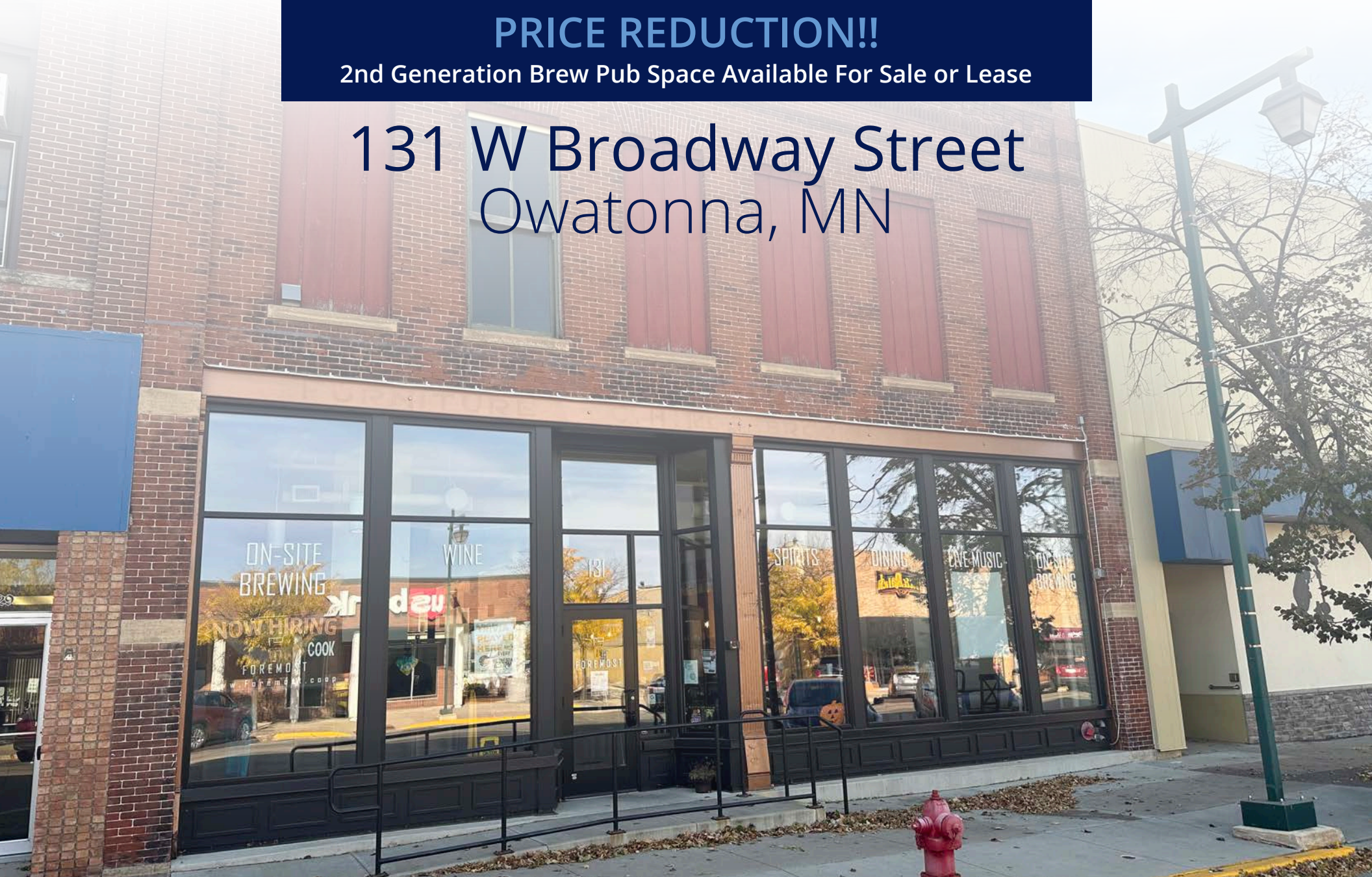


**PRICE REDUCTION!!**

**2nd Generation Brew Pub Space Available For Sale or Lease**

**131 W Broadway Street  
Owatonna, MN**



**Lauren Kessler**

Associate Vice President  
+1 952 897 7779  
lauren.kessler@colliers.com

**Hannah Rorvick**

Associate  
+1 952 897 7729  
hannah.rorvick@colliers.com

1600 Utica Avenue S  
Suite 300  
Minneapolis, MN 55416  
P: +1 952 897 7700

**Colliers**





# Owatonna, MN

Owatonna is strategically located at the intersection of I-35 and two major US highways, making it highly accessible in the Midwest. US Highway 14 connects many employment centers in Southern Minnesota, enhancing its economic significance. The city has a retail trade area with \$285 million in purchasing power, featuring three main shopping zones: Cedar Mall/Oakdale, Hoffman Drive, and downtown.

With a population of over 27,000, Owatonna enjoys high income and education levels, attracting new residents annually. The community offers diverse job opportunities and a high quality of life, leading to projected growth that outpaces many non-metro areas. It serves as a shopping, tourism, and healthcare hub in southern Minnesota, consistently ranking among the most livable small towns in the nation.

Federated Insurance, headquartered in Owatonna, MN, proudly calls the city's charming downtown district its home. The Federated home office, nestled among Owatonna's historic streets, houses a large team of dedicated employees who regularly support and engage with local businesses. This presence not only strengthens the community's economy but also adds to the vibrant atmosphere of downtown Owatonna.

*[Click here for more information on Owatonna, MN!](#)*





# Key Highlights



**Second-generation brew pub** featuring a kitchen and full basement with private seating, brewing equipment, walk in coolers, and plenty of room for storage, offering an ideal set up for a seamless transition into a thriving brew pub operation



This space has furniture, fixtures, and brewing equipment that can be negotiated, offering a convenient, ready-to-use set up for a brew pub



