

LEASE MADISON AVE OFFICE & LIGHT INDUSTRIAL OPPORTUNITY

1531 Madison Ave Mankato, MN 56001



PROPERTY DESCRIPTION

This is a soon-to-be renovated, multi tenant light industrial building located with direct access from Madison Avenue and Belle Avenue. There is 37,000 SF available for lease and is ideal for individual offices/suites, light industrial opportunities, warehousing or retail. It features common area amenities, a loading dock plus a large parking lot.

LOCATION DESCRIPTION

Located on Mankato's Hilltop with frontage on the highly trafficked Madison Avenue. It sits next to the newly built, national franchise Mister Clean and neighbors popular businesses such as Slim Chickens, Aldi, Luther Mankato Honda and Fitness for Ten. This area houses some of the newest development on the Hilltop.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,253	25,639	31,658
Total Population	7,248	59,976	74,148
Average HH Income	\$67,749	\$71,932	\$75,243

PROPERTY HIGHLIGHTS

- Madison Avenue and Belle Avenue Access
- Loading Dock
- Large Parking Lot
- 8,000 SF Community Space
- Multi-Tenant Opportunity

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	37,000 SF
Lot Size:	82,605 SF
Building Size:	64,000 SF
APN:	R010916101004

SPACES	LEASE RATE	SPACE SIZE
Madison Ave Office & Light Industrial Opportunity	\$16.00 SF/yr	37,000 SF

Dain Fisher

Managing Broker | Owner | CCIM
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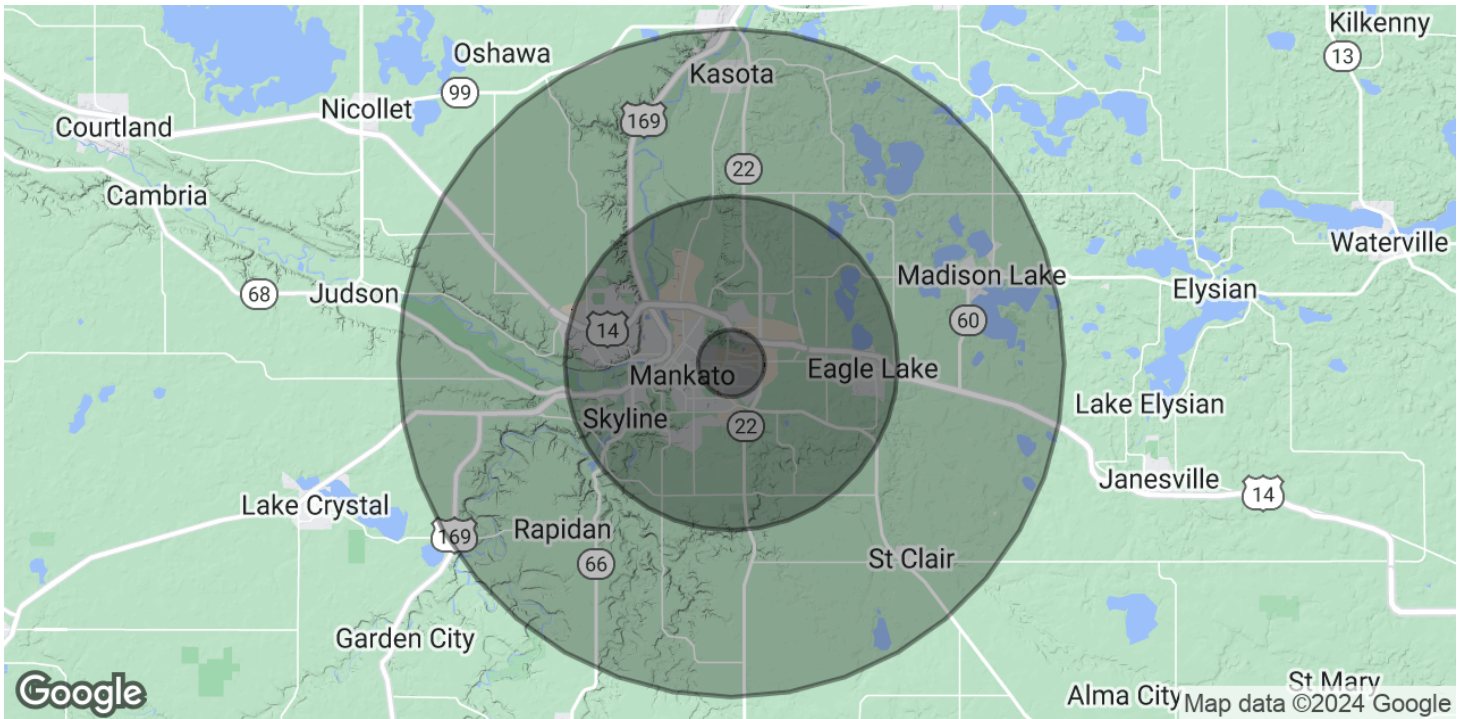
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,248	59,976	74,148
Average Age	37.6	32.2	33.8
Average Age (Male)	32.8	31.5	33.3
Average Age (Female)	41.2	33.9	35.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,253	25,639	31,658
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$67,749	\$71,932	\$75,243
Average House Value	\$193,411	\$193,541	\$204,302

* Demographic data derived from 2020 ACS - US Census

Dain Fisher
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LEASE MADISON AVE OFFICE & LIGHT INDUSTRIAL OPPORTUNITY

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DAIN FISHER

Managing Broker | Owner | CCIM

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Direct: 507.625.4715

PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. His sense of community, growth, opportunity and big picture thinking catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative — a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

Fisher Group

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