



COMMERCIAL REALTY SOLUTIONS
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Monticello - Commercial Space

FOR LEASE

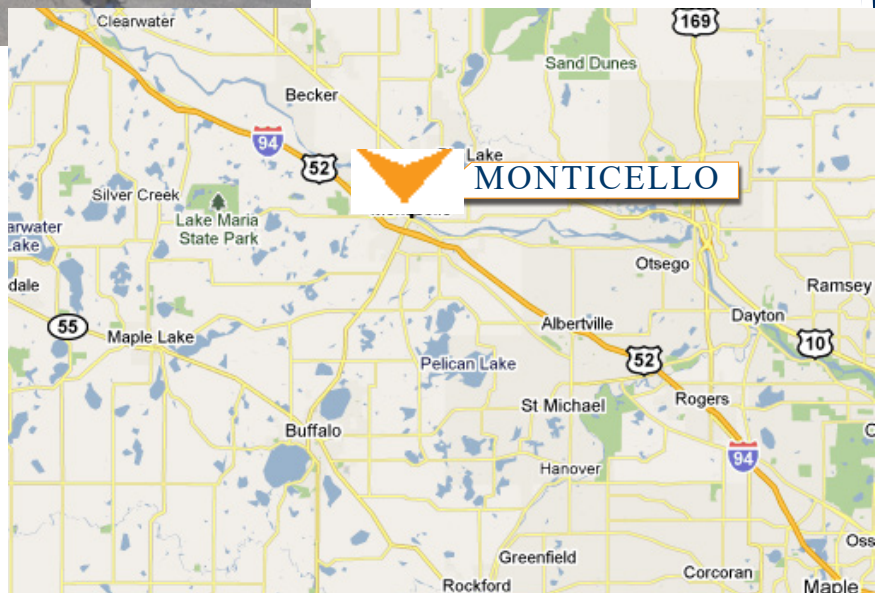
609-617 Locust St., Monticello, MN 55362



**Excellent Location
Adjacent to Cub
Foods & Runnings!**

PROPERTY INFORMATION

- * Lease Price **\$10.00/psf** Net Lease
- * Operating Expenses \$6.25/psf
- * Building is Approx. 8,100/sf
- * Vacancy:
 - Suite 609 - 1,200/sf
 - Suite 611 - 1,545/sf
- * Multi-Tenant Building
- * Easy access to I-94 and Highway 25
- * Shared Restroom
- * Building is fully sprinkled
- * Front & Rear Entrance/Exits
- * Signage on Building
- * Businesses in the area include: Runnings, Cub Foods, Rancho Grande, Holiday, Perkins, Auto Value, Monticello City Hall, Burger King and much more!



CONTACT:

SHEILA ZACHMAN

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3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