Seasonal Patio Seating



Usable Basement & Unfinished 2nd Floor for Expansion Opportunity



Building Elevator







W Broadway Street

S Oak Ave

W Bridge Street

W Park Square

W Main Street

**W Bridge Street**  
750 vpd

**W Main Street**  
10,000 vpd

**S Oak Avenue**  
9,173 vpd



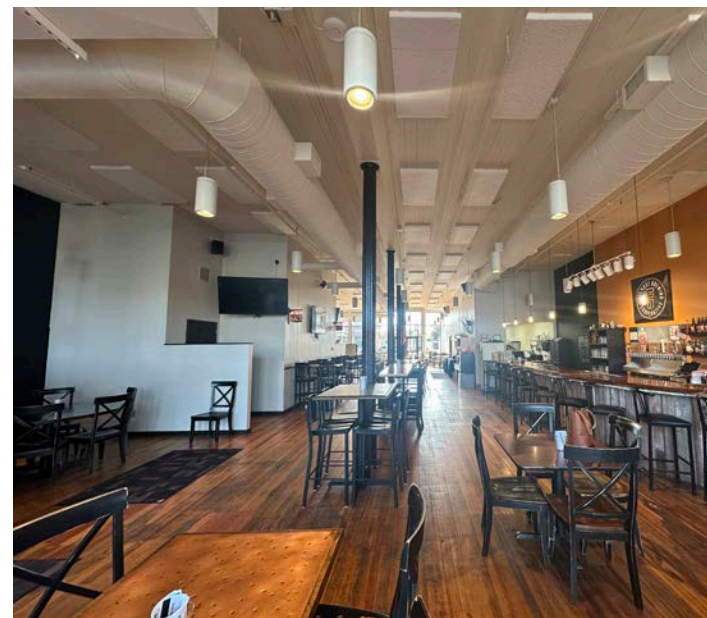
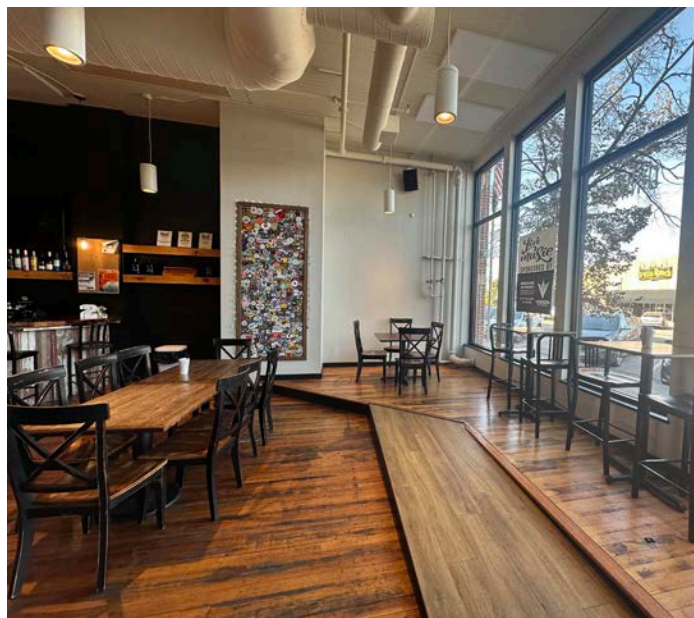
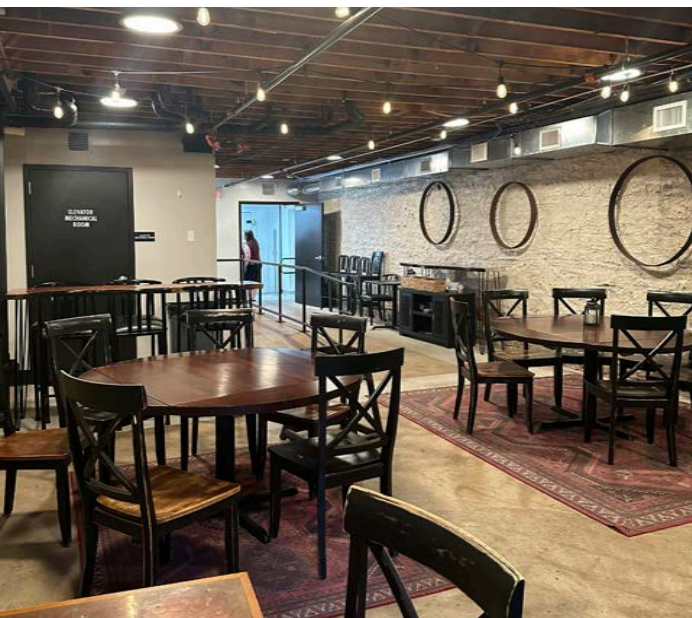
# Property Overview

Address	131 W Broadway Street Owatonna, MN 55060
PID #	17-100-0210
Year Built	1912
Building Size	Approx. 3,794 RSF - Main Level Approx. 3,775 RSF - Lower Level Approx. 7,569 RSF - Total  <i>*2nd floor, consisting of 3,885 SF, is unfinished and has the ability to be finished</i>
Parcel Size	0.10 Acres
County	Steele
Lease Rate	PRICE REDUCTION
Sale Price	PRICE REDUCTION

