



Property Overview

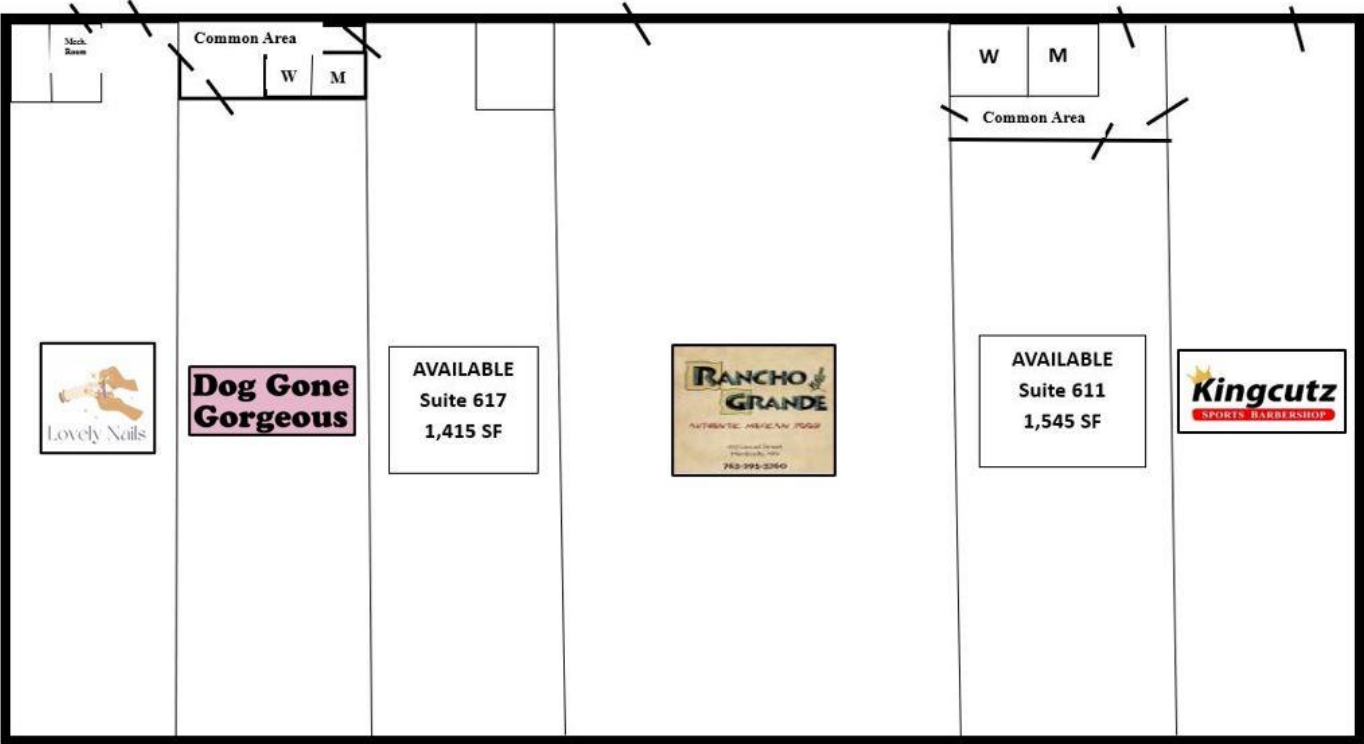
Prime retail space in Downtown Monticello, located on a busy traffic corridor with convenient access to Hwy 25 and I-94. This location is ideal for boutique retail, professional services, and specialty shops. Ideal for growing local businesses.

