



FOR LEASE

## VILLAGE EAST

2132 Hoffman Rd, Mankato, MN 56001

JON KIETZER

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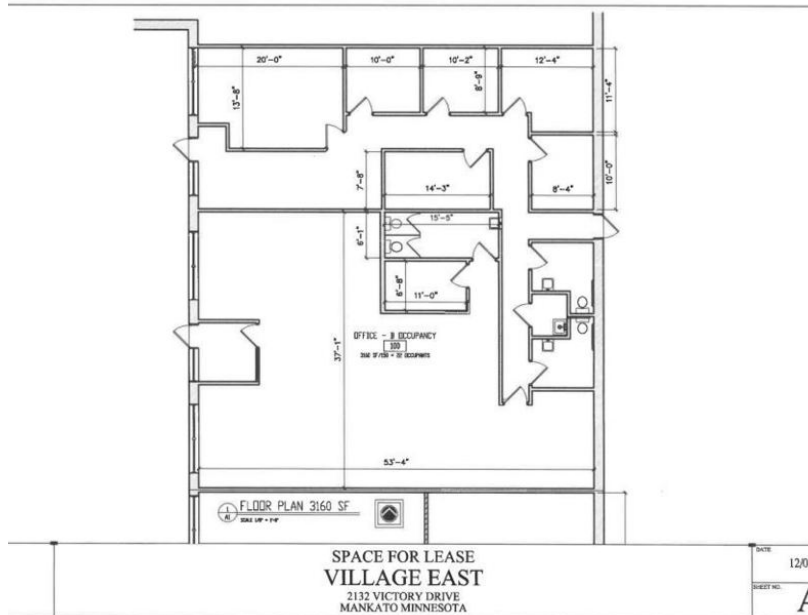
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## OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	22,136 SF
Available SF:	3,160 SF
Lot Size:	1.58 Acres
Number of Units:	1
Year Built:	1979

## PROPERTY OVERVIEW

3,160 SF space for lease located in the Village East Shopping Center by Happy Dan's on South Victory Drive. There is plenty of parking and neighboring tenants include Happy Dan's, S.S. Boutique, Curves for Women, Rush Liquor, JBJ Hair Salon, Laundry Max, and Hindi Store. Ample off street parking. Here is a great opportunity to locate or start your business in the Village East Shopping Center!

## PROPERTY HIGHLIGHTS

- High traffic area
- Located in the Village East Shopping Center
- 3,160 SF

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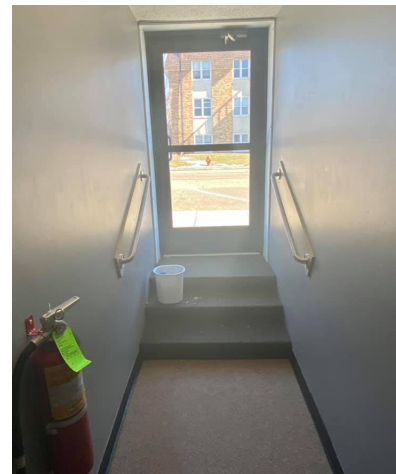


