

# Block 52

101 W Broadway Monticello, MN

MLS #24-626



## PROPERTY DESCRIPTION:

Prime retail space located along Broadway Street in Downtown Monticello. This multi-use space will have 87 residential units above with underground parking for residents. Up to 30,000 SF of retail and office/retail space on main level available with abundant parking and designated restaurant space.

## LEASE RATE:

\$23.00 PSF - \$25.00 PSF (End Caps)

## ESTIMATED CAM:

\$3.50 PSF

## IMPROVEMENT ALLOWANCE:

\$20.00 PSF

## AVAILABLE COMMERCIAL SF:

1,728 SF - 10,209 SF (Retail, office, and designated restaurant space)



4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

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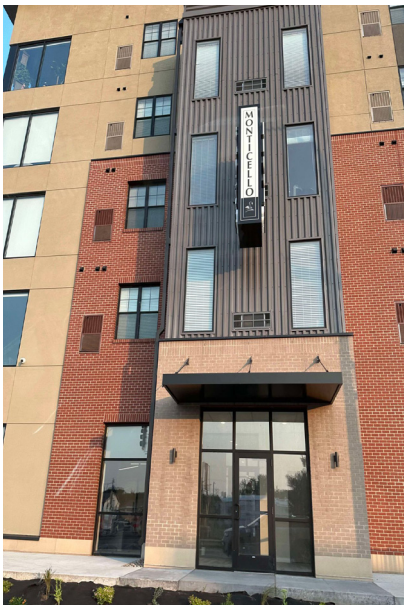
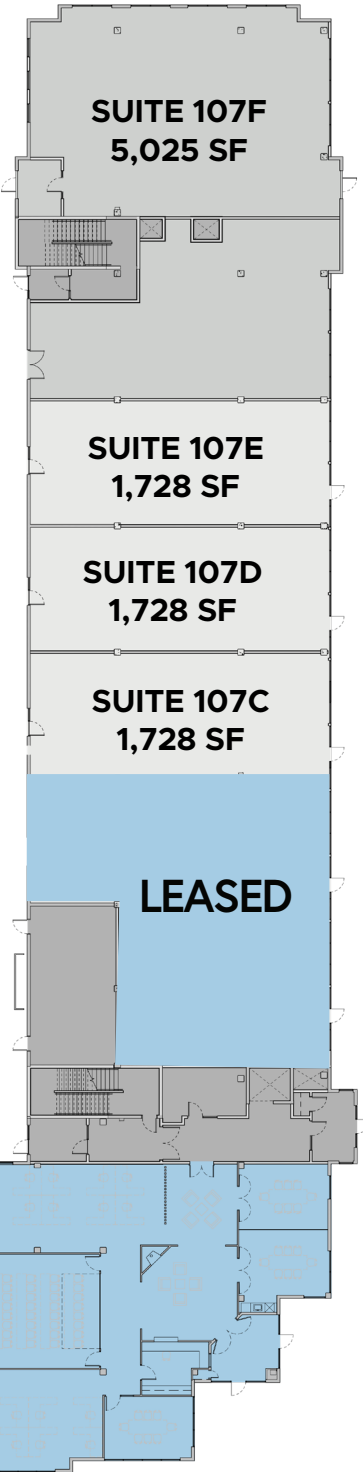
All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

**BRENDAN MULDOON** | REALTOR®  
OWNER/AGENT  
701.499.3938  
[brendan@prgcommercial.com](mailto:brendan@prgcommercial.com)



**PARKING AVAILABILITY**

PARKING TO INCLUDE 98 SPACES IN THE LOT AND SPACES ON BROADWAY, WALNUT STREET, AND RIVER STREET.



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## SITE DEMOGRAPHICS:

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST

### 2019 POPULATION

1 mile	3 miles	5 miles
3,531	22,010	34,380

### 2019 MEDIAN HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$61,871	\$77,692	\$81,940

### 2021 TRAFFIC COUNTS

- 1) Pine Street near site: 40,932 AADT
- 2) I-94, Eastbound Lane Near Site: 40,502 AADT



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