

FOR LEASE

UNION SQUARE

201 N BROAD ST MANKATO, MN 56001



PROPERTY DESCRIPTION

Available office space with two offices and a reception area in the stunning Union Square Building! Tenants also share access to communal break room and conference room. Lease rate is \$21 per sq ft, per year + utilities.

PROPERTY HIGHLIGHTS

- Ample Parking
- Secure Entry with Key Fobs for Tenants
- Communal Break Room and Conference Room
- Updates Throughout

OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (MG)
Number of Units:	18
Available SF:	668 SF
Lot Size:	51,660 SF
Building Size:	36,754 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	662	1,763	5,483
Total Population	1,145	3,730	12,303
Average HH Income	\$39,156	\$53,929	\$69,158

JON KIETZER

Broker/Owner
507.381.1773
jon@landmarkminnesota.com

LANDMARK REAL ESTATE

931 Madison Ave, Mankato, MN 56001
507.345.1599
landmarkminnesota.com

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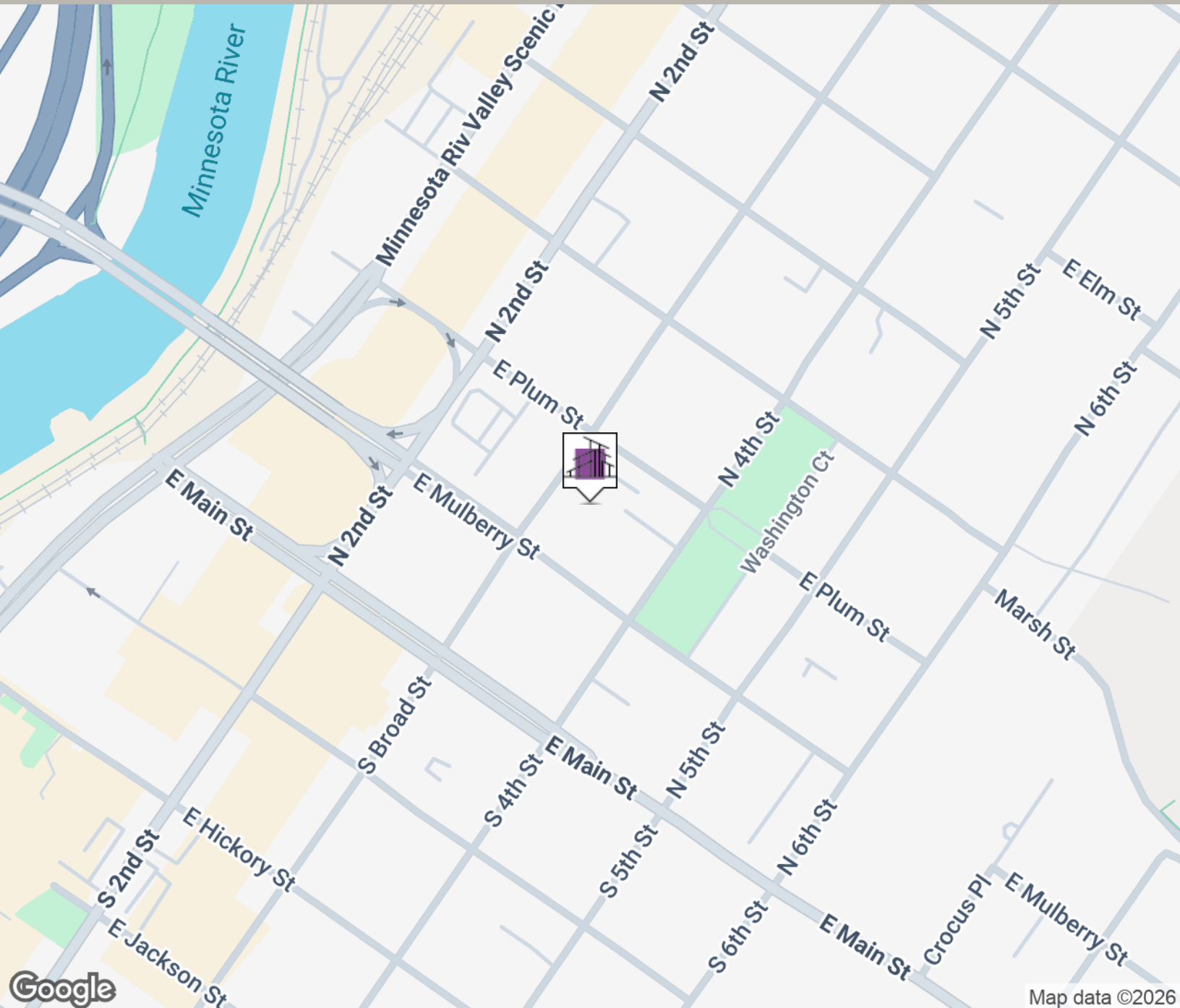
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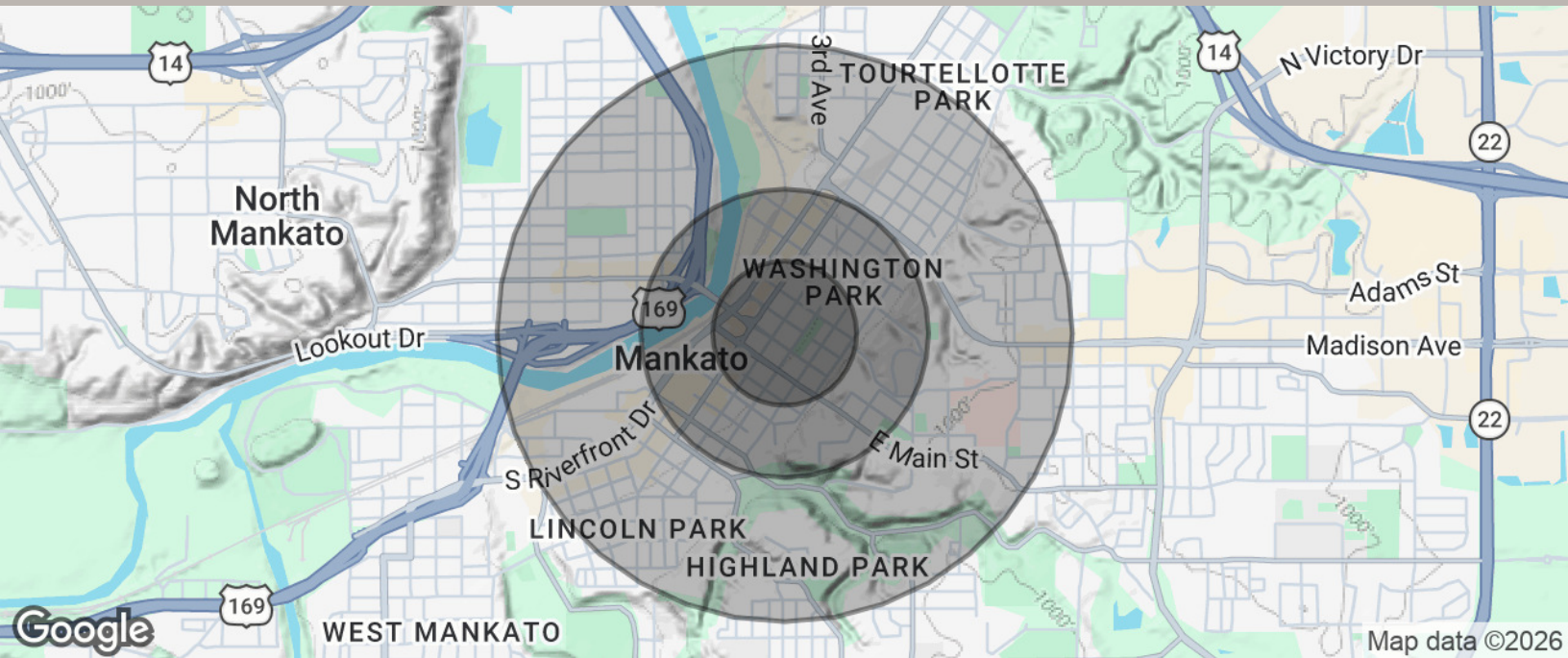
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,145	3,730	12,303
Average Age	33.0	29.9	30.8
Average Age (Male)	36.1	30.4	29.7
Average Age (Female)	32.8	31.3	33.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	662	1,763	5,483
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$39,156	\$53,929	\$69,158
Average House Value	\$67,980	\$149,166	\$191,321

2023 American Community Survey (ACS)

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