Property Highlights

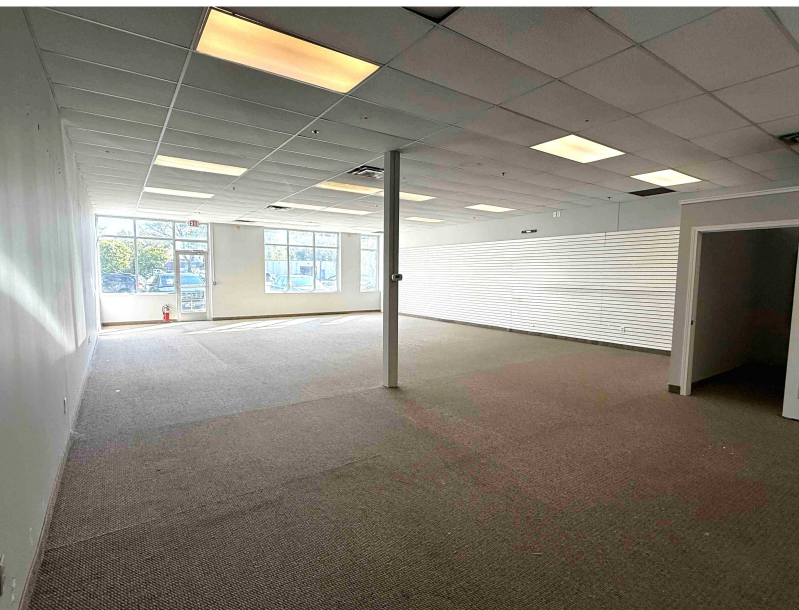
- Located in Downtown Monticello
- Near local shopping, coffee, dining, and amenities
- Open floor plans great for retail, service, or office
- Fully Sprinkled
- Monument Signage & on building
- Front & rear entrances
- Convenient onsite parking and street parking
- Easy access to Hwy 25 and I-94
- Co-Tenants: Rancho Grande Restaurant, Lovely Nails, Dog Gone Gorgeous Grooming Salon and King Cutz Sports Barbers

Lease Rate:	\$12-\$14 per SF per yr NNN
CAM/Taxes:	2025 CAM: \$6.30/SF 2025 Tax: \$3.04/SF
Available SF:	Suite 611: 1,545 SF Suite 617: 1,415 SF
Building SF:	8,100 SF
Signage:	Monument & Building
Parking:	Onsite and Street
Year Built:	2000
Zoning:	Business

