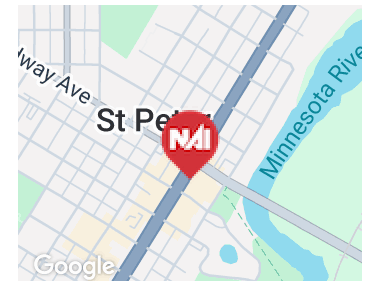
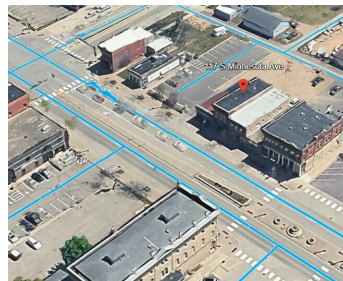


## 117 S Minnesota Ave

117 S Minnesota Ave Saint Peter, Minnesota 56082

### Property Highlights

- ~1,500 SF Retail/Office
- \$18/Sf/Yr NNN
- CAM = \$5/Sf/Yr (Includes Utilities)
- Turnkey Office Space or Convert to Retail
- Tenant Improvement Allowance Negotiable
- Available June 1, 2026



### Offering Summary

Lease Rate:	\$18 SF/yr (NNN)
CAM (Est. 2025):	\$5 SF/yr (includes utilities)
Available SF:	1,512 SF
Lot Size:	3,458 SF

