

# Block 52

101 W Broadway Monticello, MN

MLS #24-626



## PROPERTY DESCRIPTION:

Prime retail space located along Broadway Street in Downtown Monticello. This multi-use space will have 87 residential units above with underground parking for residents. Up to 30,000 SF of retail and office/retail space on main level available with abundant parking and designated restaurant space.

## LEASE RATE:

\$23.00 PSF - \$25.00 PSF (End Caps)

## ESTIMATED CAM:

\$3.50 PSF

## IMPROVEMENT ALLOWANCE:

\$20.00 PSF

## AVAILABLE COMMERCIAL SF:

1,586 SF - 10,209 SF (Retail, office, and designated restaurant space)



PROPERTY RESOURCES GROUP

4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

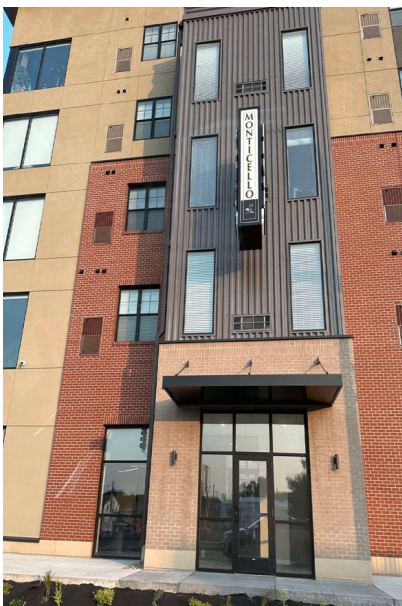
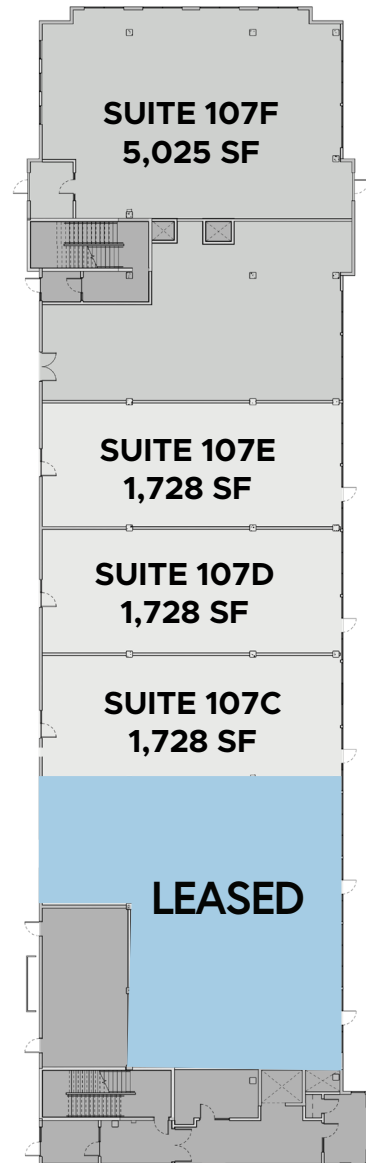
[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

**BRENDAN MULDOON** | REALTOR®  
OWNER/AGENT  
701.499.3938  
[brendan@prgcommercial.com](mailto:brendan@prgcommercial.com)

**PARKING AVAILABILITY**

PARKING TO INCLUDE 98 SPACES IN THE LOT AND SPACES ON BROADWAY, WALNUT STREET, AND RIVER STREET.



**BRENDAN MULDOON** | REALTOR®  
 OWNER/AGENT  
 701.499.3938  
 brendan@prgcommercial.com

4609 33<sup>rd</sup> Ave S, Suite 400, Fargo, ND 58104  
 www.PropertyResourcesGroup.com