SITE PLAN



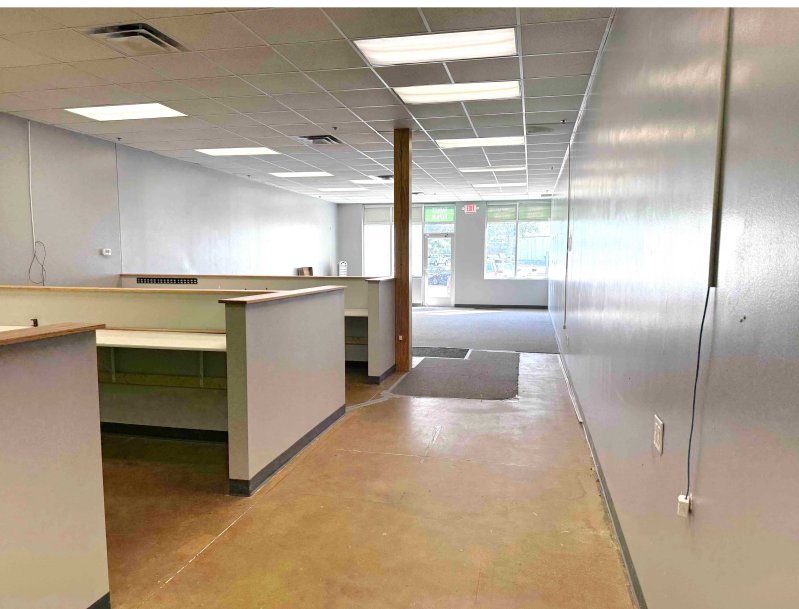
Suites 611 & 617 Photos



1,545 SF available Suite 611



