

OFFICE FOR LEASE

501 MADISON AVENUE

501 Madison Avenue, Mankato, MN 56001



OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/yr (NNN)
SUITE SIZES AVAILABLE:	1,632 SF, 4,000 SF and 5,632 SF
LOT SIZE:	0.34 Acres
YEAR BUILT:	1971
BUILDING SIZE:	5,632 SF
RENOVATED:	1991

PROPERTY OVERVIEW

Located just off Madison Avenue with easy access to parking and customer walk-up. The building can be remodeled to your requirements (both inside and out). Low base rent rate, great parking, marvelous visibility and signage on Madison Avenue in Mankato, MN.

PROPERTY HIGHLIGHTS

- Easy access to parking and customer walk-up
- Low base rent rate
- Marvelous visibility and signage on Madison Avenue

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

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.

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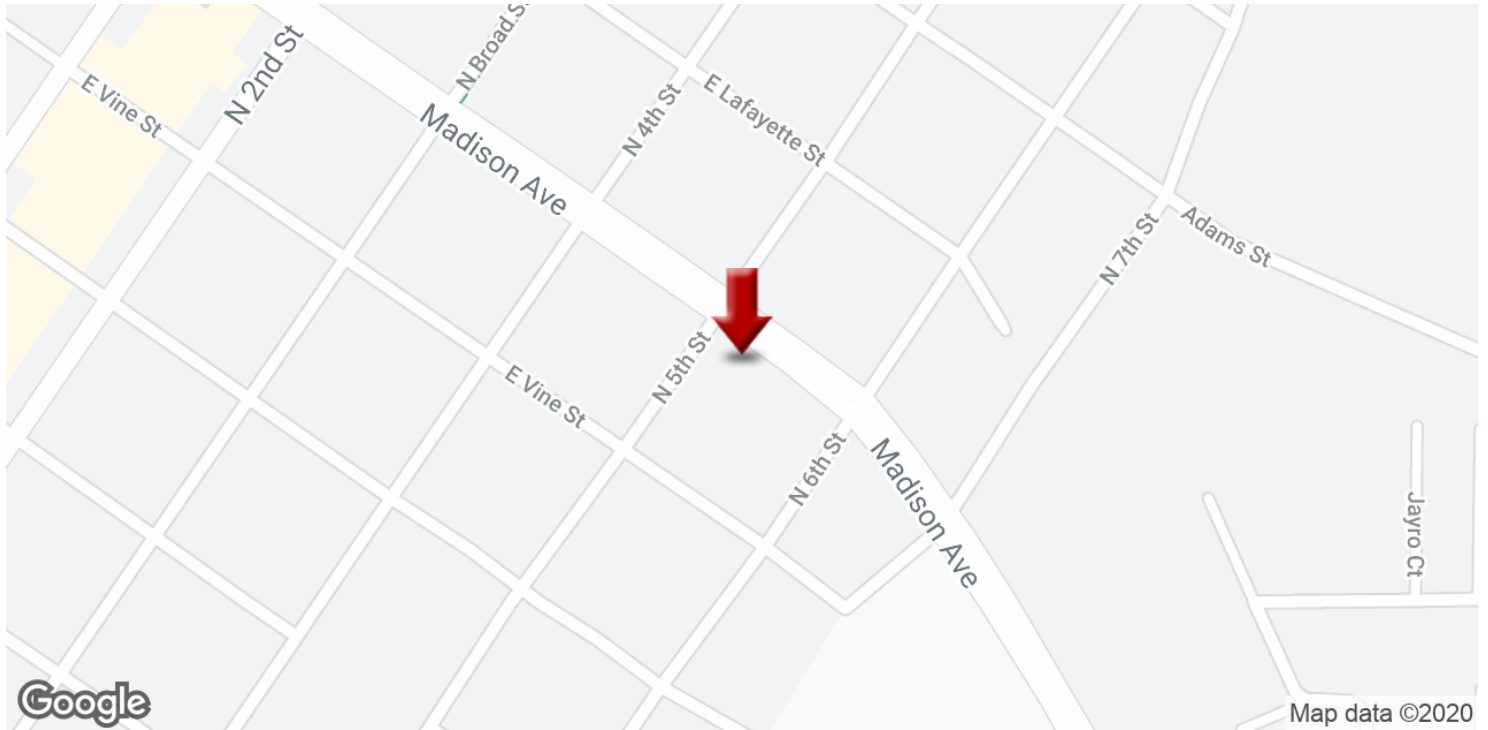
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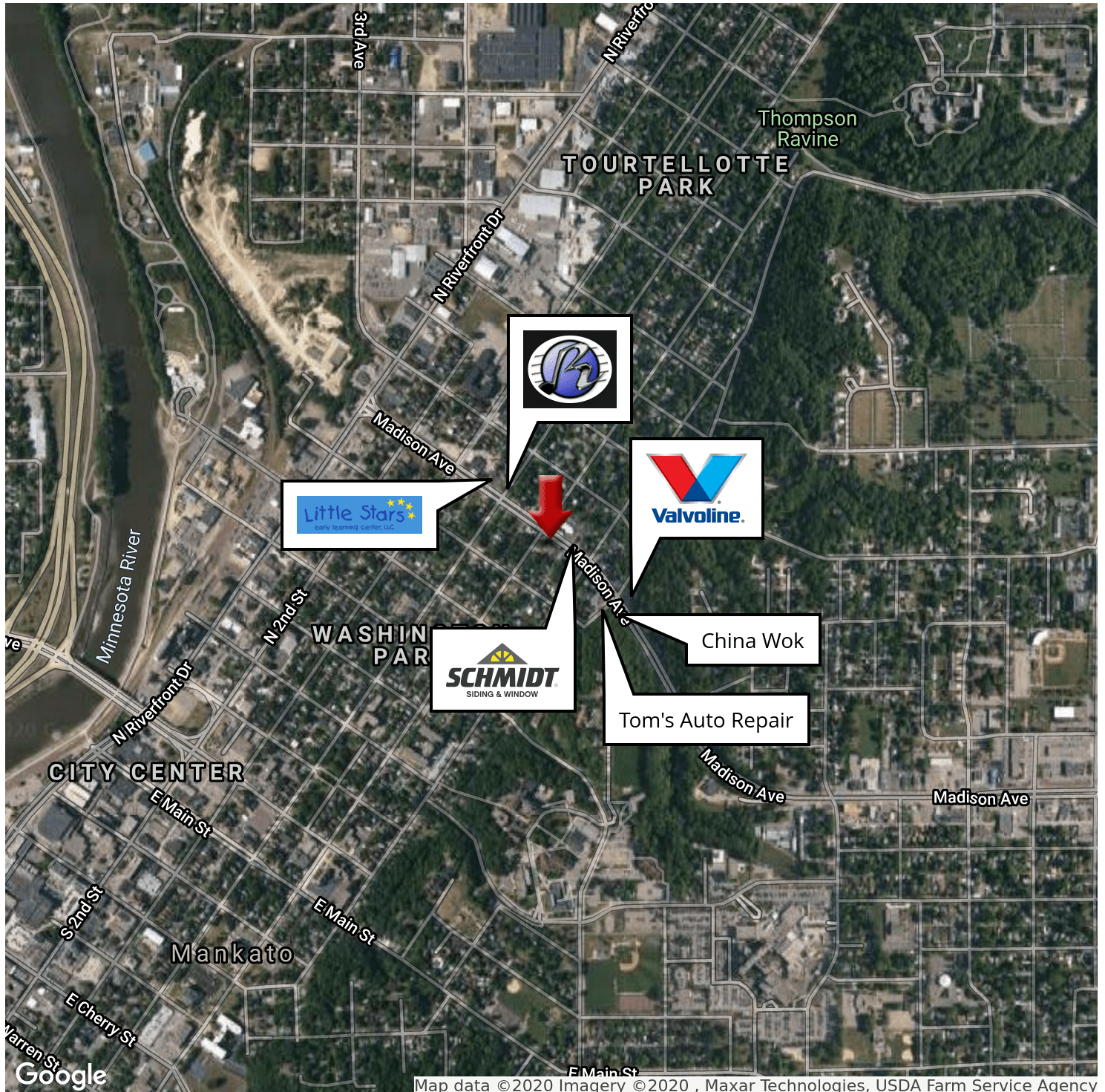
