



# The Pond On Madison Prime Retail District Lease

1850 Madison Ave  
Mankato, Minnesota 56001

## Property Overview

Fully repurposed in 2023, The Pond is family entertainment and restaurant hub. The building is home to Green Mill to Go, Crooked Pint Ale House, UNRL Rink (Junior Sized Indoor Hockey Complex with Executive Suites and Event Space), an arcade and an 800 person Venue. The property also features outdoor pickleball courts, two-story access and a planned academy for competitive youth. Options for leasing include built-to-suit or as-is and all spaces have 20'+ ceiling heights. Owners are looking for like-minded retail/entertainment/sporting establishments to round out the variety of services for families and community members. Large and multi-location building signage available as well as active design team for specs upon request. Shared amenities include shared restaurant/menu selections, restroom counts, ample parking for customers, high traffic (30,000+ VPD) and nearby hospitality accommodations.

**Fact: Mankato has the largest per-capita spending in the state of Minnesota and is a regional hub, drawing more than 40,000 visitors every weekend for consumer purchases alone.**

## Property Highlights

- Build-to-Suit
- Tenant Improvement Available
- CAD/Design upon Request
- 20'+ Ceiling Heights
- Building Signage on Primary Retail Thoroughfare
- Ample Customer Parking

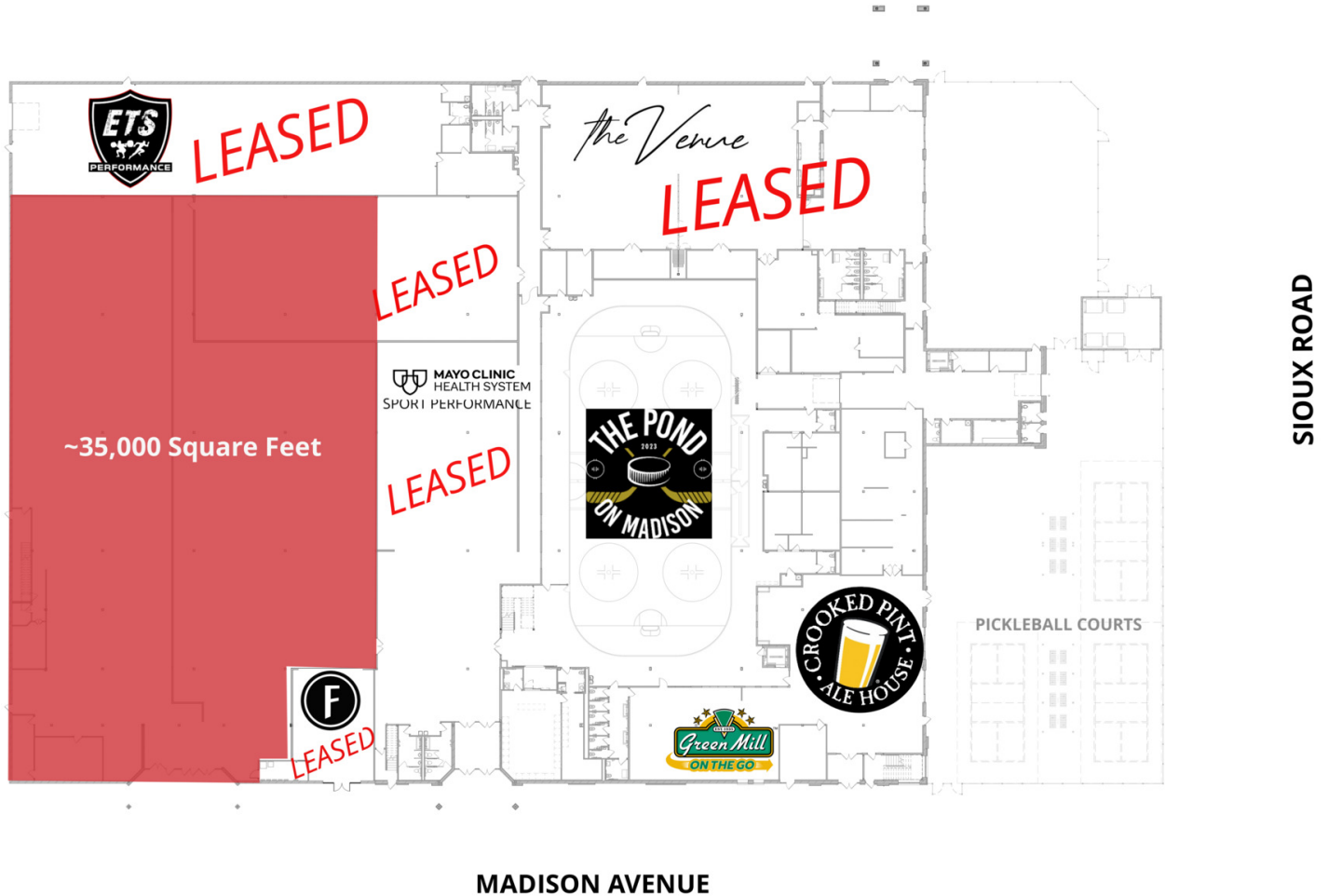
## Offering Summary

Lease Rate:	\$15.00 - 20.00 SF/yr (NNN)
Building Size:	115,875 SF
Available SF:	35,000 SF

## For More Information

### David Schooff

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TERMS + T.I. NEGOTIABLE. SPACE CAN BE DEMISED FURTHER.

### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	35,000 SF	Lease Rate:	\$15.00 - \$20.00 SF/yr

### Available Spaces

Suite	Tenant	Size	Type	Rate
Lease Space	Available	35,000 SF	NNN	\$15.00 - 20.00 SF/yr

For Lease

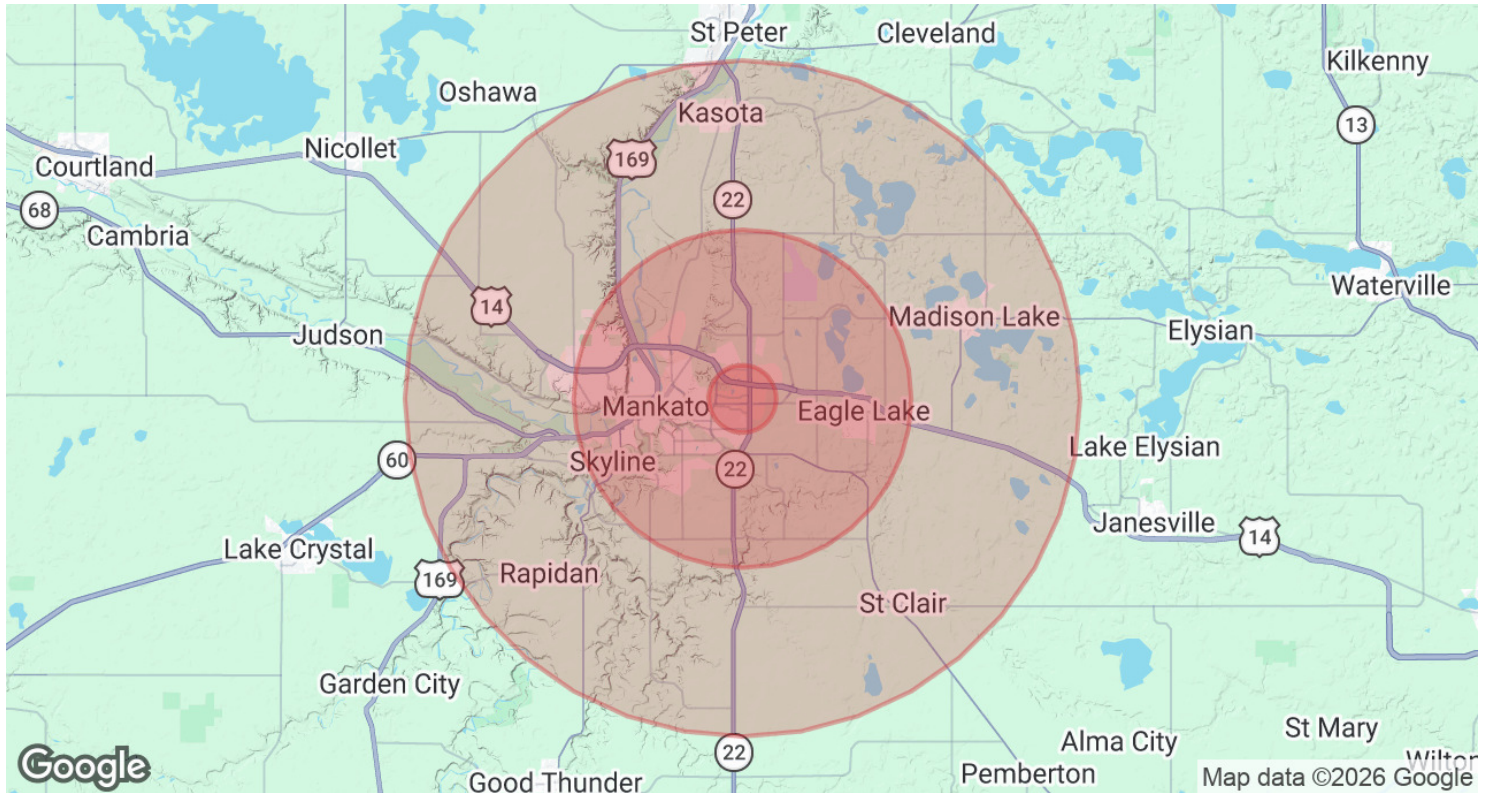
35,000 SF | \$15.00 - 20.00 SF/yr





**BROCHURE** | The Pond on Madison - Prime Retail District Lease 1850 Madison Ave Mankato, MN 56001

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Population	1 Mile	5 Miles	10 Miles
Total Population	4,393	63,008	85,852
Average Age	41	37	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,013	24,978	32,484
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$93,660	\$92,216	\$101,372
Average House Value	\$430,039	\$294,440	\$308,891