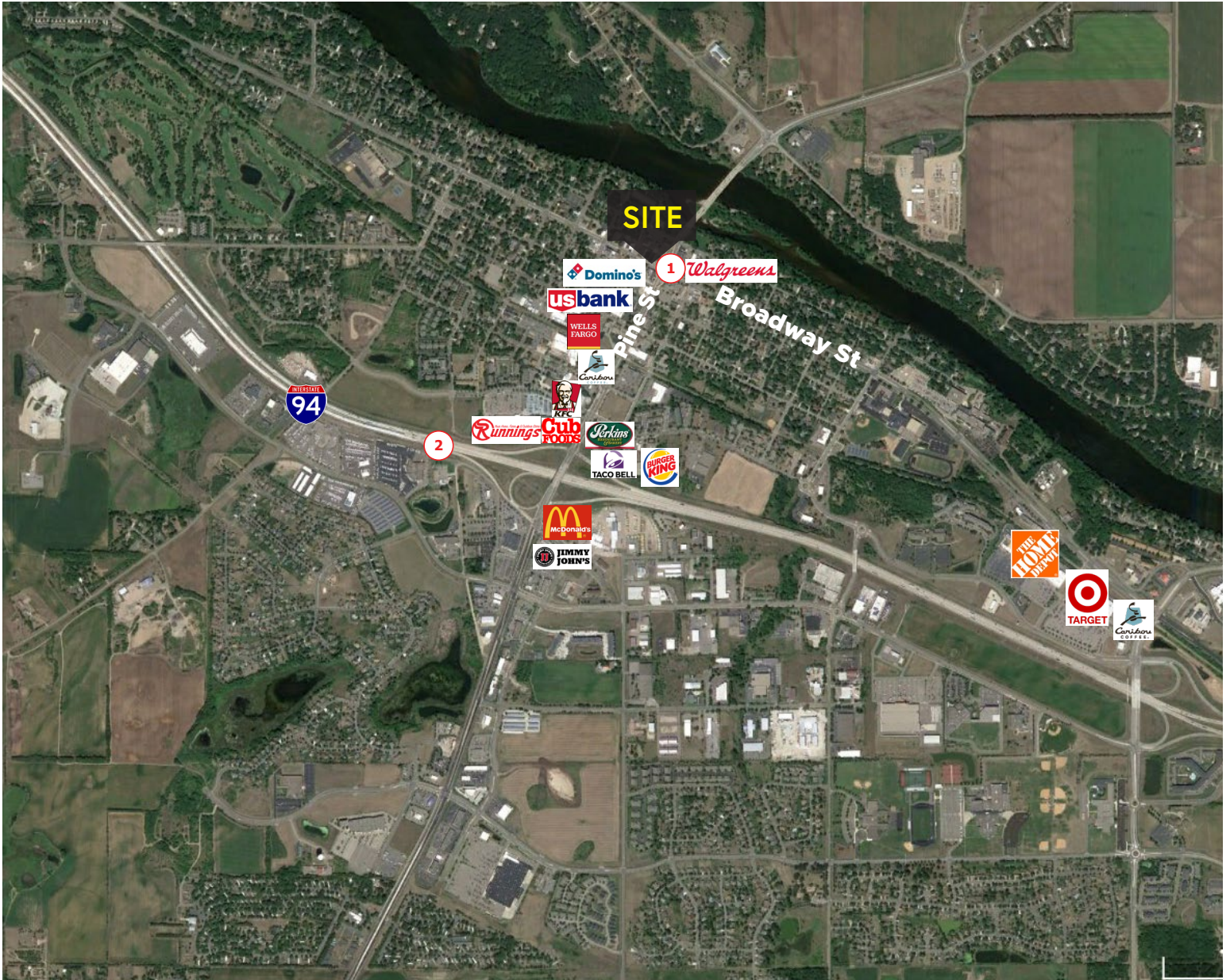
All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



**BRENDAN MULDOON** | REALTOR®  
 OWNER/AGENT  
 701.499.3938  
 brendan@prgcommercial.com

4609 33<sup>rd</sup> Ave S, Suite 400, Fargo, ND 58104  
 www.PropertyResourcesGroup.com

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



## SITE DEMOGRAPHICS:

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST

### 2019 POPULATION

1 mile	3 miles	5 miles
3,531	22,010	34,380

### 2019 MEDIAN HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$61,871	\$77,692	\$81,940

### 2021 TRAFFIC COUNTS

- 1) Pine Street near site: 40,932 AADT
- 2) I-94, Eastbound Lane Near Site: 40,502 AADT



4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104  
[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)

**BRENDAN MULDOON** | REALTOR®  
 OWNER/AGENT  
 701.499.3938  
[brendan@prgcommercial.com](mailto:brendan@prgcommercial.com)

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.