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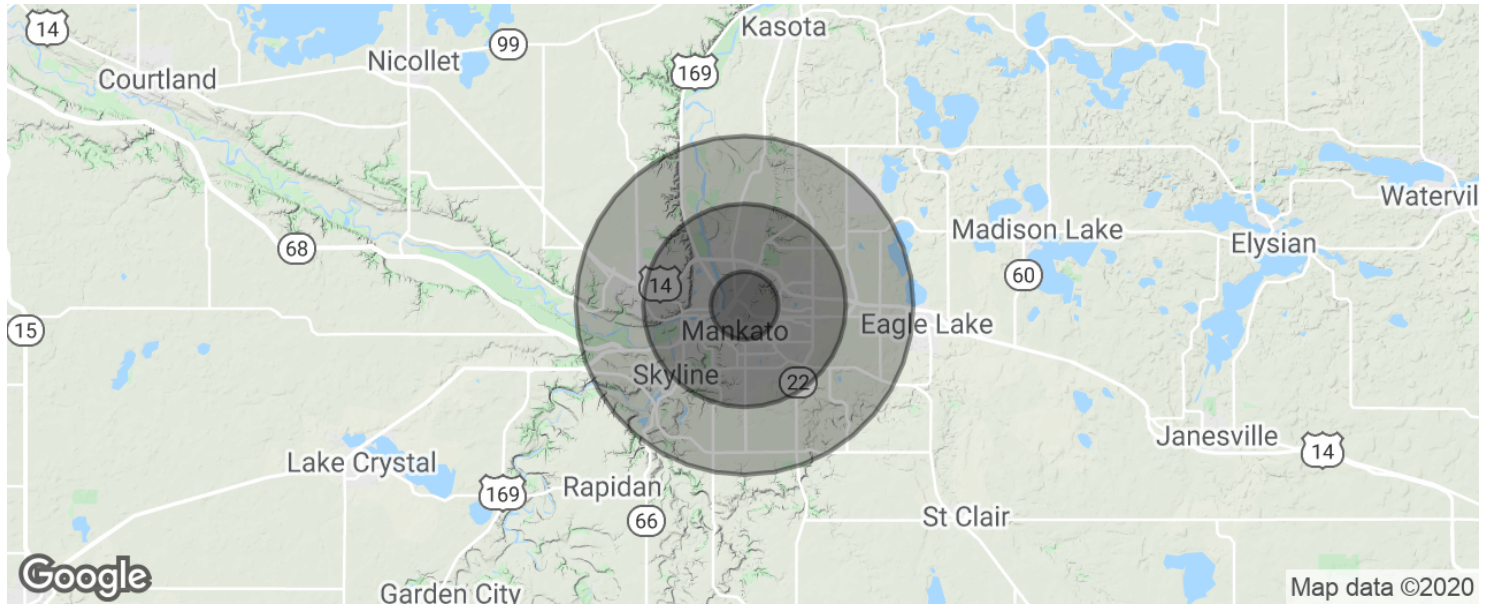
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,942	52,072	70,653
Median age	31.7	29.2	30.4
Median age (Male)	29.8	28.1	29.3
Median age (Female)	34.4	31.2	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,315	19,800	27,228
# of persons per HH	2.4	2.6	2.6
Average HH income	\$50,294	\$53,810	\$57,924
Average house value	\$160,763	\$175,362	\$185,337

