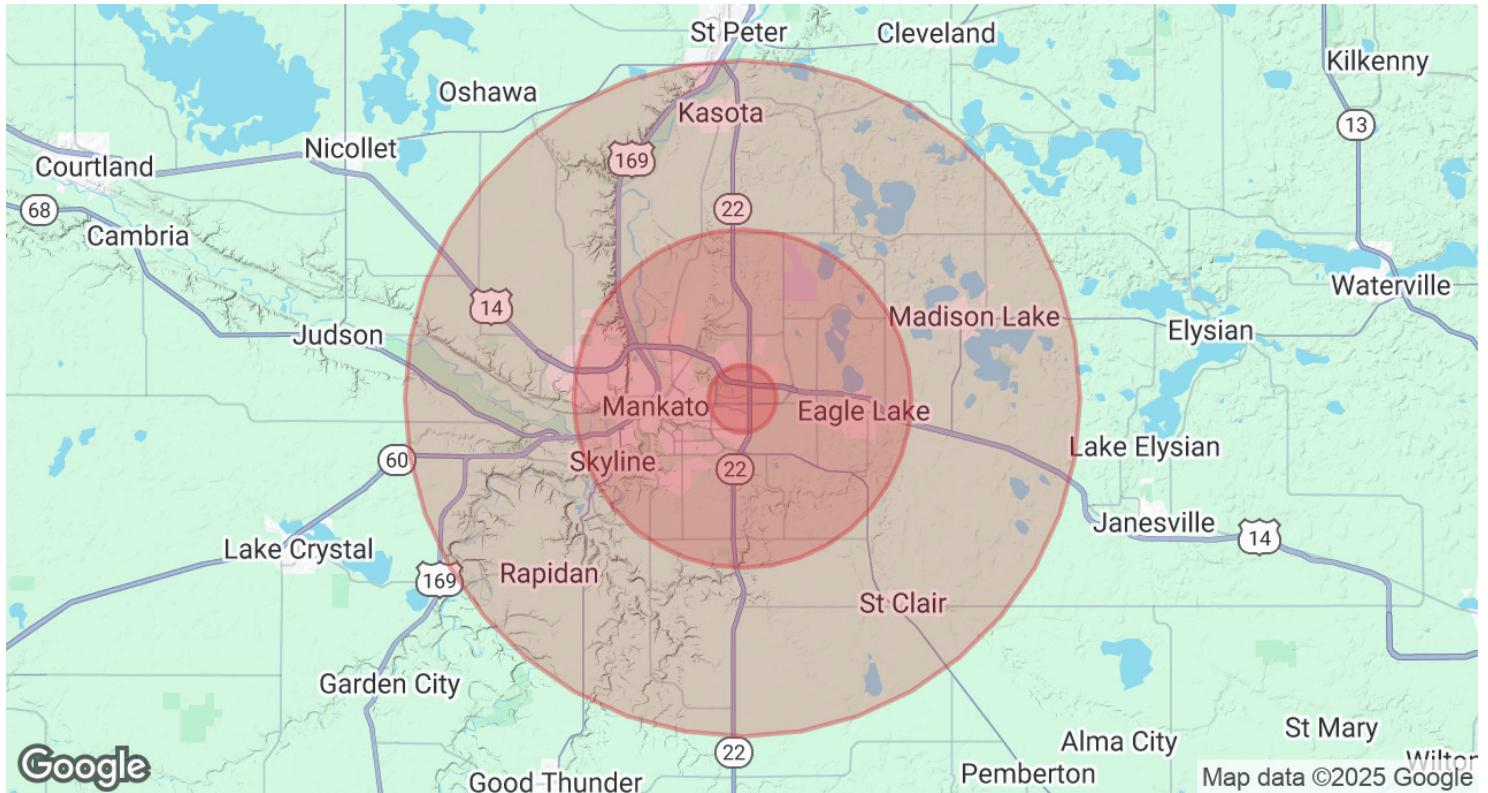
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Population	1 Mile	5 Miles	10 Miles
Total Population	4,393	63,008	85,852
Average Age	41	37	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,013	24,978	32,484
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$93,660	\$92,216	\$101,372
Average House Value	\$430,039	\$294,440	\$308,891

Demographics data derived from AlphaMap



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David Schooff

CEO | Broker

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Professional Background

David Schooff has been an active real estate broker since 2006. David's personal portfolio boasts nearly 1 million square feet of commercial investments and he has produced more than \$40 Million in total transaction volume in his 17 years of practice. He is the only Broker in Greater Mankato to hold the prestigious SIOR, CCIM and CPM commercial real estate designations. His long term relationships with investors, developers and lenders have contributed to his widespread success.

David was formerly President and CEO of a CBC affiliate office in Mankato, Minn. He franchised the local office with the CBC brand, making it a household name in the region. In his role, he grew the company to an annual transaction volume of more than \$50 million and oversaw all sales and leasing activity. David was one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than four times during his real estate career.

Prior to his work in CRE, David was the President/CEO of the Greater Mankato Chamber of Commerce and the Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. He continues to play an integral role in growing businesses in the area by investing in, and revitalizing properties across rural Minnesota. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

David is passionate about travel and loves to experience new destinations with his wife, Michelle. David loves giving back to the community and has a soft spot for Feeding Our Communities Partners, Minnesota State Hockey and Athletics, and has a scholarship fund with the Mankato Area Foundation to support students pursuing degrees in trade industries. He and Michelle recently adopted an aging shih tzu, Juno, who keeps them on their toes daily. David continues to inspire young investors and support professional development within the industry, having recruited and trained top performers in sales, leasing and property management.

Education

M.S. Iowa State University; Community/Regional Planning

B.S. Iowa State University; Journalism/Mass Communications

Memberships

SIOR CCIM CPM

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