

FOR LEASE

931 MADISON AVENUE

MANKATO, MN 56001



PROPERTY DESCRIPTION

Lease office space for as low as \$350.00 a month. Month to month leasing and various offices available. Included in rent is use of the conference room, Reception area, Kitchenette & Parking Lot. Bathrooms are shared amongst tenants. Located on Madison Ave, Mankato Hilltop with a traffic count of 25,500 cars a day. Broker is owner.

PROPERTY HIGHLIGHTS

- Prime location on Madison Avenue
- High visibility and foot traffic
- Ample parking for patrons and employees
- Modern and well-maintained facade
- Flexible lease terms available
- Close proximity to amenities and services

OFFERING SUMMARY

Lease Rate:	\$350 - 1,500 per month (Gross)
Number of Units:	5
Available SF:	121 - 187 SF
Lot Size:	9,845 SF
Building Size:	4,913 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	1,094	4,709
Total Population	660	2,545	10,759
Average HH Income	\$84,774	\$85,339	\$74,930

JON KIETZER

Broker/Owner
507.381.1773
jon@landmarkminnesota.com

LANDMARK REAL ESTATE

931 Madison Ave, Mankato, MN 56001
507.345.1599
landmarkminnesota.com

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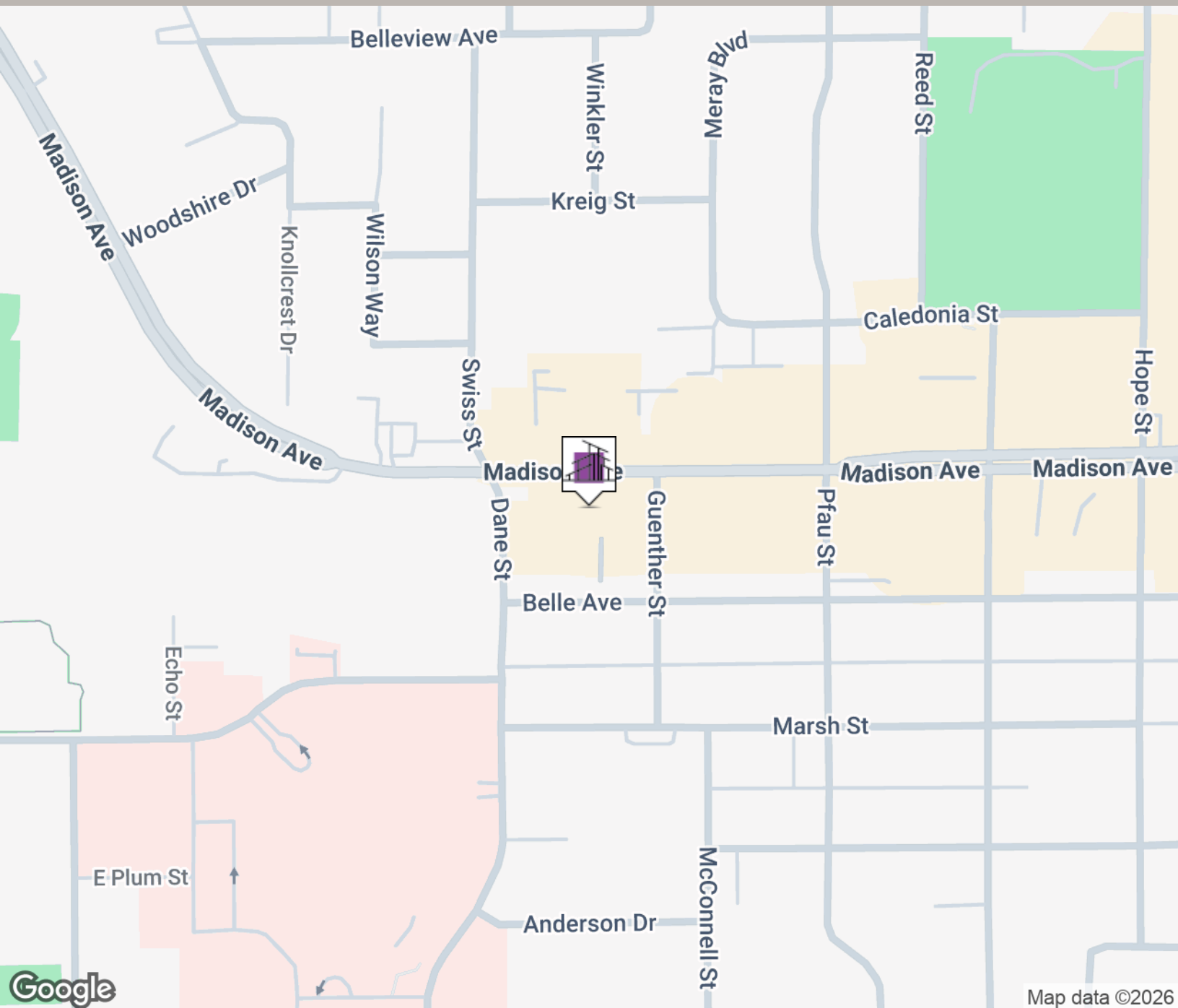
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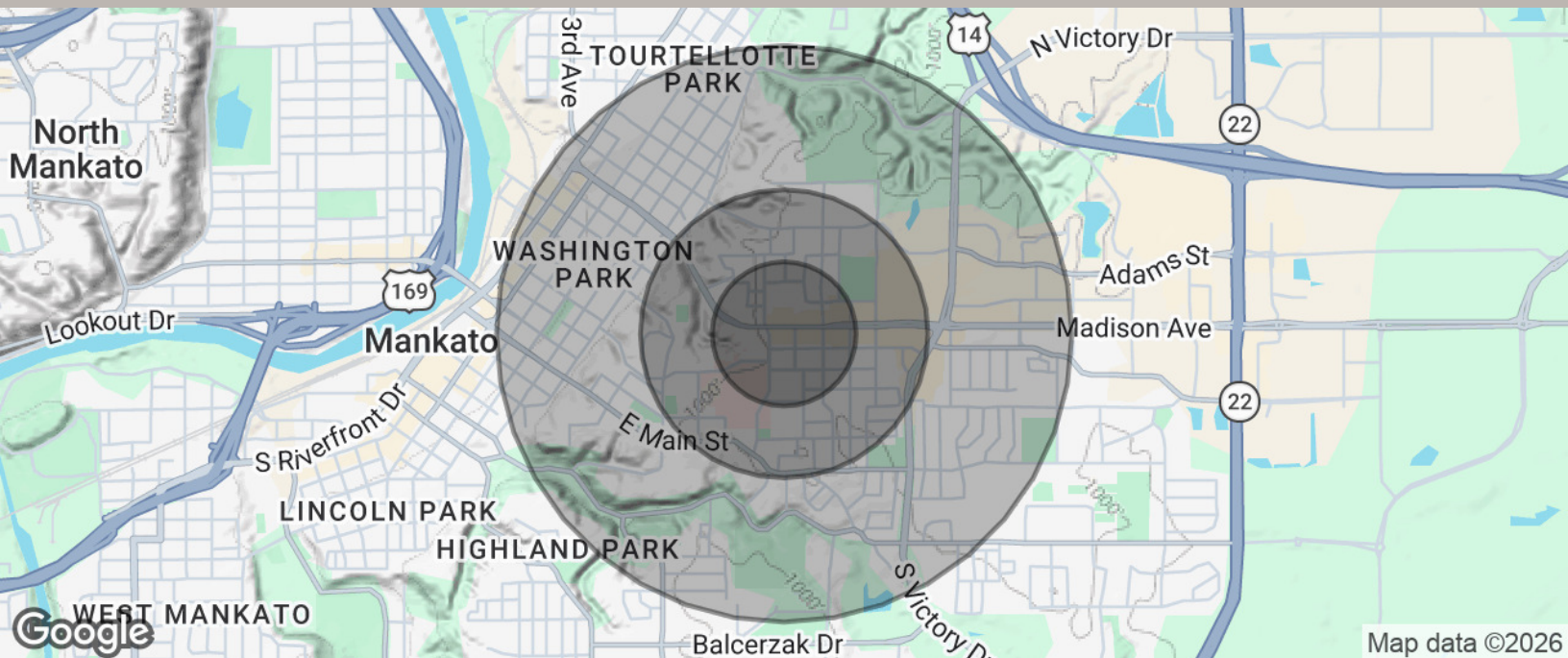
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	660	2,545	10,759
Average Age	35.1	35.6	32.1
Average Age (Male)	31.9	32.8	31.2
Average Age (Female)	39.0	39.3	35.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	1,094	4,709
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$84,774	\$85,339	\$74,930
Average House Value	\$203,768	\$206,804	\$207,747

2023 American Community Survey (ACS)

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