



Property Overview

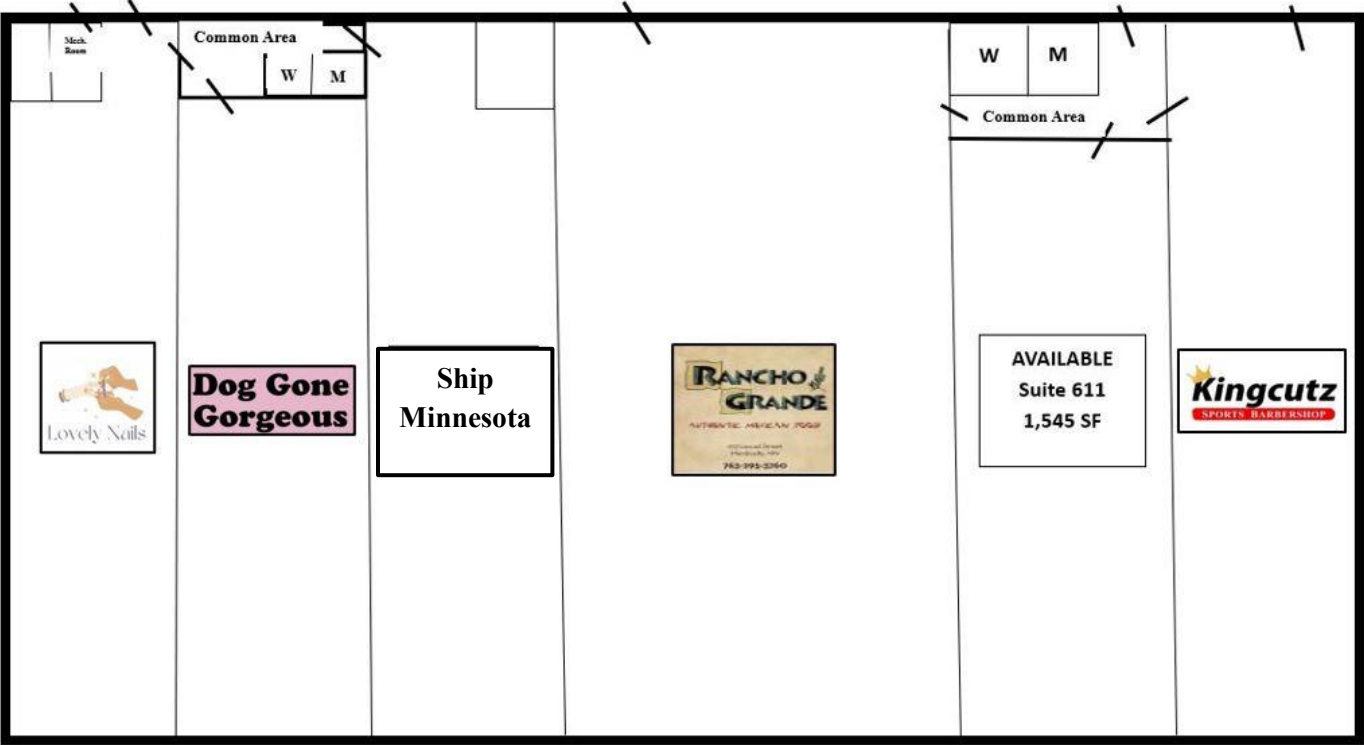
Prime retail space in Downtown Monticello, located on a busy traffic corridor with convenient access to Hwy 25 and I-94. This location is ideal for boutique retail, professional services, and specialty shops. Ideal for growing local businesses.

Property Highlights

- Located in Downtown Monticello
- Near local shopping, coffee, dining, and amenities
- Open floor plan great for retail, service, or office
- Fully Sprinkled
- Monument Signage & on building
- Front & rear entrances
- Convenient onsite parking and street parking
- Easy access to Hwy 25 and I-94
- Co-Tenants: Rancho Grande Restaurant, Lovely Nails, Dog Gone Gorgeous Grooming Salon, Ship Minnesota and King Cutz Sports Barbers

Lease Rate:	\$14 per SF per yr NNN
CAM/Taxes:	2026 CAM: \$6.40/SF 2026 Tax: \$3.16/SF
Available SF:	Suite 611: 1,545 SF
Building SF:	8,100 SF
Signage:	Monument & Building
Parking:	Onsite and Street
Year Built:	2000
Zoning:	Business

