



## Property Overview

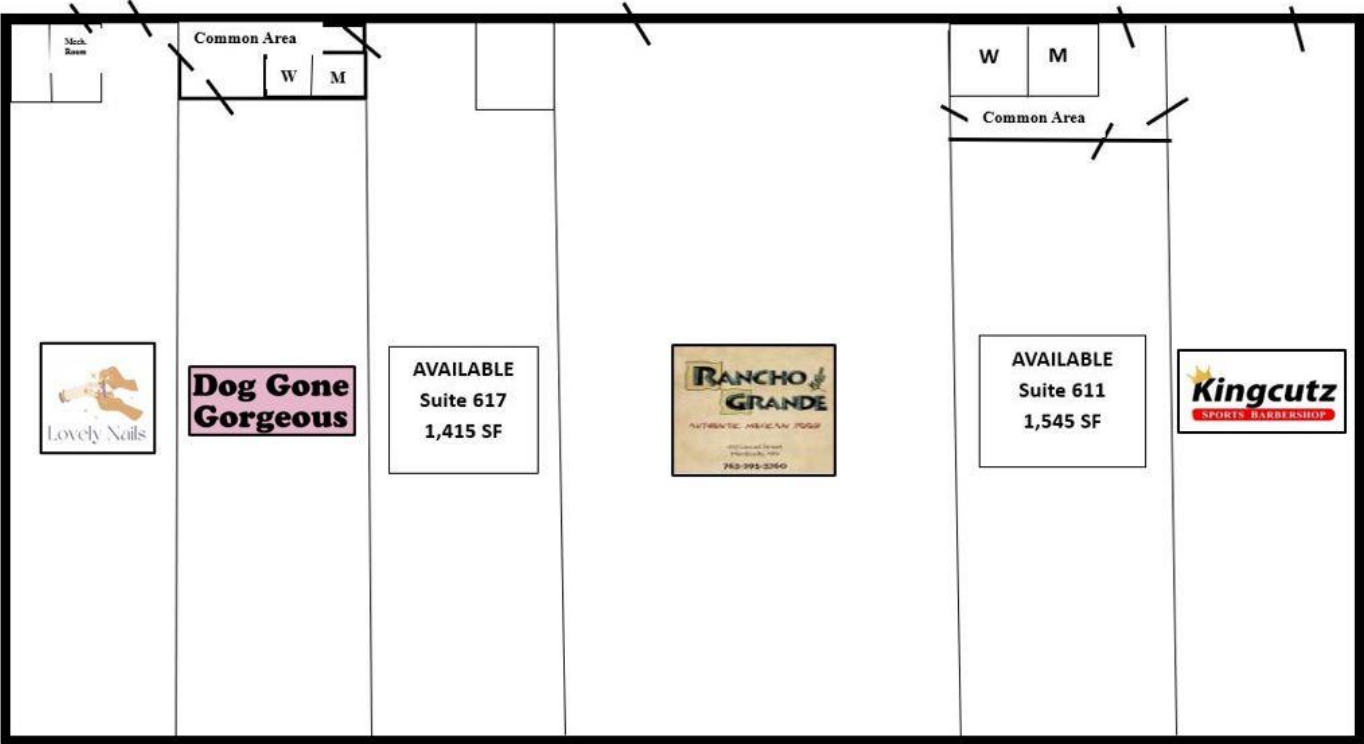
Prime retail space in Downtown Monticello, located on a busy traffic corridor with convenient access to Hwy 25 and I-94. This location is ideal for boutique retail, professional services, and specialty shops. Ideal for growing local businesses.

