



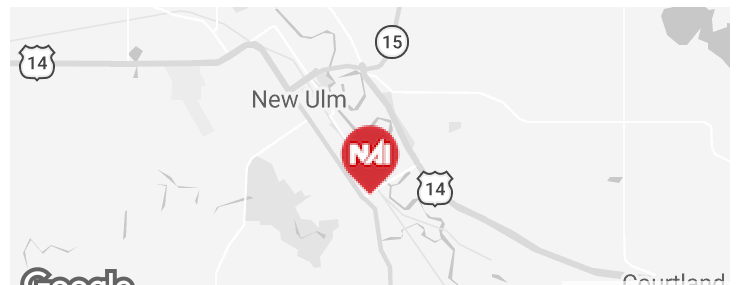
## 2023 S Broadway St New Ulm, Minnesota 56073

### Property Highlights

- 7-8 Offices
- 30'+ Retail Frontage
- Newly Resurfaced Parking Lot (~\$600,000+)
- Lighted Signage Opportunity
- Hy-Vee Anchored Strip -- Excellent Traffic and Visibility

### Property Overview

Move-in ready office space for lease featuring a fully built-out, medical-style layout ideal for med spas, dental, veterinary, or clinic users. The suite includes 7+ patient/exam rooms, plumbing and sinks in the majority of rooms—only two without sinks—supporting efficient clinical operations, and a large front office/reception area. Additional highlights include an ADA-compliant restroom, dedicated back storage area, water softener system, and fully carpeted interiors. Expansive front windows provides natural light and strong storefront visibility. This turnkey space minimizes upfront buildout costs while delivering immediate functionality for professional service providers.



### Offering Summary

<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Building Size:</b>	53,276 SF
<b>Available SF:</b>	2,720 SF
<b>Lot Size:</b>	213,557 SF

### For More Information

**David Schooff**

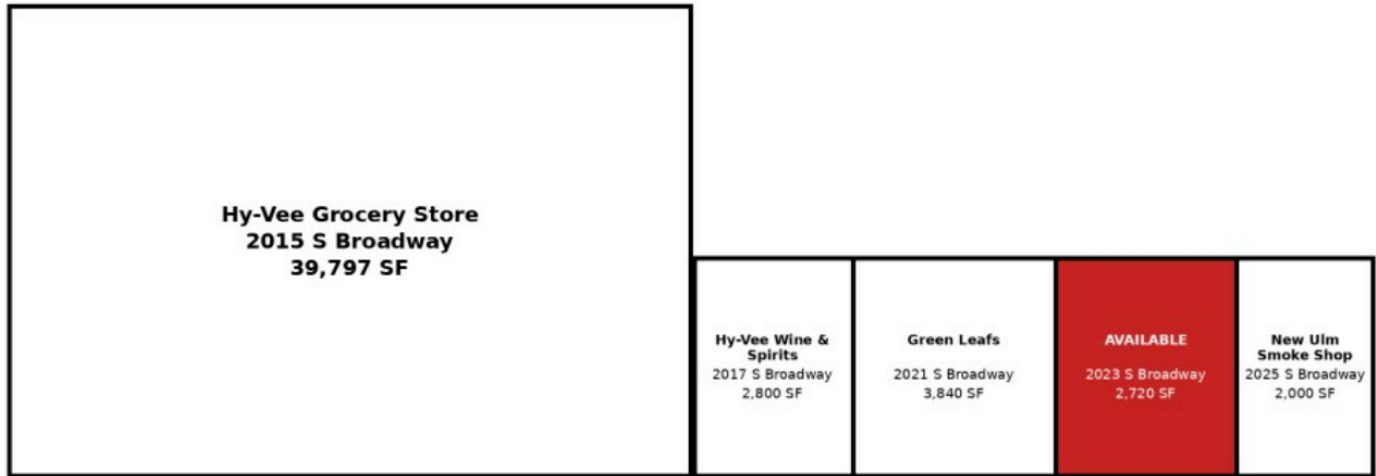
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1400 Madison Avenue, Suite 730  
Mankato, MN 56001  
507 995 5392 tel  
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### Legend

### Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,720 SF	<b>Lease Rate:</b>	\$12.00 SF/yr

