



Madison East Center

1400 Madison Ave

Mankato, Minnesota 56001

Property Overview

Lease a space in the Madison East Center! Repurposed retail property with a medical-retail focus. MEC is known for their professional leases and long tenure with established community leaders including, Mayo Clinic, Rasmussen, Mankato Clinic, DaVita and many other popular medical, retail and human services tenants. Everything from Retail to Office/Industrial available! Small office and Junior-Box potential. Square footages range from 800 - 19,000+ depending on needs. Creative ownership group and professional management can help demise or create the perfect space for any like-business.

Property Highlights

- 30,000+ VPD
- 1,500+ Daily Visitors and Employees
- Professional 24/7 Management
- Emphasis on Medical-Retail and Human Services
- Private Office to Junior Box Potential

Offering Summary

Lease Rate:	\$6 - 12 SF/yr (NNN)
Building Size:	331,604 SF
Available SF:	1,015 - 6,919 SF

For More Information

David Schooff

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For Lease

1,015 - 6,919 SF | \$6 - 12 SF/yr
Office Space

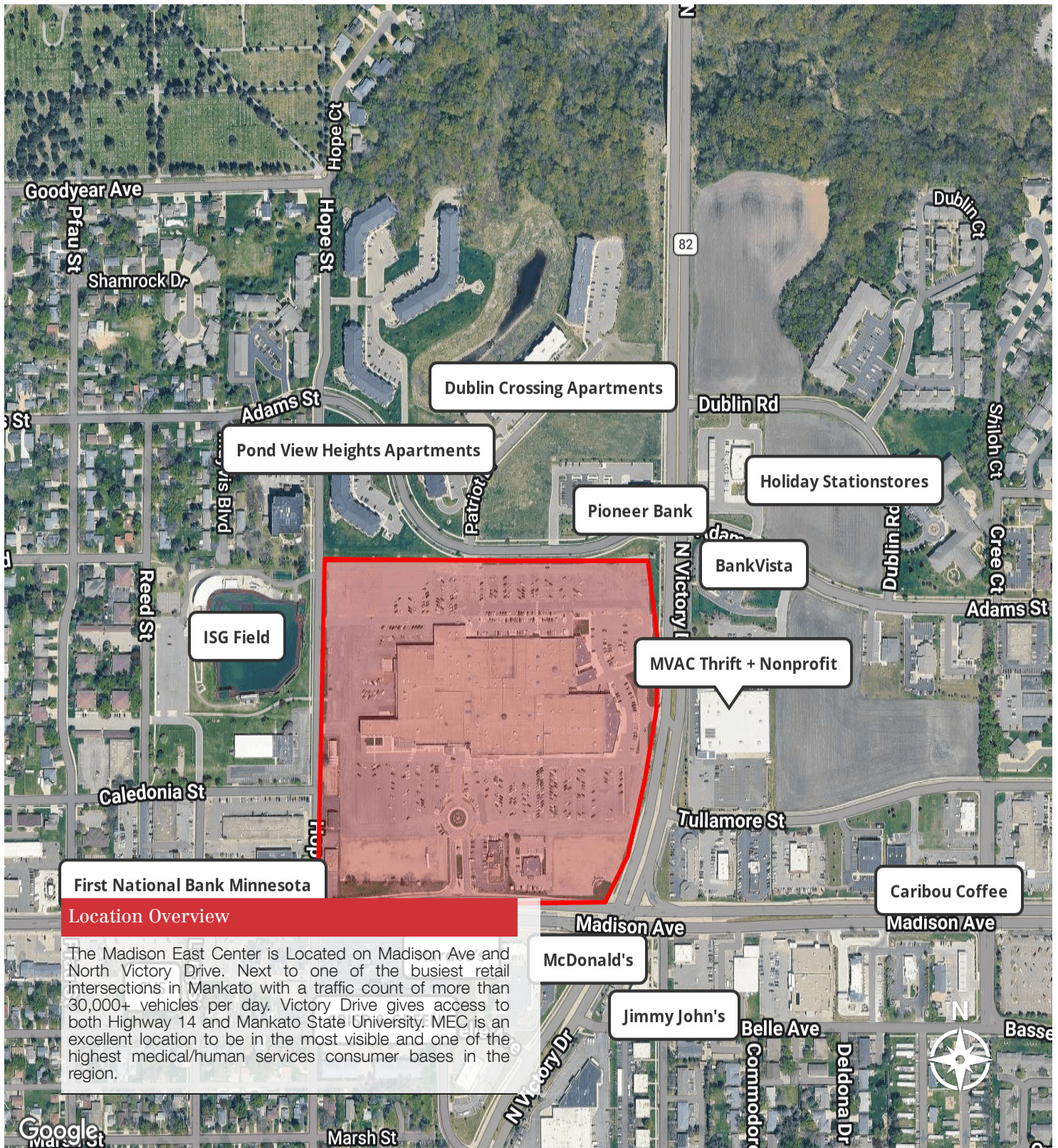


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,015 - 6,919 SF	Lease Rate:	\$6 - \$12 SF/yr

Available Spaces

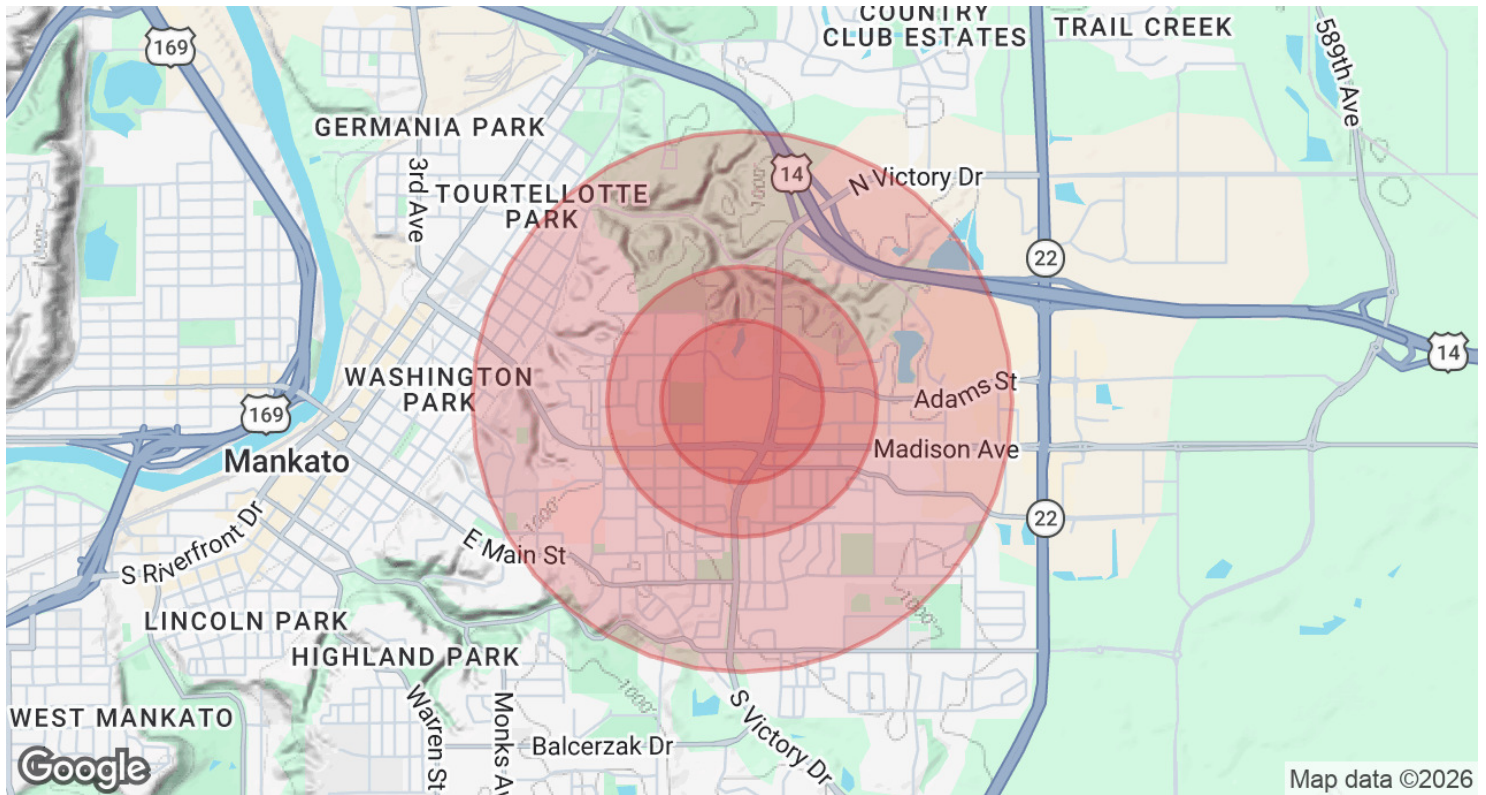
Suite	Tenant	Size	Type	Rate	Description
210 - Former Restaurant/Bar	Available	6,919 SF	NNN	\$12.00 SF/yr	-
332	Available	1,338 SF	NNN	\$9.95 SF/yr	CAM+ Operating Expenses Est. \$814.45/mo.
334	Available	1,015 SF	NNN	\$8.00 SF/yr	-
354	Available	1,060 SF	NNN	\$8.00 SF/yr	-