Suite 611 with common area restrooms

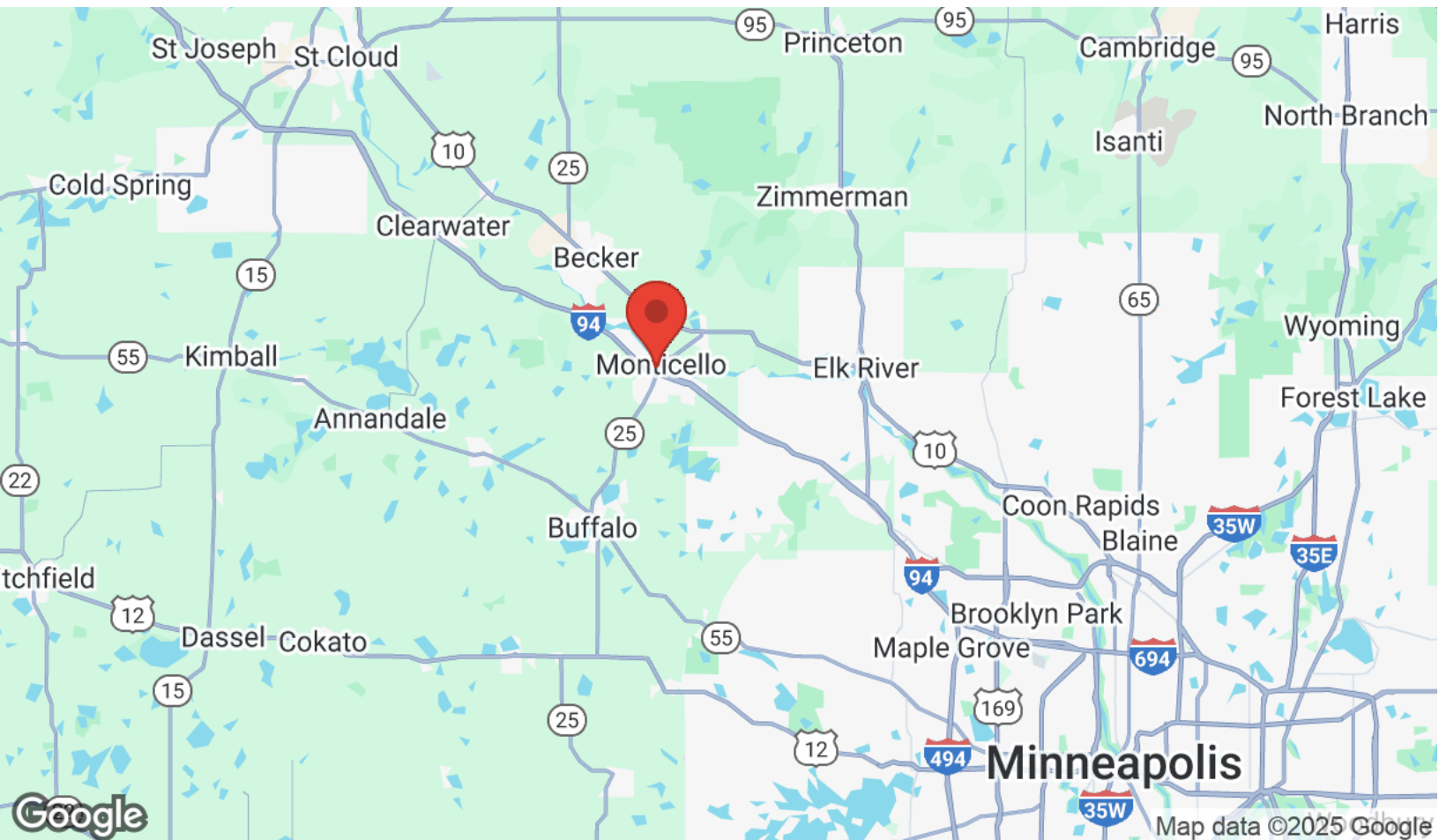
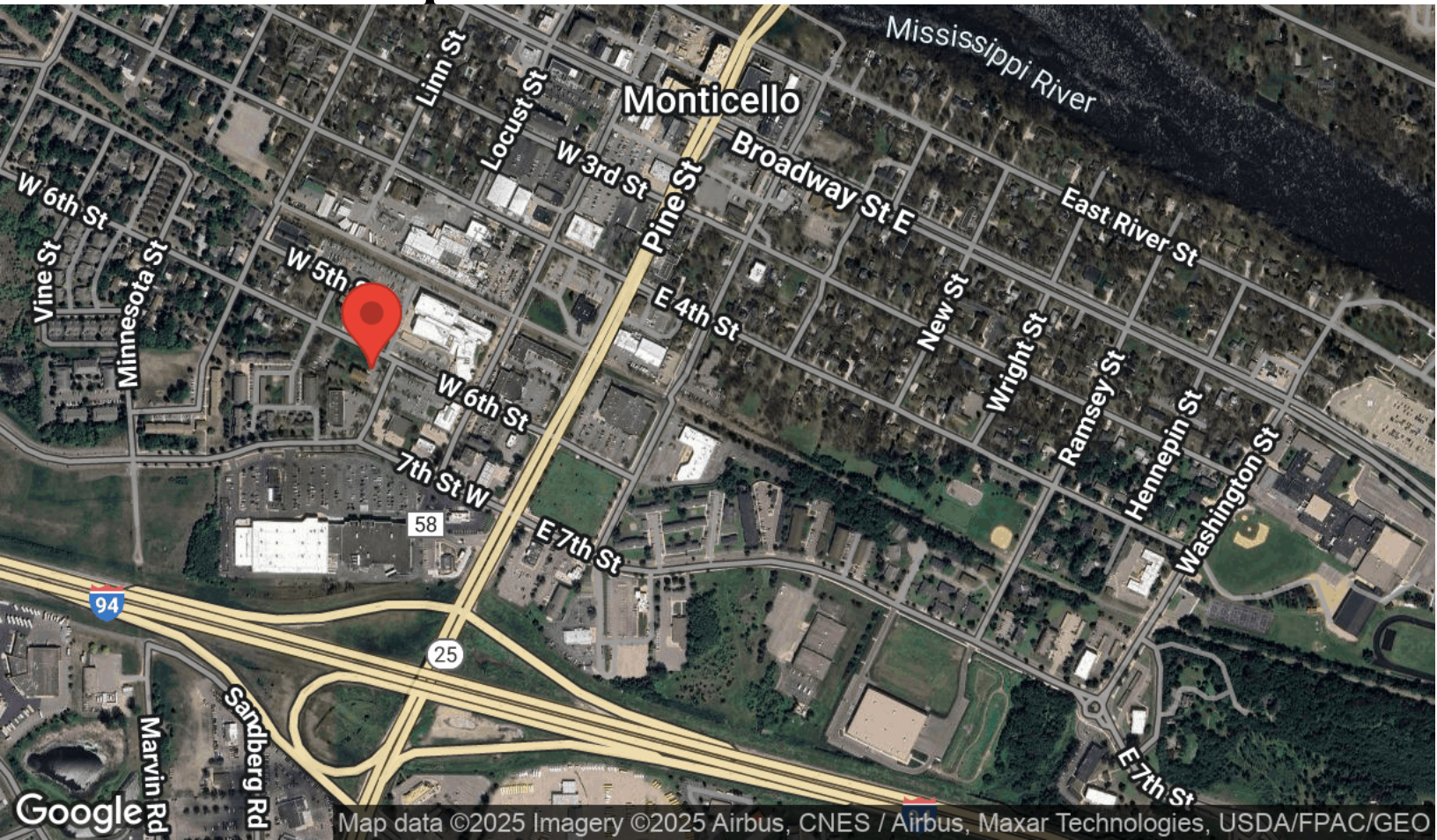


