



**FOR LEASE**

## VILLAGE EAST CENTER

2116 Hoffman Road, Mankato, MN 56001

JON KIETZER

507.381.1773

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## CENTURY 21 COMMERCIAL<sup>®</sup>

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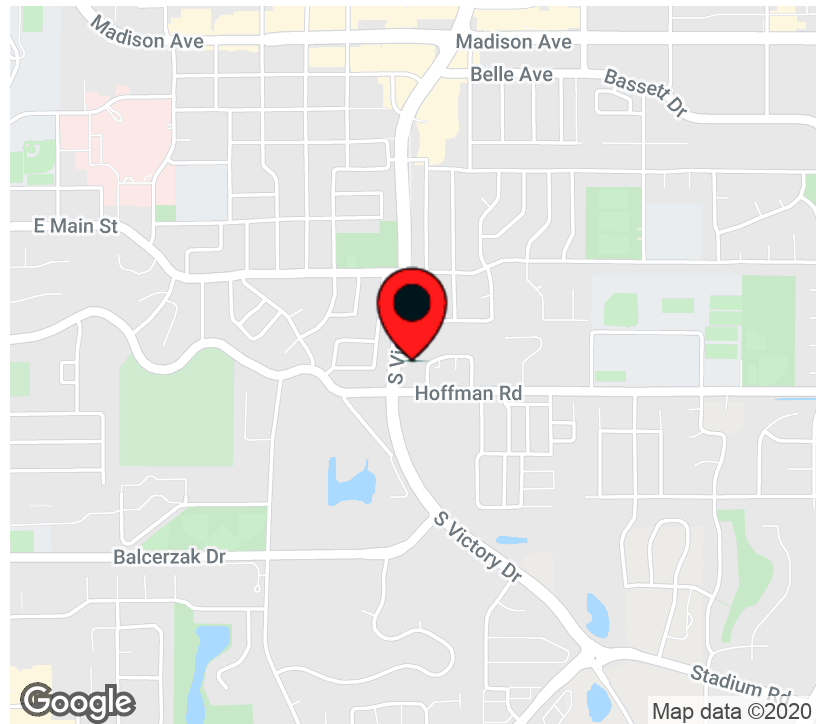
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## OFFERING SUMMARY

Lease Rate: \$8.00 SF/yr (NNN)

Building Size: 1,791 SF

Available SF: 1,791 SF

Lot Size: 1.58 Acres

Year Built: 1979

Traffic Count: 23,100

## PROPERTY OVERVIEW

Located in the strip mall by Happy Dans on South Victory Drive. There is plenty of parking and neighboring tenants include Happy Dans, Curves for Women, Rush Liquor, JBJ Hair Salon, Laundry Max, subway, computer repair and Hindi Store.

\$8/sf/yr base rent plus operating expenses of \$4/sf/yr

## PROPERTY HIGHLIGHTS

- MLS: 7023397
- Brick Exterior
- Forced Air Heat
- Central Air
- Parking Lot
- Close proximity to Minnesota State University
- Parcel ID: R01.09.17.432.014

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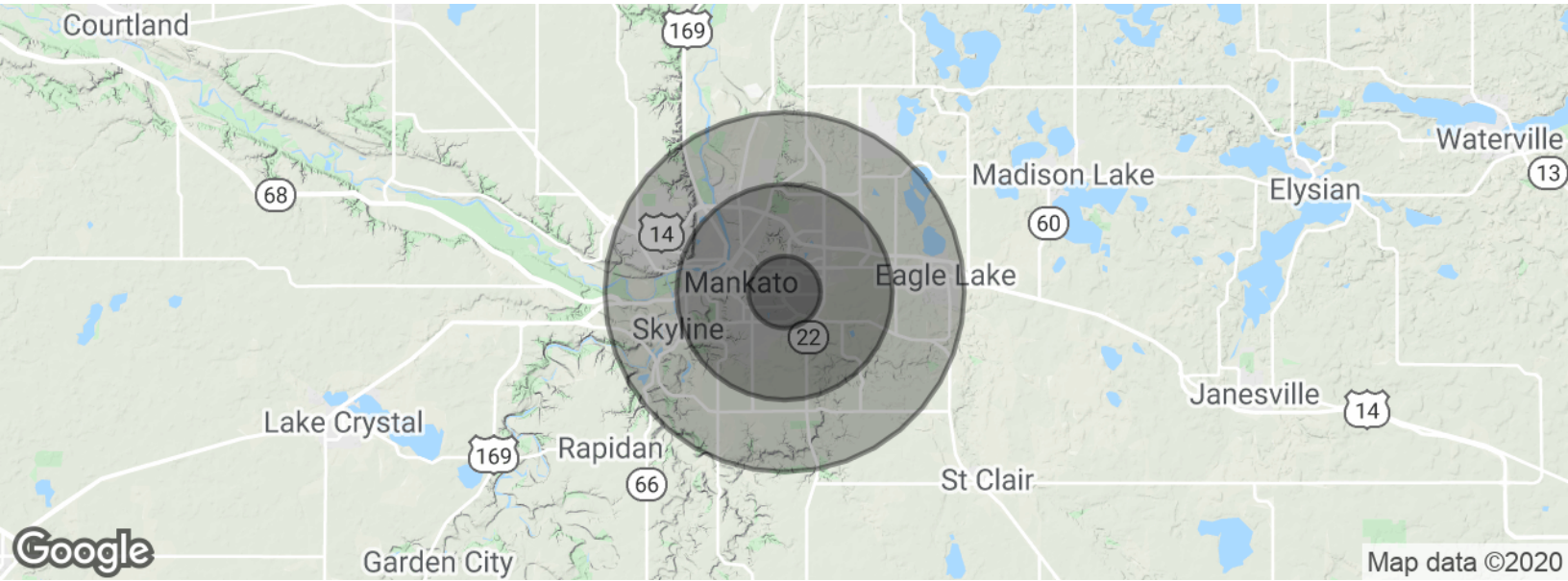


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,364	46,232	65,472
Median age	32.6	28.5	29.9
Median age (Male)	30.4	27.4	29.0
Median age (Female)	36.0	30.3	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,098	17,392	25,095
# of persons per HH	2.4	2.7	2.6
Average HH income	\$53,632	\$51,997	\$56,475
Average house value	\$177,489	\$179,091	\$182,012

\* Demographic data derived from 2010 US Census

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