First National Bank Minnesota

Location Overview

The Madison East Center is Located on Madison Ave and North Victory Drive. Next to one of the busiest retail intersections in Mankato with a traffic count of more than 30,000+ vehicles per day. Victory Drive gives access to both Highway 14 and Mankato State University. MEC is an excellent location to be in the most visible and one of the highest medical/human services consumer bases in the region.



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	375	1,704	7,356
Average Age	48	45	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	201	852	3,427
# of Persons per HH	1.9	2	2.1
Average HH Income	\$82,310	\$84,154	\$87,523
Average House Value	\$267,523	\$258,623	\$289,464

2020 American Community Survey (ACS)



For Lease

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Office Space



David Schooff

Chief Executive Officer | Principal Broker

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Professional Background

From 2006-2023 David P. Schooff SIOR/CCIM/CPM an award-winning commercial realtor was President/Broker/Owner of Fisher Group of Mankato Inc. which is the holdings company for Coldwell Banker Commercial Fisher Group Fisher Management and Fisher Development. In his role he managed the day-to-day operations of the business specifically in brokerage of commercial real estate in many sectors such as retail office industrial and multi-family housing. Schooff has an extensive real estate investment portfolio and has received several national distinctions through Coldwell Banker Commercial. In 2011 annually from 2015-2020 and again in 2022 Schooff was #1 Sales Professional in the state of Minnesota. Schooff earned Coldwell Banker Commercial Circle of Distinction honors in 2009 and annually from 2011-2021. Additionally he achieved the Top 2% (Platinum Award) of brokers in the national Coldwell Banker Commercial network in 2015 2017 2020 2021. He is the only broker in greater Mankato to hold the prestigious SIOR CPM and CCIM commercial real estate designations. Prior to his work at CBC Fisher Group he was President/CEO of the Greater Mankato Chamber of Commerce and the Greater Mankato Convention & Visitors Bureau. He created strong programming in the areas of community marketing workforce development housing development public policy and tourism. Schooff serves on several non-profit boards including the Mankato Area Foundation and Feeding Our Communities Partners (Backpack Food Program) among others. He also serves periodically as an adjunct instructor in the Urban and Regional Studies Institute at Minnesota State University Mankato teaching courses in Community Leadership Economic Development and Downtown Revitalization.

Education

B.S. Iowa State University; Journalism M.S. Iowa State University; Community and Regional Planning

Memberships

SIORCCIMCPM

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