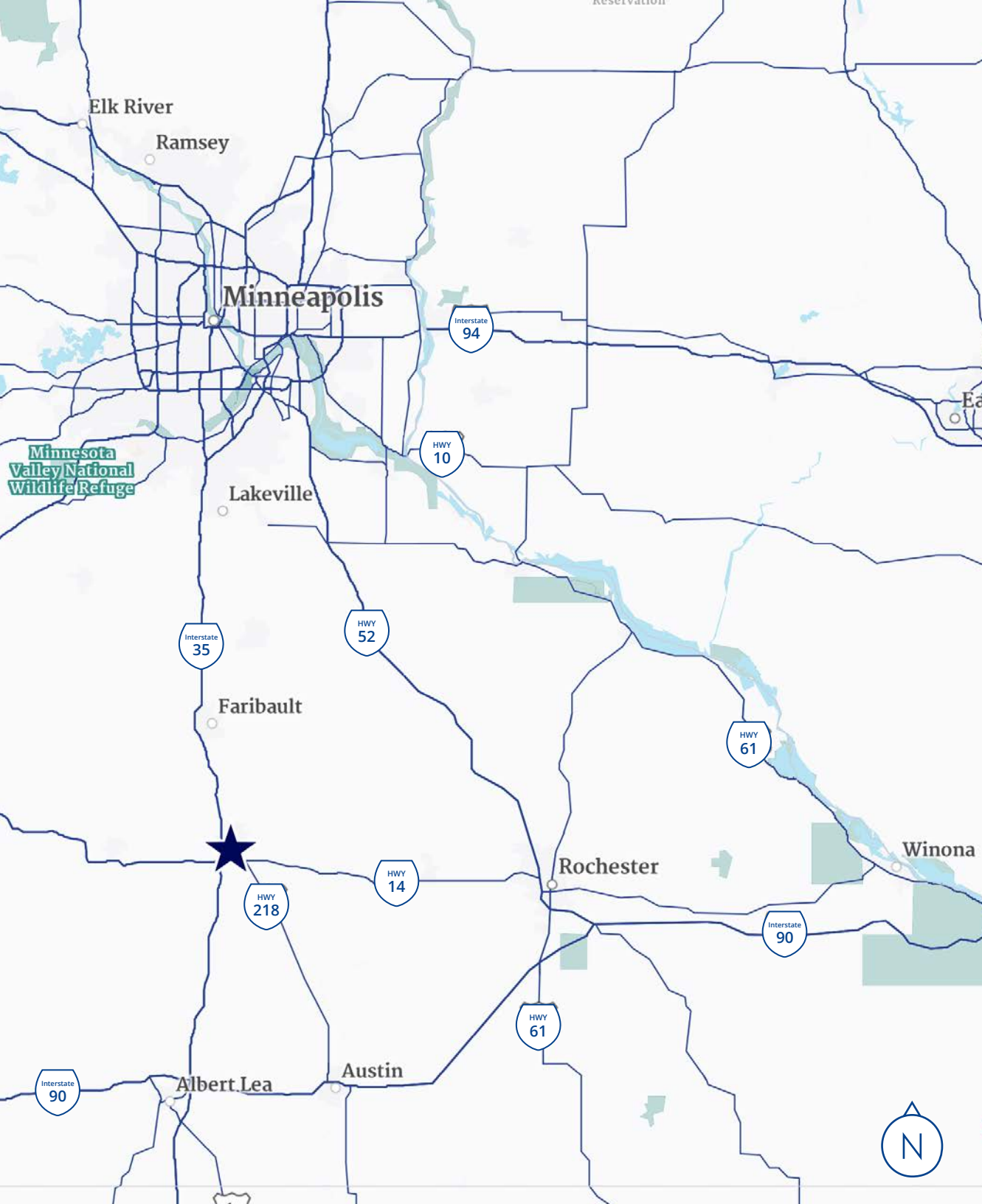
## Area Tenants



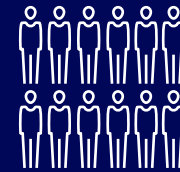








# Demographics



2024 Population

1 mi: 8,697

3 mi: 27,011

5 mi: 28,041



2024 Daytime Population

1 mi: 12,211

3 mi: 20,898

5 mi: 22,649



2024 Average Household Income

1 mi: \$86,168

3 mi: \$103,902

5 mi: \$105,303



Households

1 mi: 3,765

3 mi: 10,891

5 mi: 11,265



# Location Overview







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