SITE PLAN



Suites 611 & 617 Photos

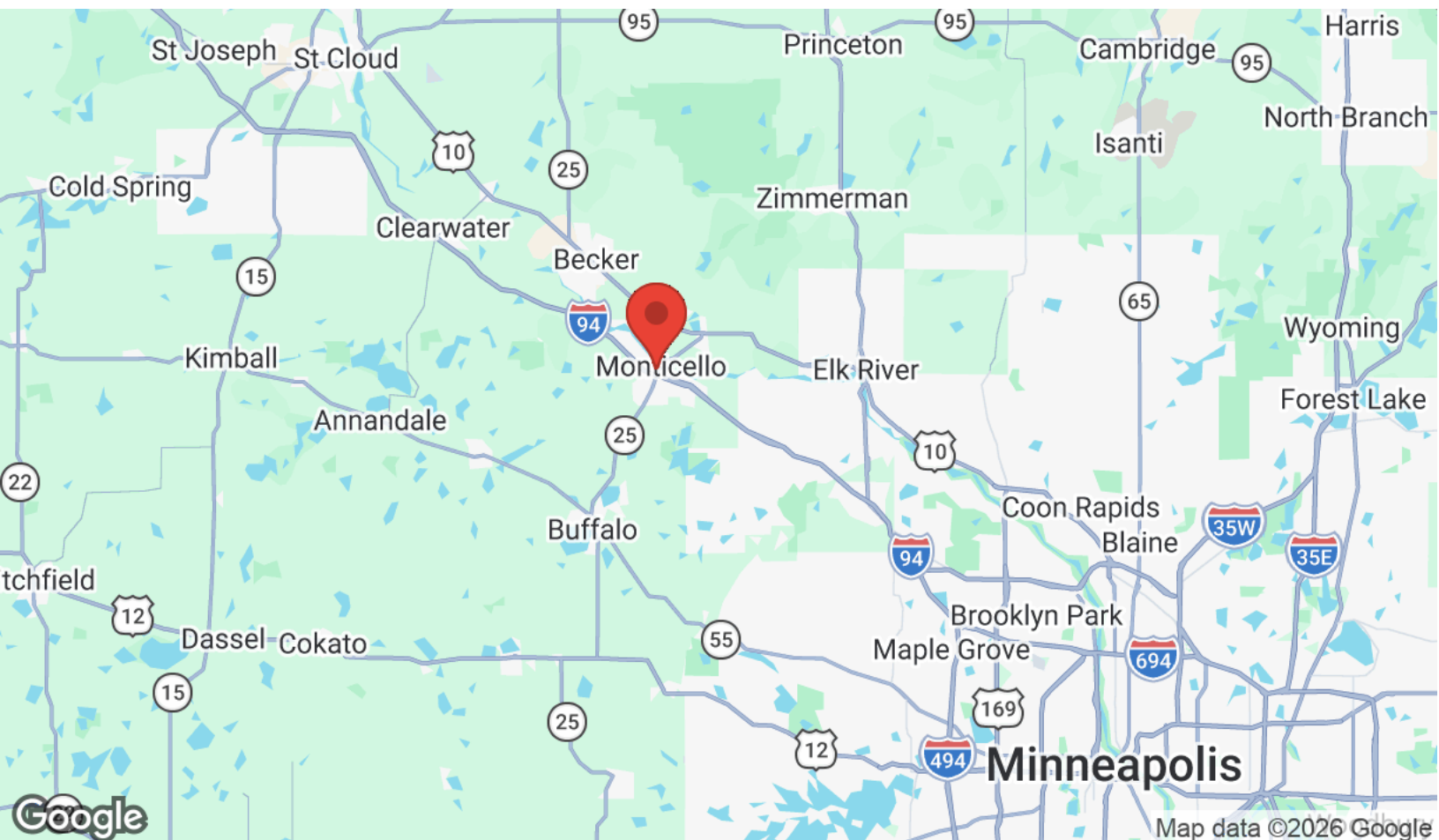