## 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

|                      |   |
|----------------------|---|
| <b>Lease Rate:</b>   | \$12-\$14 per SF per yr NNN   |
| <b>CAM/Taxes:</b>    | 2025 CAM: \$6.30/SF<br>2025 Tax: \$3.04/SF  |
| <b>Available SF:</b> | Suite 611: 1,545 SF Available:<br>May 16, 2026<br><br>Suite 617: 1,415 SF Available:<br>Now |
| <b>Building SF:</b>  | 8,100 SF  |
| <b>Signage:</b>      | Monument & Building   |
| <b>Parking:</b>      | Onsite and Street   |
| <b>Year Built:</b>   | 2000  |
| <b>Zoning:</b>       | Business  |

# SITE PLAN





# Suites 611 & 617 Photos



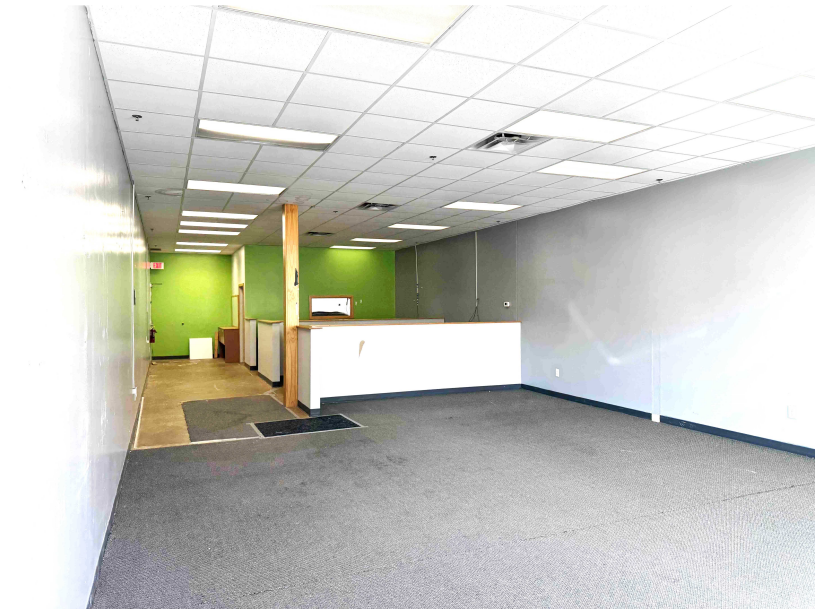
1,545 SF available Suite 611



Suite 611 with common area restrooms



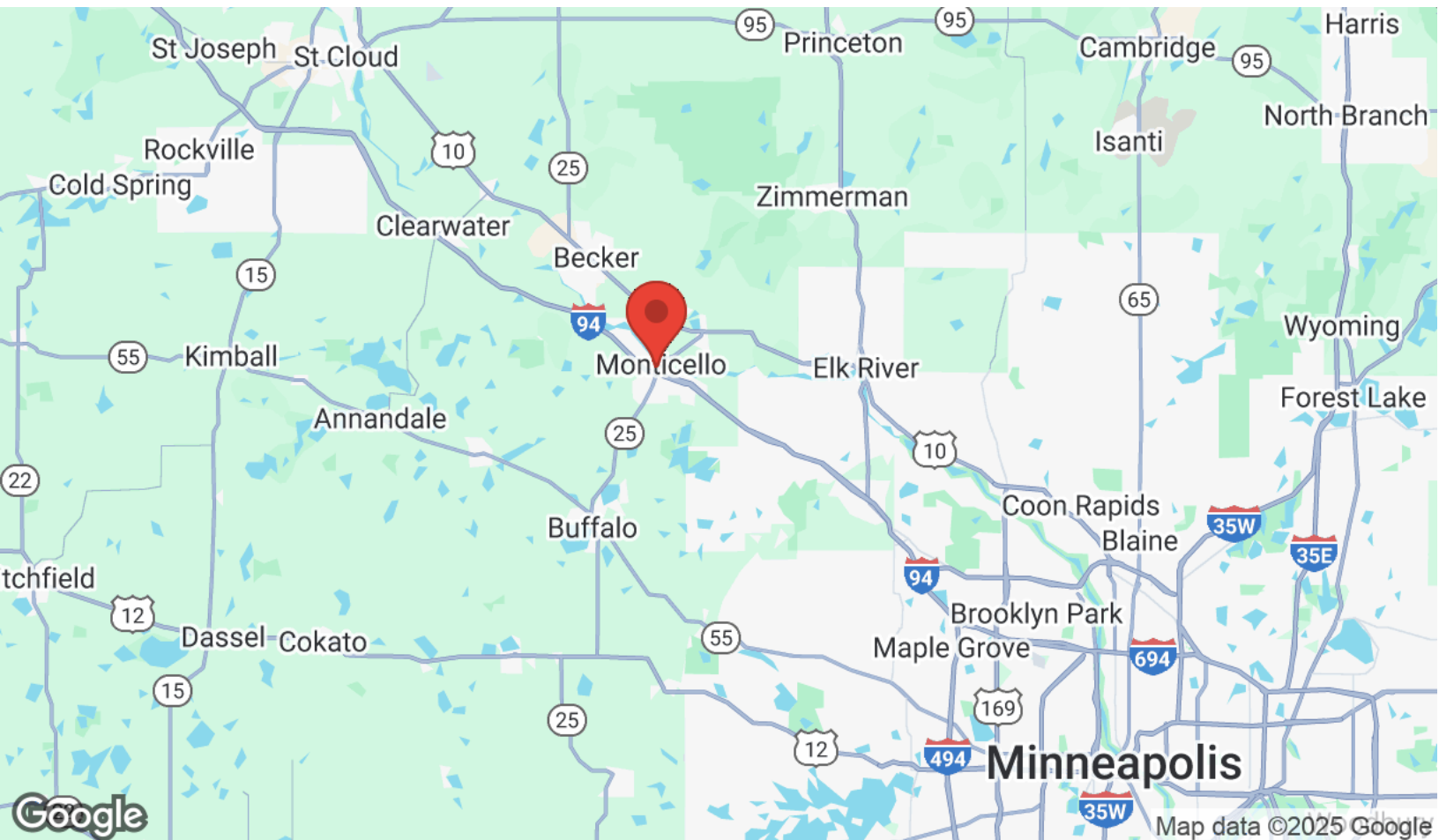
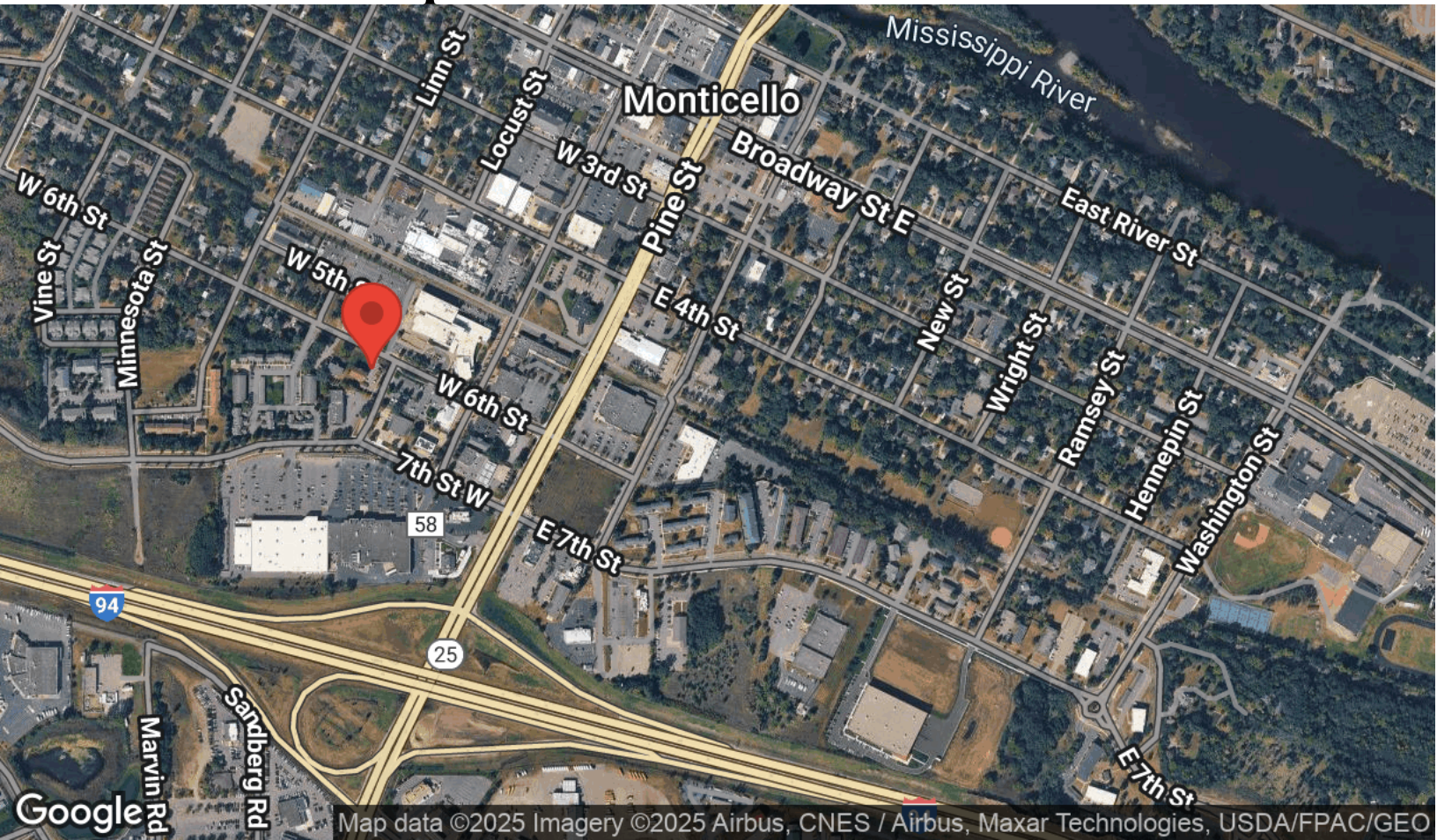
1,415 SF available Suite 617