### For More Information

**Cate DeBates**

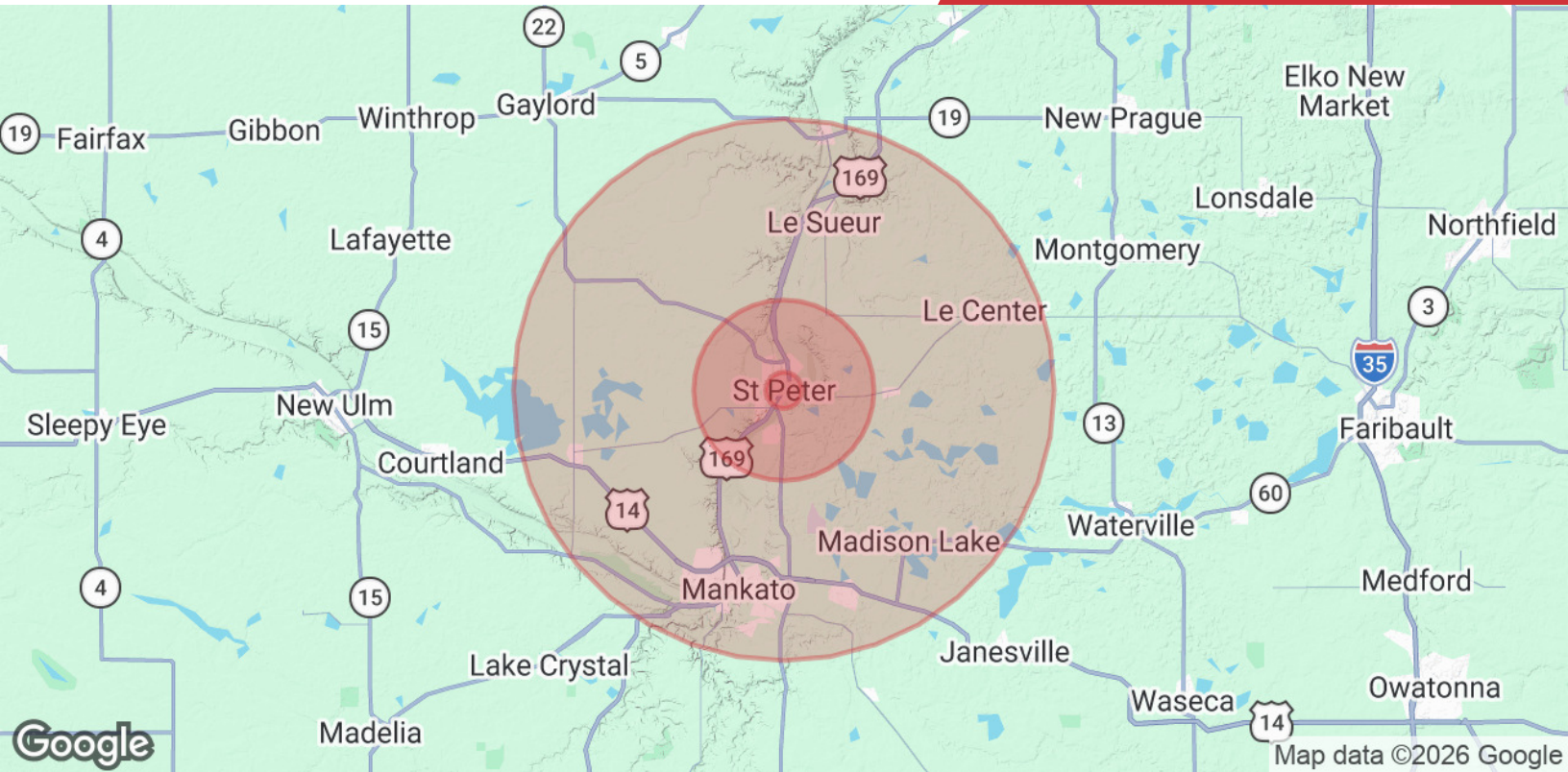
O: 507 380 6627

Cate@nainorthstar.com | MN #40913079



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1400 Madison Avenue, Suite 730  
Mankato, MN 56001  
507 995 5392 tel  
[nainorthstar.com](http://nainorthstar.com)



### Population

	1 Mile	5 Miles	15 Miles
<b>Total Population</b>	3,793	14,107	100,914
<b>Average Age</b>	35.3	37.9	35.0
<b>Average Age (Male)</b>	32.4	36.8	35.1
<b>Average Age (Female)</b>	37.1	38.2	36.0

### Households & Income

	1 Mile	5 Miles	15 Miles
<b>Total Households</b>	1,369	4,777	39,137
<b># of Persons per HH</b>	2.8	3.0	2.6
<b>Average HH Income</b>	\$76,183	\$97,250	\$97,138
<b>Average House Value</b>	\$236,011	\$279,434	\$296,009

2023 American Community Survey (ACS)

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## Cate DeBates

CSO | Principal Broker

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Direct: 507.380.6627 | Cell: 507.380.6627

MN #40913079

## Professional Background

Cate DeBates is a dynamic commercial real estate visionary and the Chief Strategy Officer and Principal Broker at NAI North Star, where she spearheads firm-wide growth initiatives and leads the sales and leasing practice across Southern Minnesota's most impactful market sectors. With more than six years of high-velocity commercial brokerage experience, Cate has consistently delivered measurable value for investors, landlords and occupiers across industrial, land, office, retail and multifamily property types.

In her dual role as a strategic leader and transaction specialist, Cate integrates deep market intelligence with purpose-driven execution to optimize outcomes for clients. Her leadership in design-to-delivery marketing and brand strategy at NAI North Star fortifies the company's market reputation and strengthens deal flow and visibility in competitive environments. Cate's ability to align brand narrative with transactional execution enables stakeholders to engage with confidence throughout the asset lifecycle.

Prior to launching NAI North Star's impactful presence in the region, Cate built her foundation in commercial brokerage at Coldwell Banker Commercial, where she was recognized with the Global Pathfinder in Innovation Award—a testament to her creative deal structuring and client-centric approach. Her background also encompasses executive leadership in marketing and sales for the top-performing office in Minnesota, solidifying her expertise in driving performance both on the brokerage floor and through strategic brand positioning.

Cate's transactional achievements include closing in excess of \$20M in brokerage transaction volume and shepherding the leasing of more than 500,000 square feet of commercial space—benchmarks that underscore her capacity to close complex deals and unlock value across asset classes.

Beyond brokerage performance, Cate champions community engagement and thought leadership. She serves on local boards and advisory committees—ranging from economic development initiatives to philanthropic efforts—furthering connectivity between commercial real estate, civic growth and sustainable market development.

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