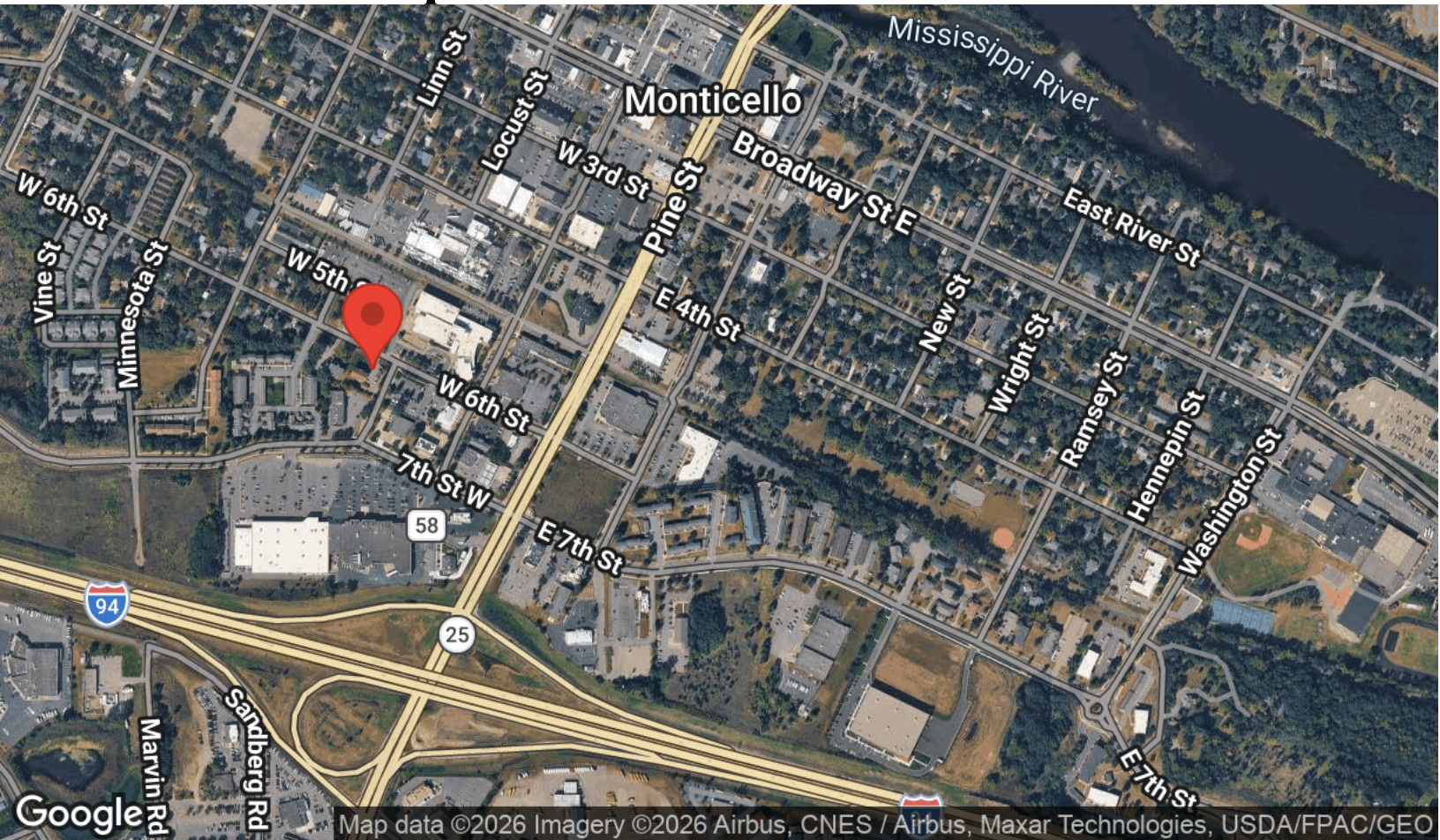