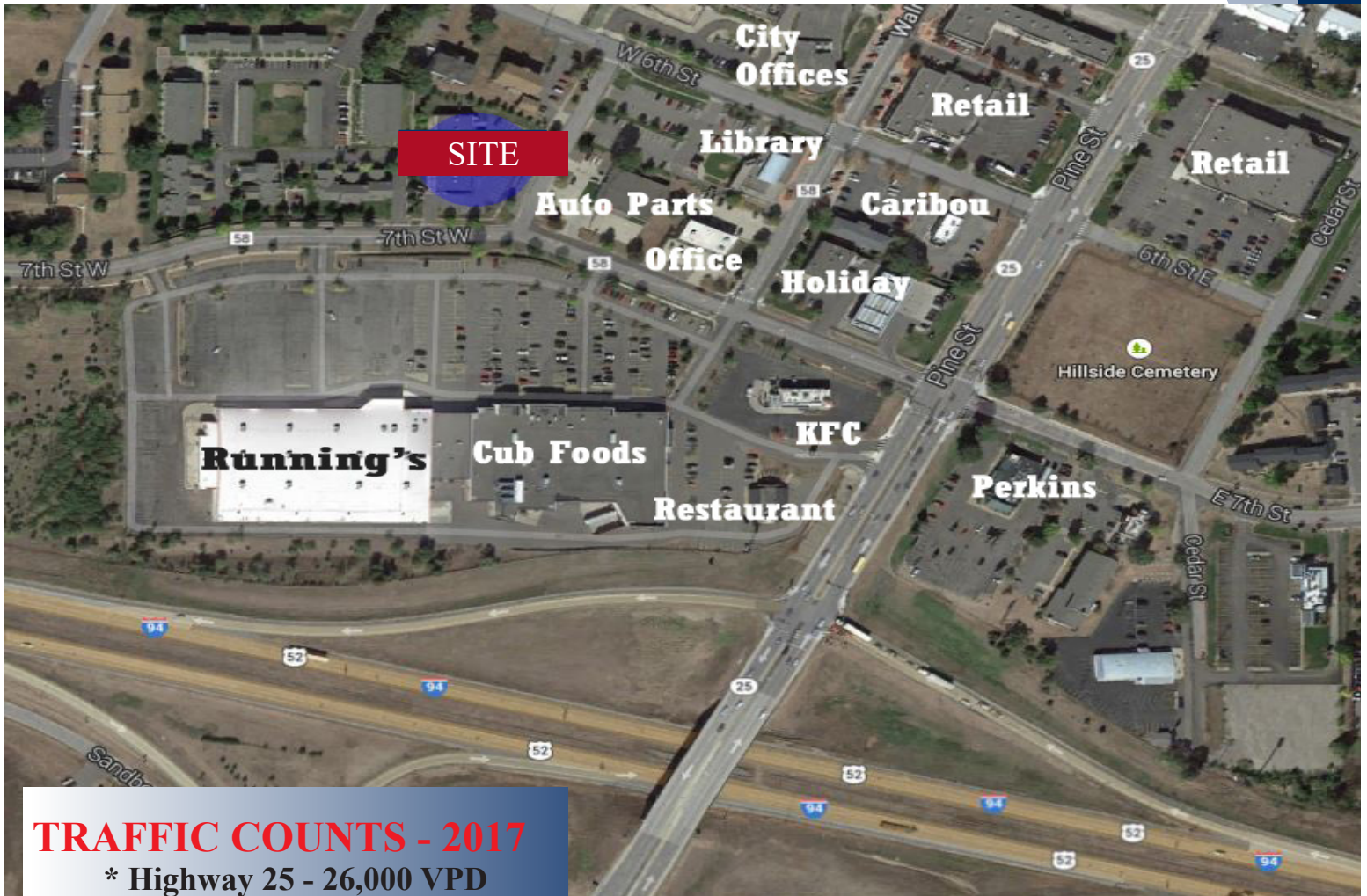
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Minutes
to I-94



TRAFFIC COUNTS - 2017

- * Highway 25 - 26,000 VPD
- * I-94 - 53,000 VPD
- * 7th Street - 5,000 VPD

PROPERTY INFORMATION

- * Quick and easy access to I-94 and Highway 25
- * Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods and Wal-Mart SuperCenter
- * City fiber optics network providing high-speed internet, telephone and cable.

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**GREAT
LOCATION!**

Mech. Room	Men Women			W M	
LEASED	LEASED	LEASED	LEASED		AVAILABLE
				AVAILABLE	
		1,415/sf		1,545/sf	1,200/sf
Suite 621	Suite 619	Suite 617	Suite 615/613	Suite 611	Suite 609

Monticello Demographics

Demographics - 2015	1-Mile	3-Mile	5-Mile
Population	6,523	17,185	36,142
Average Age	38	39	40
Average Household Inc.	\$ 55,839	\$ 55,039	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 50,205	\$ 52,978

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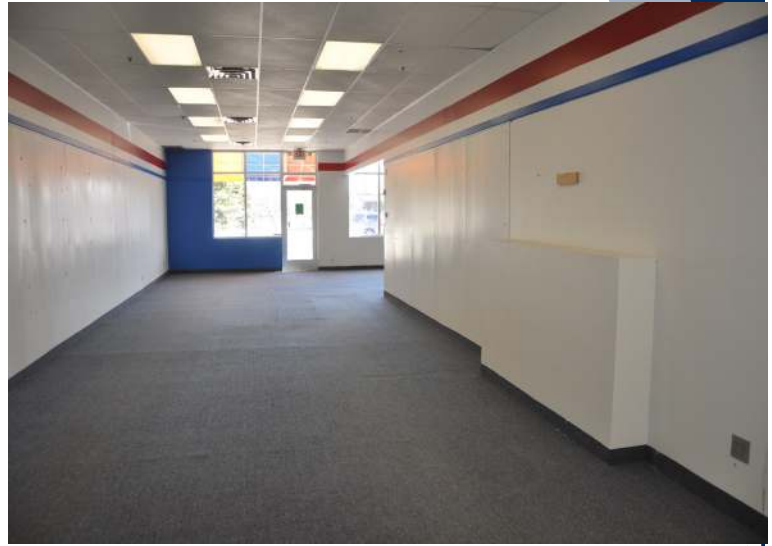
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FOR LEASE

609-617 Locust St., Monticello, MN 55362

Unit 609-611
(Former All 4 Kids)



PROPERTY INFORMATION

- * Fluorescent lighting
- * Former All 4 Kids Store
- * 1 Dressing Room
- * Shared restrooms
- * Front and rear entrance



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