

For Lease

1,624 - 8,000 SF | \$500.00 - 3,000.00 per month
Retail / Office Space



Tiller + Main Commercial Retail/Office Suites

101 South Main Street
Le Sueur, Minnesota 56058

Property Overview

All size and budget commercial spaces for lease in recently redeveloped downtown promenade. Tiller + Main was completely transformed in 2020 from an outdated mall to a hub of community activity! Brand new storefronts, upgraded mechanical systems and build-to-suit spaces are ready for their next life! Neighboring tenants are professional services and upstairs is home to 17 credit-approved apartment residents, making this an excellent location for a retail or office user.

Property Highlights

- Brand New Store Fronts
- Heart of Downtown Le Sueur
- Professional Tenant Mix
- Build-to-Suit or T.I. Packages Negotiable
- Secured Access

Offering Summary

Lease Rate:	\$500.00 - 3,000.00 per month (NNN)
Building Size:	4,250 SF
Available SF:	1,624 - 8,000 SF

For More Information

David Schooff

O: 507 380 7340
david@nainorthstar.com | MN #40137517

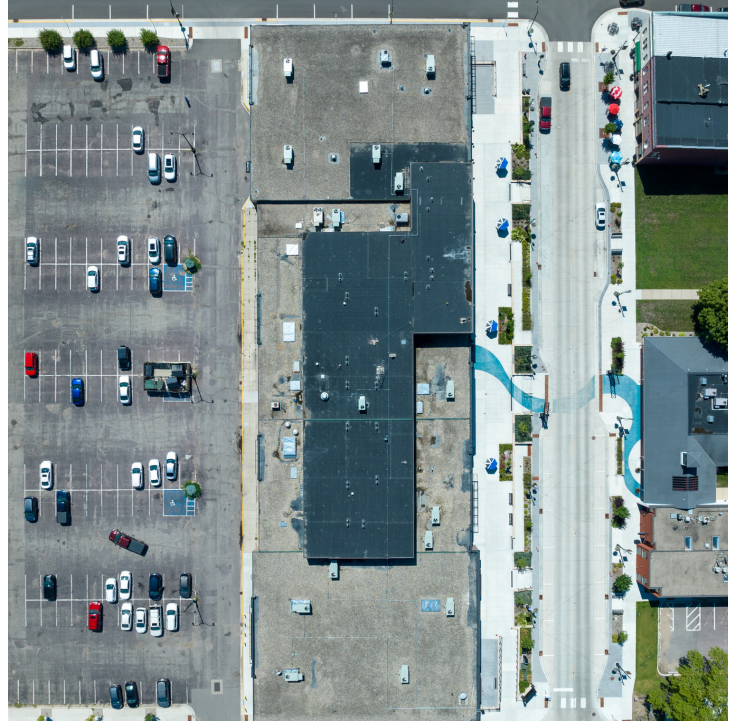


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MAIN STREET VIEW



DRONE VIEW



MAIN STREET VIEW



TENANT/CUSTOMER PARKING

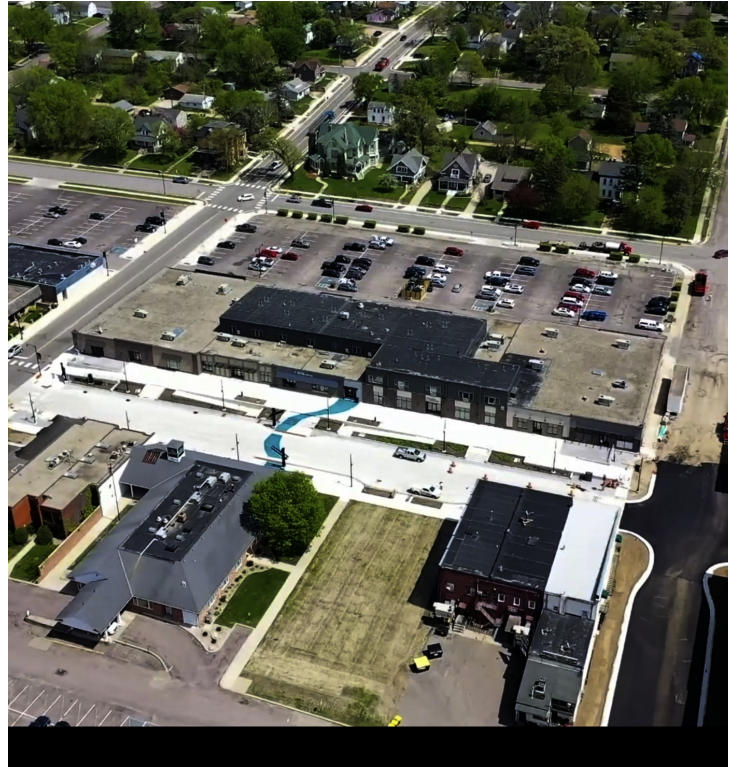
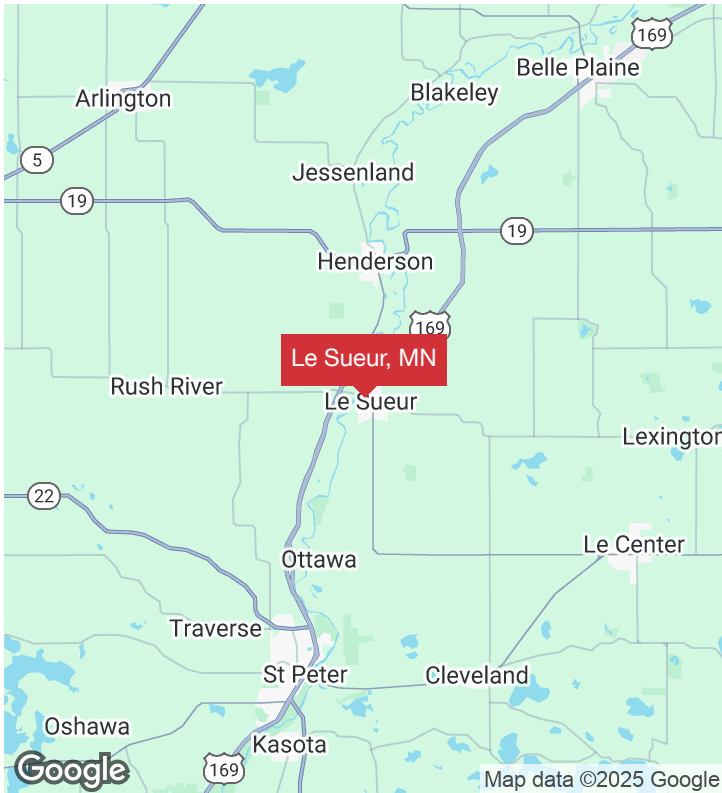


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,624 - 8,000 SF	Lease Rate:	\$500.00 - \$3,000.00 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
101	Available	1,624 SF	NNN	\$1,200 per month
117	Available	7,563 SF	NNN	\$3,000 per month
B 100-105	Available	8,000 SF	NNN	\$500 - \$1,000 per month



Location Description

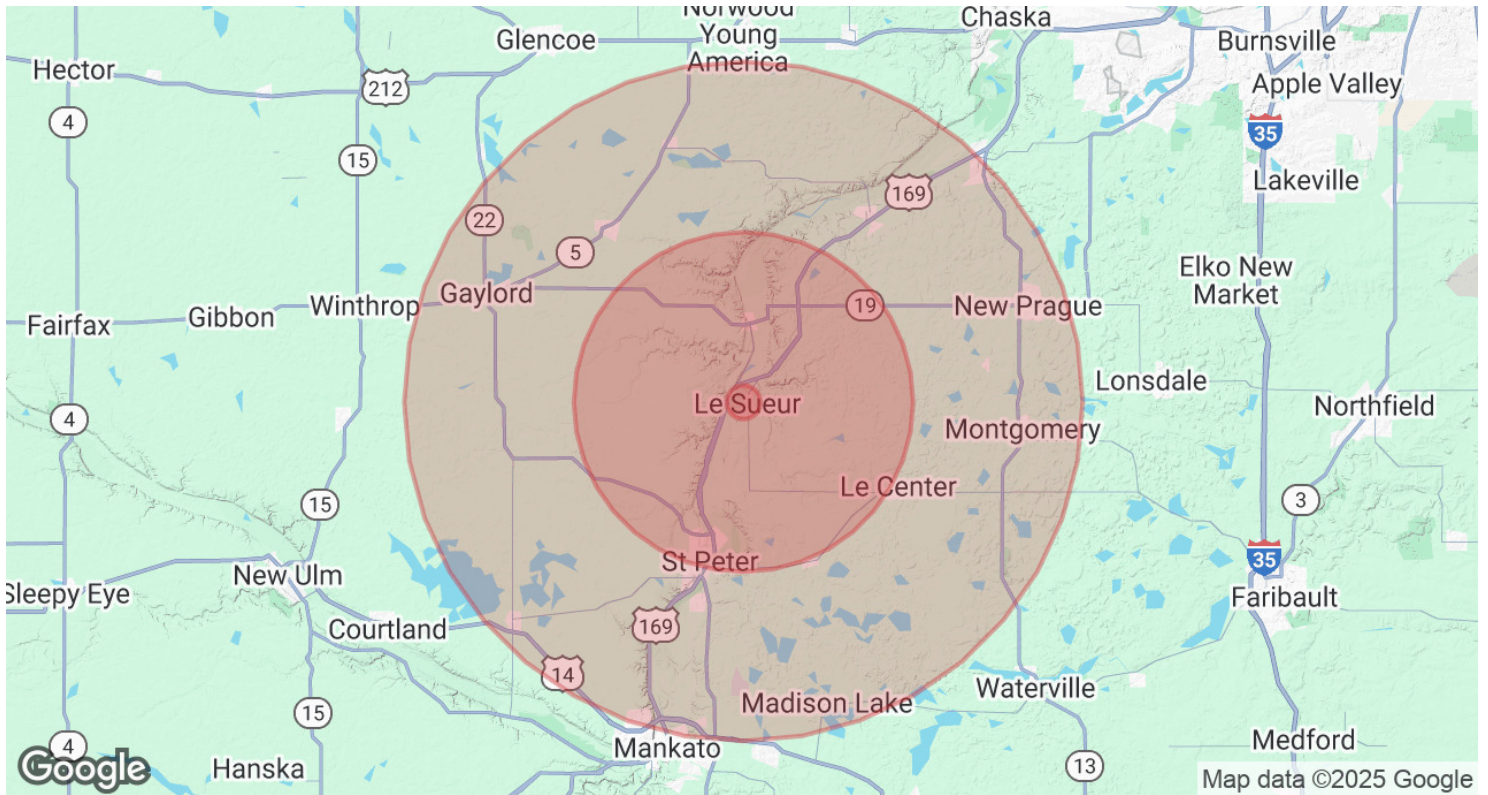
Located less than 1 mile off metro-connection Highway 169, Tiller + Main is a 30 unit mixed-use property recently renovated in downtown Le Sueur. This two-story strip center makes up an entire block of the recently re-opened Main Street and is the heart of the city. Home to service based commercial users and 17 residential units, this location has been ideal for many local businesses and residents.