Demographics data derived from AlphaMap

# For Lease

35,000 SF | \$15.00 - 20.00 SF/yr  
Retail Space

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	2,221	20,878	27,556
Persons per HH	2.1	2.5	2.5
Average HH Income	\$90,538	\$86,931	\$96,969
Average House Value	\$375,869	\$286,365	\$300,102
Per Capita Income	\$43,113	\$34,772	\$38,787

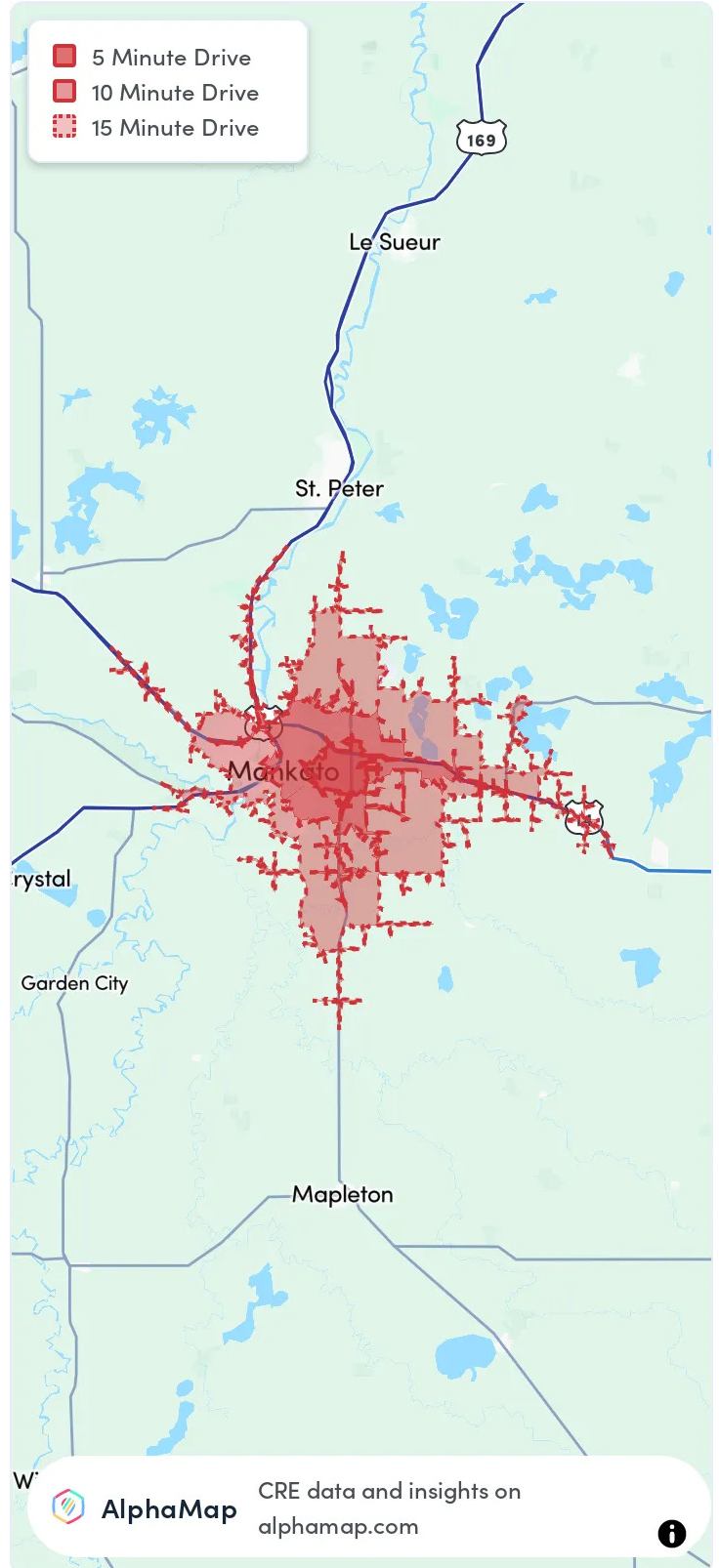
Ethnicity	5 Minutes	10 Minutes	15 Minutes
Population Hispanic	238	3,356	4,046
Population Non-Hispanic	4,447	48,424	65,134

Ethnicity (%)	5 Minutes	10 Minutes	15 Minutes
Population Hispanic (%)	5.10%	6.50%	5.80%

Race	5 Minutes	10 Minutes	15 Minutes
Population White	3,727	40,481	55,718
Population Black	432	4,754	5,318
Population American Indian	19	283	346
Population Asian	143	1,627	1,947
Population Pacific Islander	2	40	46
Population Other	88	1,276	1,550

Race (%)	5 Minutes	10 Minutes	15 Minutes
Population White (%)	79.60%	78.20%	80.50%
Population Black (%)	9.20%	9.20%	7.70%
Population American Indian (%)	0.40%	0.50%	0.50%
Population Asian (%)	3.10%	3.10%	2.80%
Population Pacific Islander (%)	0%	0.10%	0.10%
Population Other (%)	1.90%	2.50%	2.20%

Map and demographics data derived from AlphaMap





### David Schooff

CEO | 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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