* Demographic data derived from 2010 US Census

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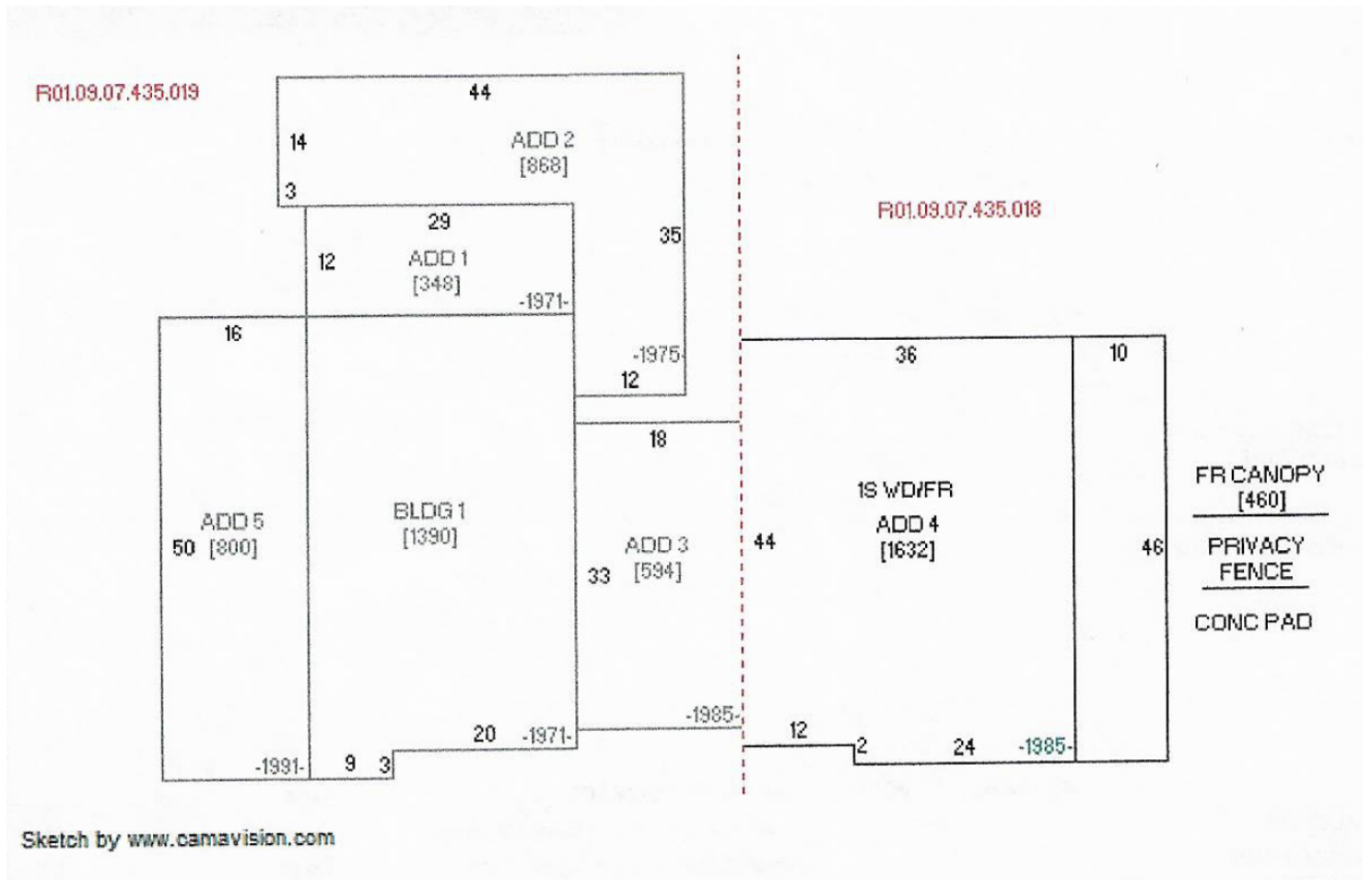
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