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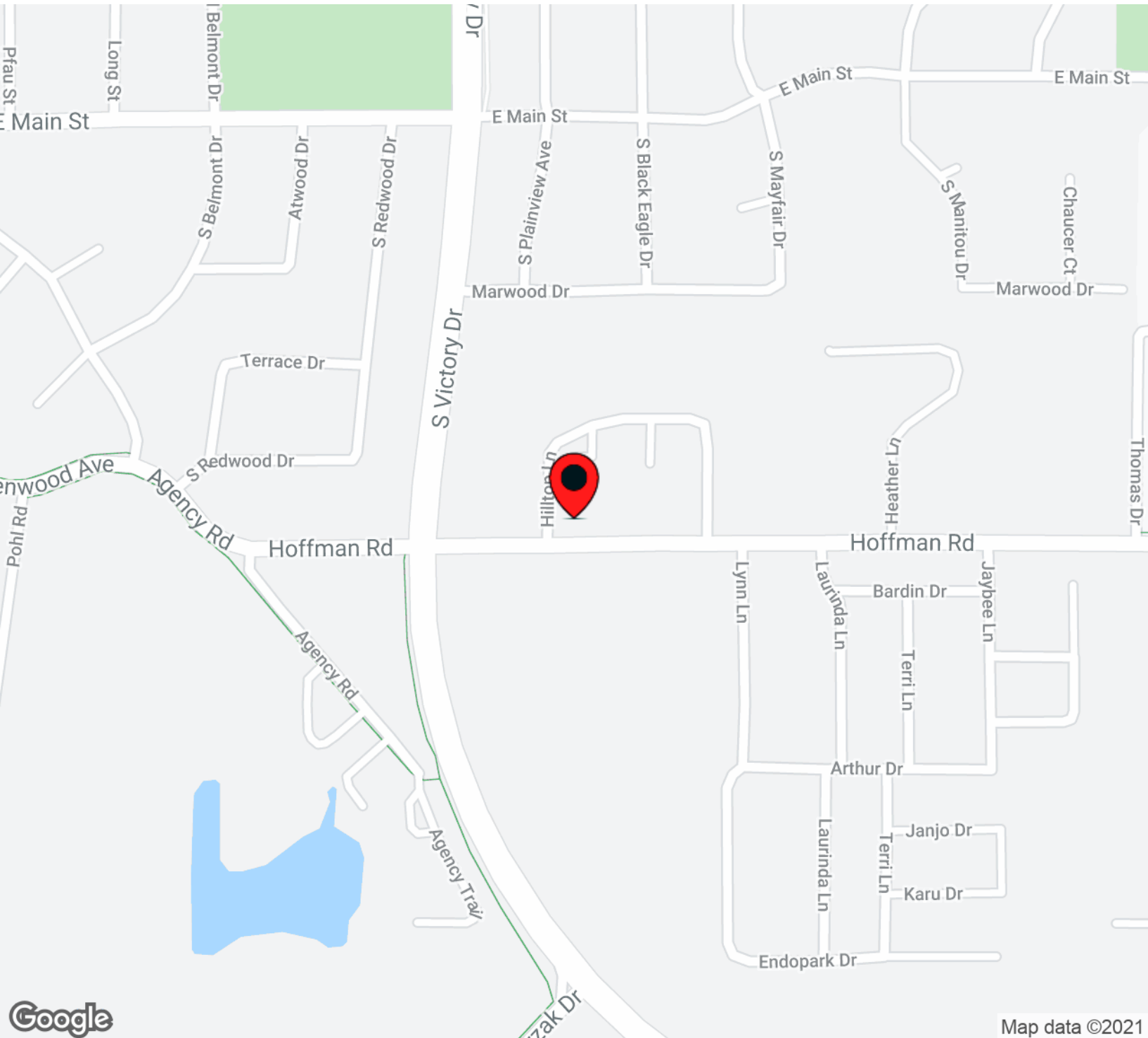


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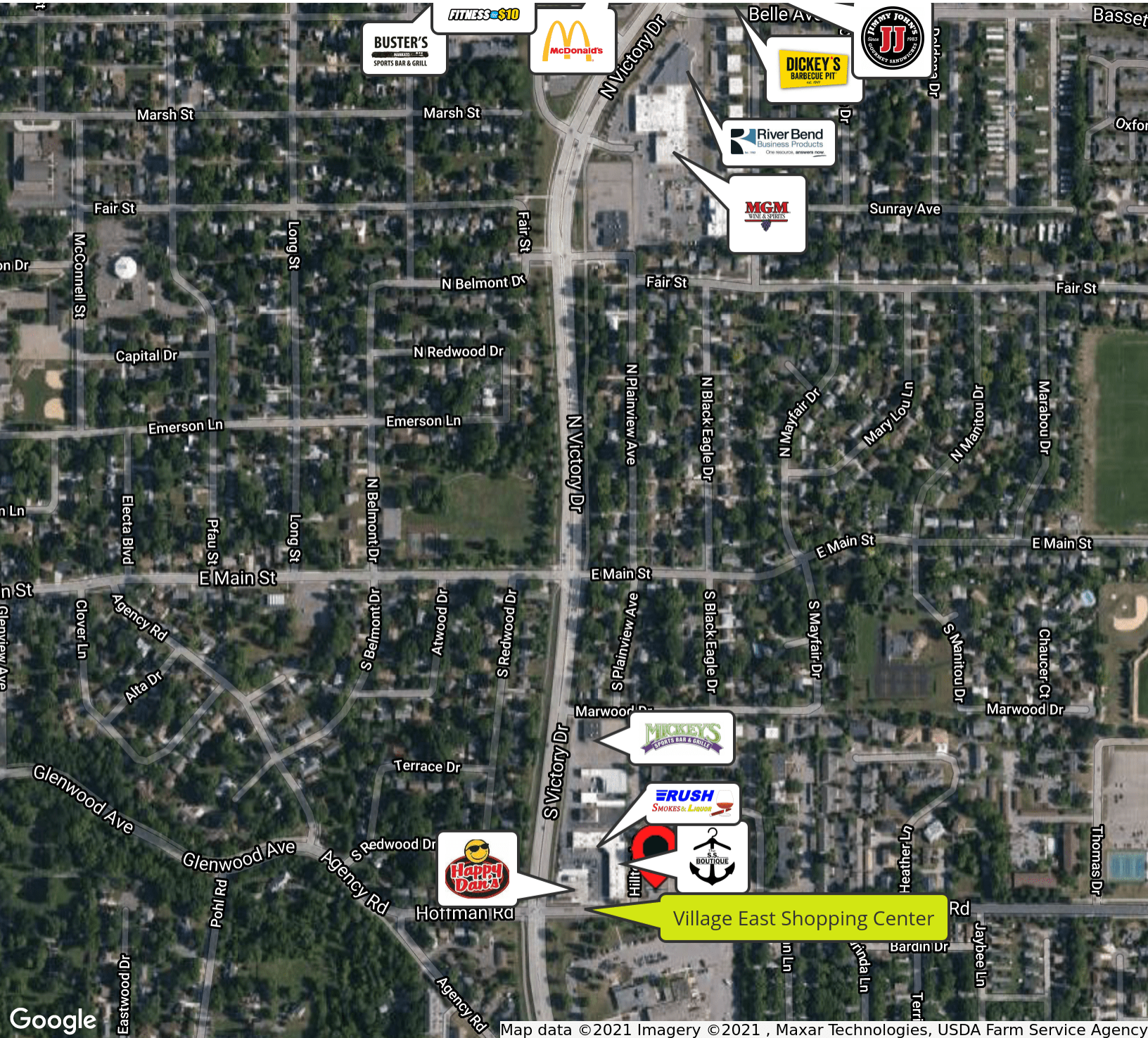