Suite 617 access to common restrooms

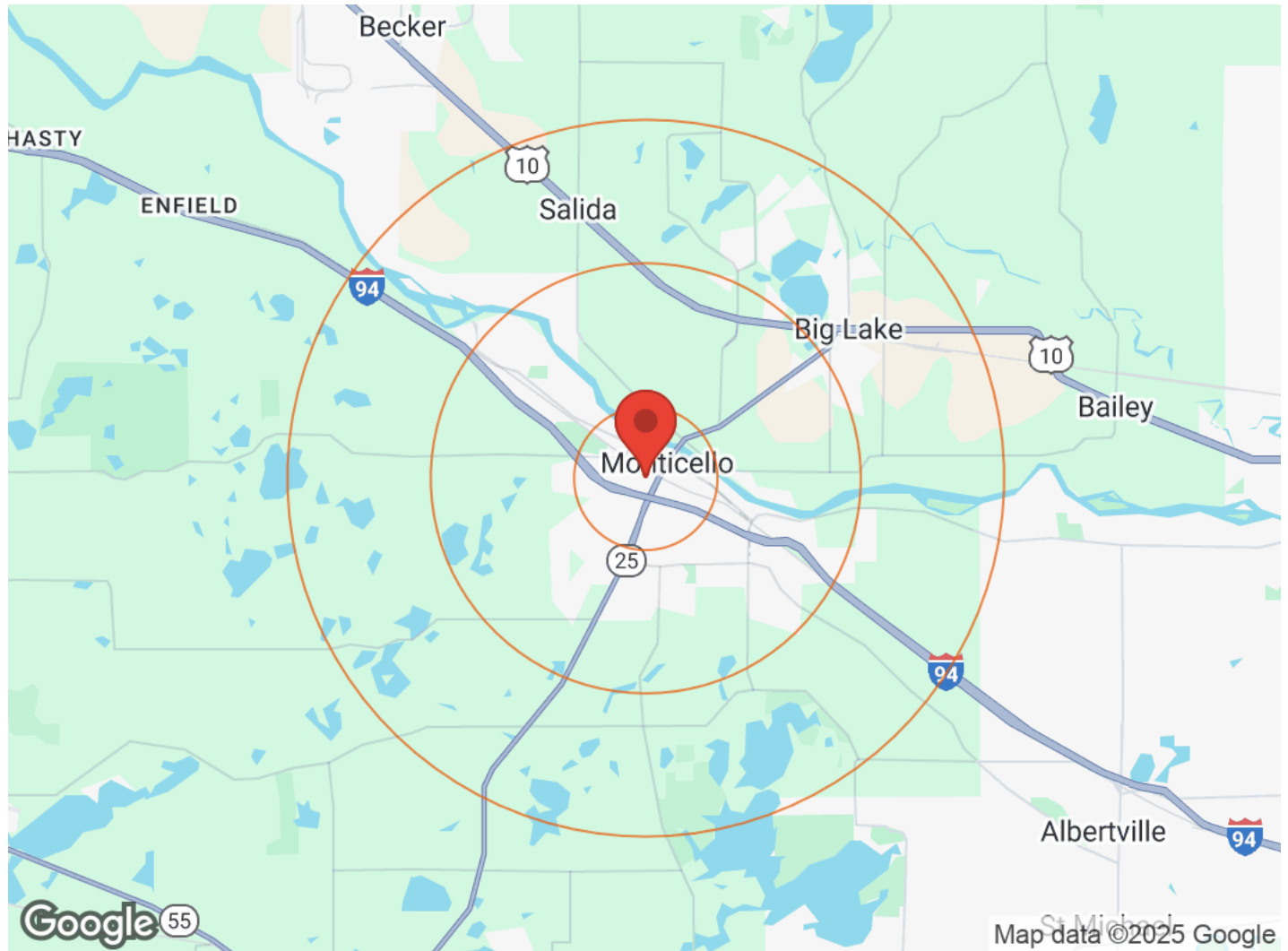


# Location Maps





# Demographics



| Category   | Sub-category        | 1 Mile   | 3 Miles  | 5 Miles  |
|------------|---------------------|----------|----------|----------|
| Population | Male                | 2,374    | 10,064   | 16,884   |
|            | Female              | 2,383    | 9,937    | 16,408   |
|            | Total Population    | 4,757    | 20,001   | 33,292   |
| Age        | Ages 0-14           | 1,032    | 4,351    | 7,265    |
|            | Ages 15-24          | 652      | 2,698    | 4,465    |
|            | Ages 25-54          | 1,874    | 8,267    | 13,900   |
|            | Ages 55-64          | 504      | 2,131    | 3,610    |
|            | Ages 65+            | 695      | 2,554    | 4,050    |
| Income     | Median              | \$64,675 | \$88,697 | \$95,035 |
|            | < \$15,000          | 137      | 384      | 499      |
|            | \$15,000-\$24,999   | 123      | 329      | 424      |
|            | \$25,000-\$34,999   | 91       | 330      | 421      |
|            | \$35,000-\$49,999   | 183      | 689      | 971      |
|            | \$50,000-\$74,999   | 652      | 1,300    | 2,003    |
|            | \$75,000-\$99,999   | 453      | 1,593    | 2,374    |
|            | \$100,000-\$149,999 | 237      | 1,656    | 2,763    |
|            | \$150,000-\$199,999 | 80       | 928      | 1,741    |
|            | > \$200,000         | 115      | 601      | 1,244    |
| Housing    | Total Units         | 2,218    | 8,319    | 13,164   |
|            | Occupied            | 2,072    | 7,807    | 12,439   |
|            | Owner Occupied      | 1,221    | 5,712    | 9,551    |
|            | Renter Occupied     | 851      | 2,095    | 2,888    |
|            | Vacant              | 147      | 511      | 725      |

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Exclusively Listed by

**Dan Boschwitz - Associate**

☎ (612) 804-8730

✉ danboschwitz@kw.com

📍 40358686, Minnesota

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