1,545 SF available Suite 611

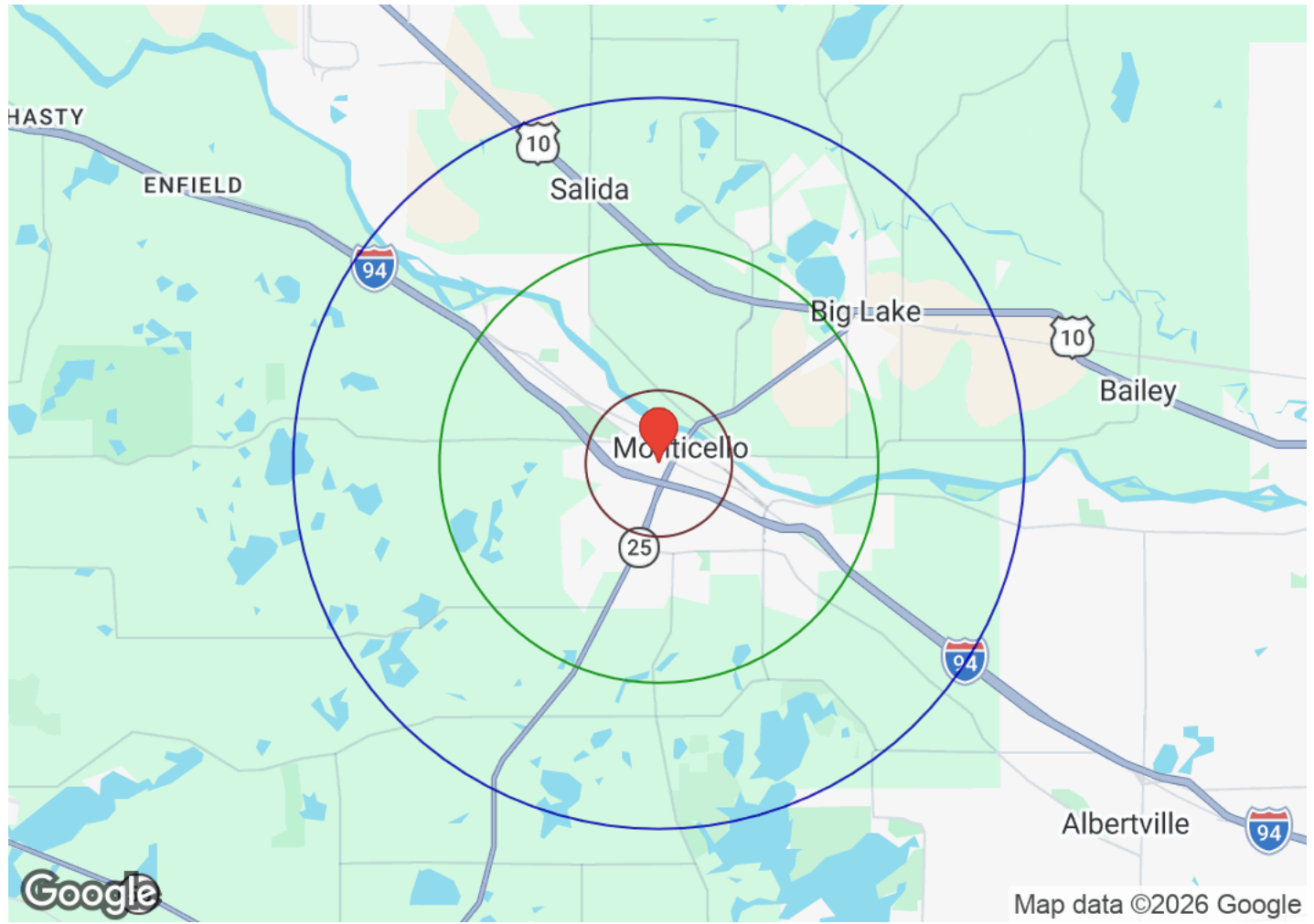


Suite 611 with common area restrooms

Location Maps



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,374	10,064	16,884
	Female	2,383	9,937	16,408
	Total Population	4,757	20,001	33,292
Housing	Total Units	2,218	8,319	13,164
	Occupied	2,072	7,807	12,439
	Owner Occupied	1,221	5,712	9,551
	Renter Occupied	851	2,095	2,888
	Vacant	147	511	725
Age	Ages 0 - 14	1,032	4,351	7,265
	Ages 15 - 24	652	2,698	4,465
	Ages 25 - 54	1,874	8,267	13,900
	Ages 55 - 64	504	2,131	3,610
	Ages 65+	695	2,554	4,050
Income	Median	\$64,675	\$88,697	\$95,035
	Under \$15k	137	384	499
	\$15k - \$25k	123	329	424
	\$25k - \$35k	91	330	421
	\$35k - \$50k	183	689	971
	\$50k - \$75k	652	1,300	2,003
	\$75k - \$100k	453	1,593	2,374
	\$100k - \$150k	237	1,656	2,763
	\$150k - \$200k	80	928	1,741
	Over \$200k	115	601	1,244

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Exclusively Listed by

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