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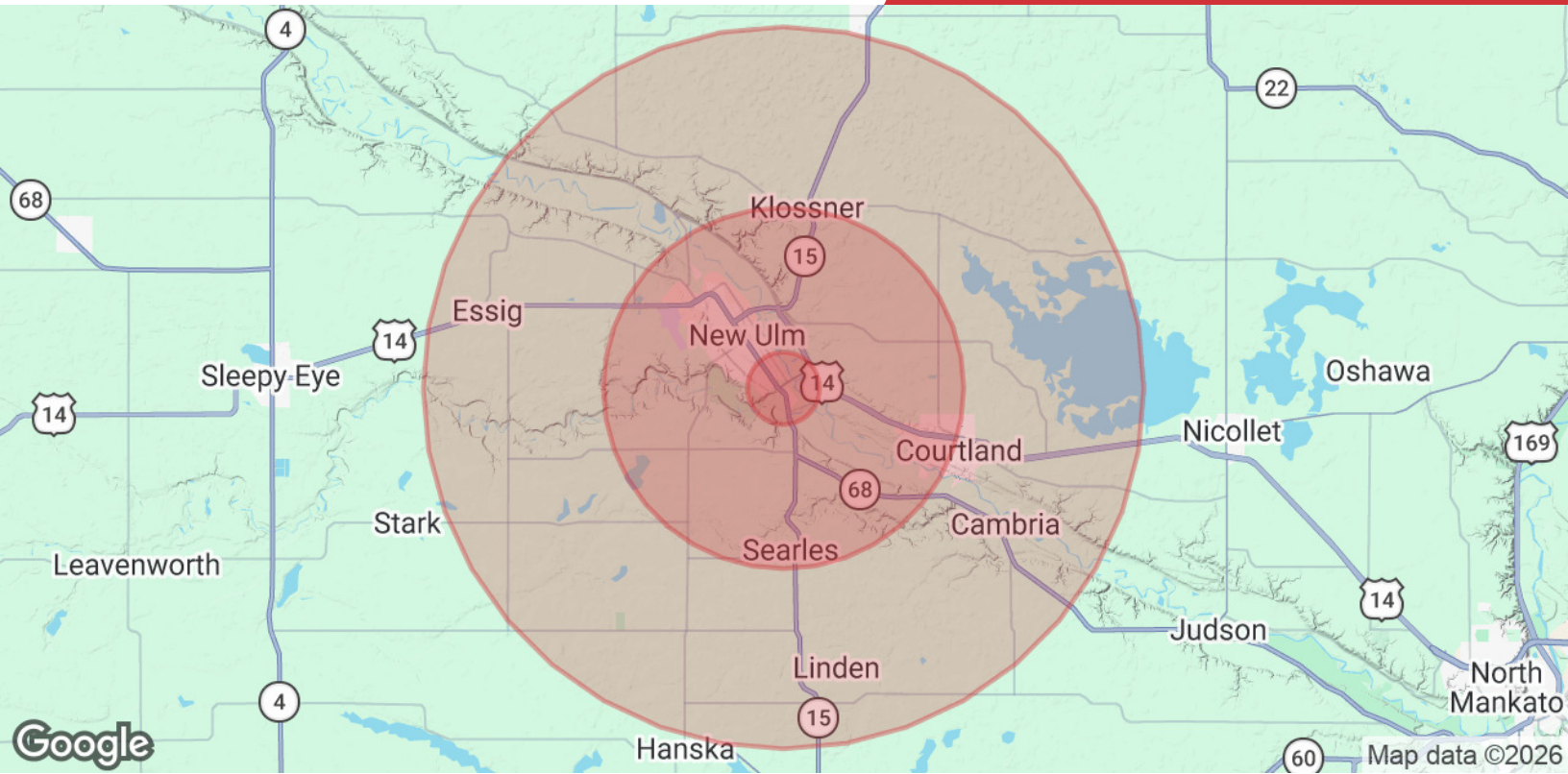
### Location Overview

Position your business for success at 2015 S Broadway St., New Ulm, MN, in a high-visibility retail space for lease within the Hy-Vee-anchored strip center. Located along New Ulm's primary commercial corridor, this South Broadway retail opportunity benefits from strong daily traffic, established co-tenancy, and consistent consumer draw. The property offers ample on-site parking, convenient access, and prominent signage exposure. Ideal for retail, service, or specialty users seeking turnkey space in a proven shopping destination, this location delivers strategic market presence in one of Southern Minnesota's most active retail hubs.

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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### Ethnicity (%)

Hispanic

1 Mile

3.9%

5 Miles

3.6%

10 Miles

3.2%

### Race

Total Population - White

1 Mile

2,202

5 Miles

14,796

10 Miles

18,155

Total Population - Black

18

122

131

Total Population - Asian

11

80

87

Total Population - Hawaiian

2

3

3

Total Population - American Indian

10

35

37

Total Population - Other

22

200

214

Demographics data derived from AlphaMap



## David Schooff

CEO | Broker

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Direct: 507.380.7340 | Cell: 507.380.7340

MN #40137517

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

## Memberships

SIOR CCIM CPM

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