1,415 SF available Suite 617

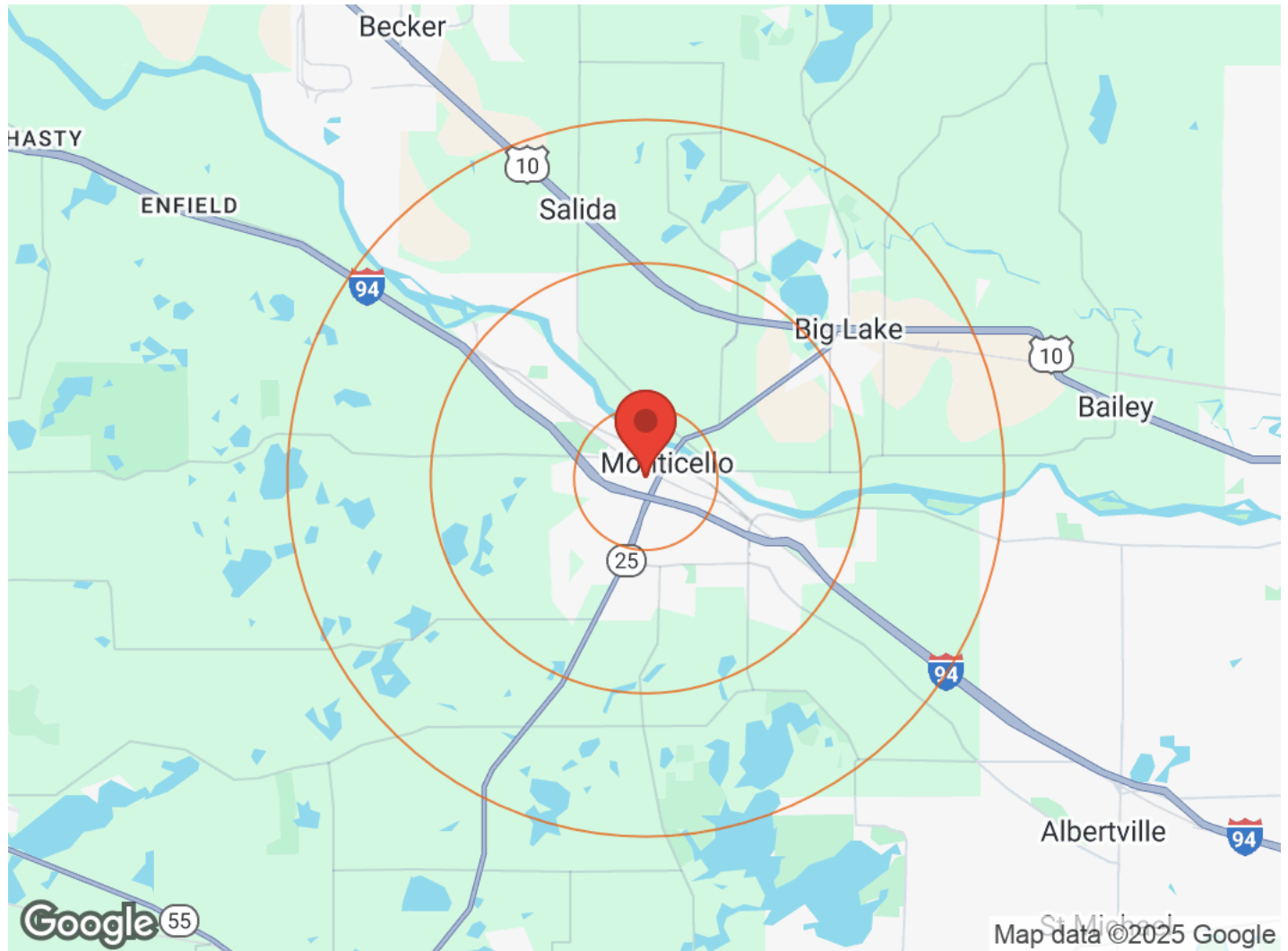


Suite 617 access to common restrooms

Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,417	10,069	16,896
	Female	2,440	9,918	16,419
	Total Population	4,857	19,987	33,315
Age	Ages 0-14	1,038	4,383	7,346
	Ages 15-24	661	2,681	4,448
	Ages 25-54	1,935	8,283	13,969
	Ages 55-64	539	2,179	3,677
	Ages 65+	685	2,459	3,877
Income	Median	\$63,105	\$88,066	\$94,661
	< \$15,000	142	396	514
	\$15,000-\$24,999	125	324	416
	\$25,000-\$34,999	94	332	423
	\$35,000-\$49,999	186	667	944
	\$50,000-\$74,999	694	1,377	2,119
	\$75,000-\$99,999	436	1,524	2,280
	\$100,000-\$149,999	237	1,677	2,806
	\$150,000-\$199,999	75	893	1,682
	> \$200,000	113	597	1,235
Housing	Total Units	2,237	8,251	13,111
	Occupied	2,102	7,788	12,420
	Owner Occupied	1,224	5,659	9,505
	Renter Occupied	878	2,129	2,915
	Vacant	135	463	690

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Exclusively Listed by

Dan Boschwitz - Associate

☎ (612) 804-8730

✉ danboschwitz@kw.com

📍 40358686, Minnesota

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