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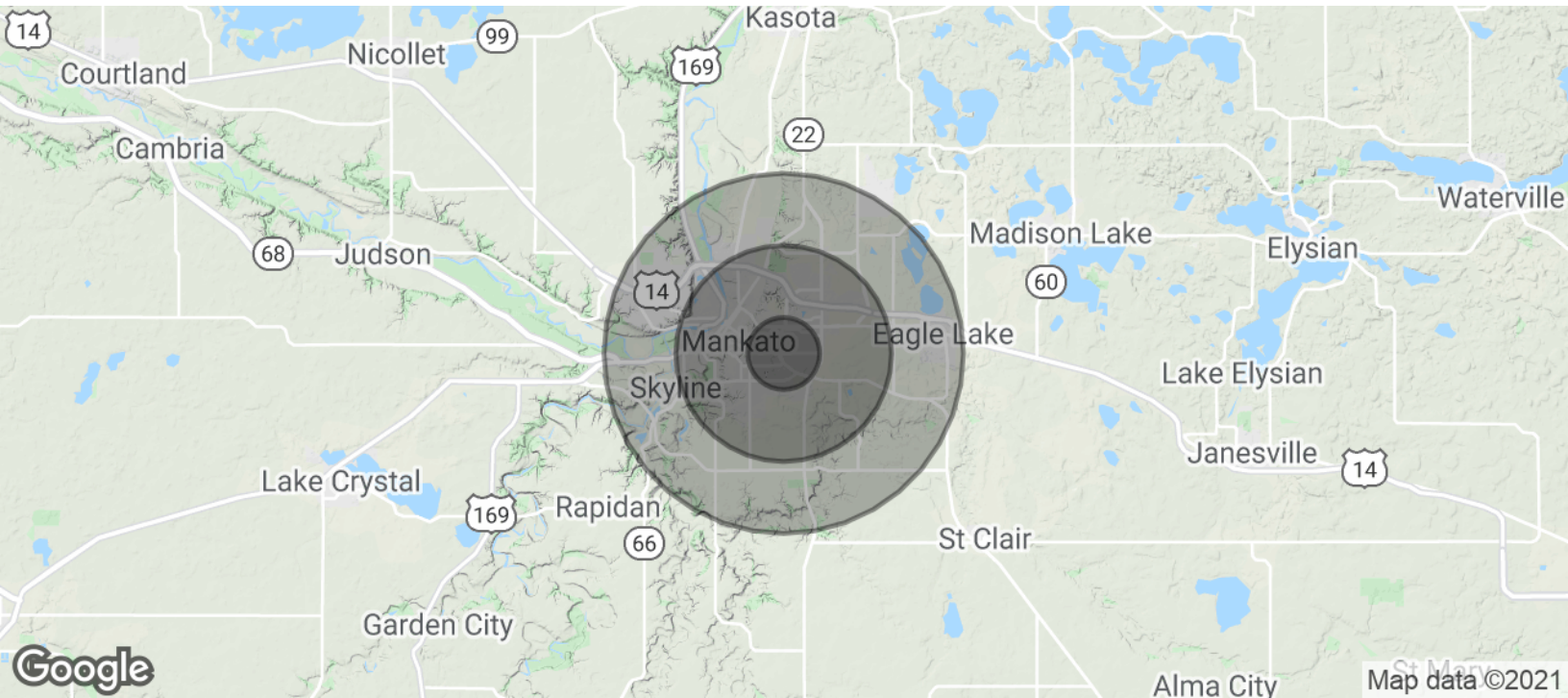


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,221	45,370	64,537
Average age	32.4	28.5	29.9
Average age (Male)	30.4	27.4	29.0
Average age (Female)	35.9	30.3	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,036	17,012	24,702
# of persons per HH	2.4	2.7	2.6
Average HH income	\$53,794	\$52,142	\$56,558
Average house value	\$177,405	\$180,512	\$182,381

\* Demographic data derived from 2010 US Census

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