Community Development

- Revolving Loan Fund (\$150,000)
- Facade Improvement Program (20% forgiveness)
- Le Sueur Area Chamber of Commerce
- SCORE - Entrepreneur Education
- Southern Minnesota Initiative Foundation
- Region Nine Development Commission
- cityoflesueur.com/318/Entrepreneurship

Location Details

County	Le Sueur
Population	4,213
Miles to Airport	56.2
Highway Connection	US - 169
Major Employer	Cambria, Agropur
	Ridgeview Medical Center



Population	1 Mile	10 Miles	20 Miles
Total Population	3,358	13,881	84,823
Average Age	41	41	40

Households & Income	1 Mile	10 Miles	20 Miles
Total Households	1,388	4,400	28,507
# of Persons per HH	2.4	3.2	3
Average HH Income	\$88,980	\$107,361	\$118,245
Average House Value	\$274,094	\$328,438	\$359,722

Demographics data derived from AlphaMap



David Schooff

CEO | Broker

david@nainorthstar.com

Direct: 507.380.7340 | Cell: 507.380.7340

MN #40137517

Professional Background

David Schooff has been an active real estate broker since 2006. David's personal portfolio boasts nearly 1 million square feet of commercial investments and he has produced more than \$40 Million in total transaction volume in his 17 years of practice. He is the only Broker in Greater Mankato to hold the prestigious SIOR, CCIM and CPM commercial real estate designations. His long term relationships with investors, developers and lenders have contributed to his widespread success.

David was formerly President and CEO of a CBC affiliate office in Mankato, Minn. He franchised the local office with the CBC brand, making it a household name in the region. In his role, he grew the company to an annual transaction volume of more than \$50 million and oversaw all sales and leasing activity. David was one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than four times during his real estate career.

Prior to his work in CRE, David was the President/CEO of the Greater Mankato Chamber of Commerce and the Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. He continues to play an integral role in growing businesses in the area by investing in, and revitalizing properties across rural Minnesota. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

David is passionate about travel and loves to experience new destinations with his wife, Michelle. David loves giving back to the community and has a soft spot for Feeding Our Communities Partners, Minnesota State Hockey and Athletics, and has a scholarship fund with the Mankato Area Foundation to support students pursuing degrees in trade industries. He and Michelle recently adopted an aging shih tzu, Juno, who keeps them on their toes daily. David continues to inspire young investors and support professional development within the industry, having recruited and trained top performers in sales, leasing and property management.

Education

M.S. Iowa State University; Community/Regional Planning

B.S. Iowa State University; Journalism/Mass Communications

Memberships

SIOR CCIM CPM

NAI North Star
1400 Madison Avenue Suite 730
Mankato, MN 56001
507.995.5392