



COMMERCIAL REALTY SOLUTIONS

For Lease  
Retail Space



# COKATO

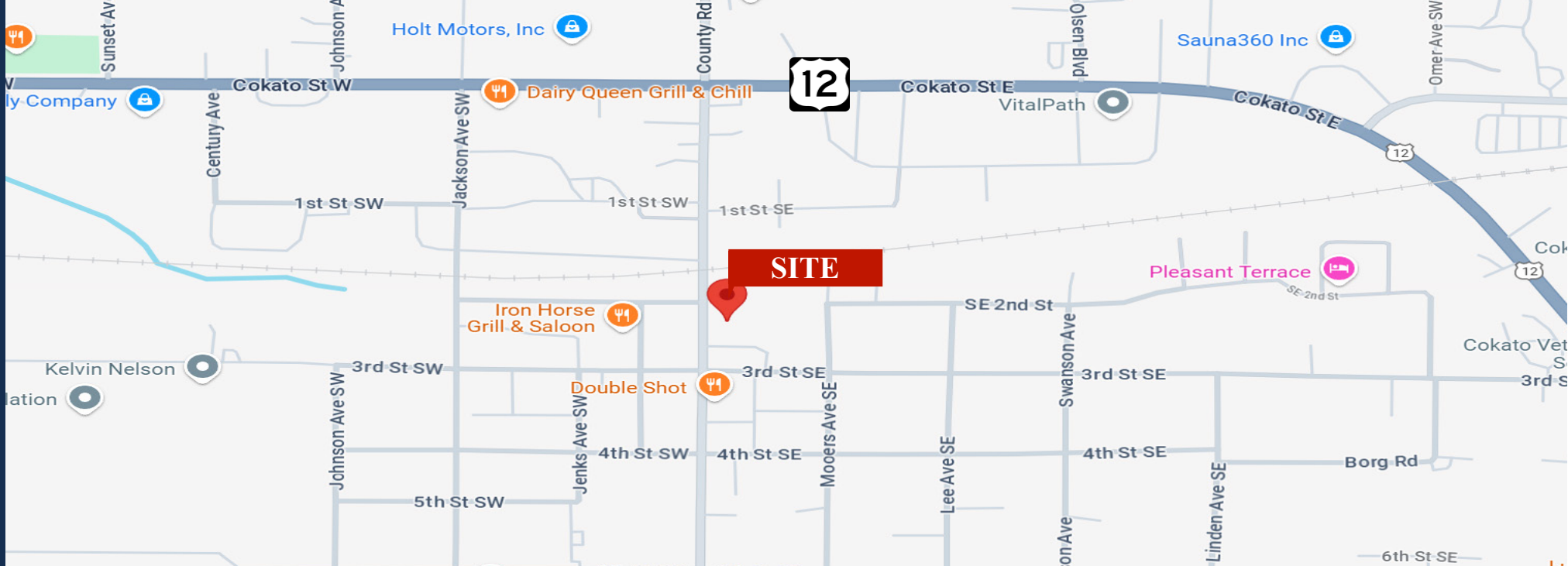
## Cokato Mall Retail Space

**Lease Rate: \$12.00/psf NNN**

Building Size: 6,358/sf Available Space: 1,700/sf

229 Broadway Avenue S, Cokato, MN 55321

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## PROPERTY LOCATION

- \* South of Highway 12
- \* East of Broadway Ave S
- \* Busy Location on Broadway Ave S
- \* Great Visibility
- \* Businesses in the Area:  
Keaveny Drug, Iron Horse Grill & Saloon, Dairy Queen,  
Casey's, KwikTrip, Holt Motors and more.

## TRAFFIC COUNTS - 2023

- \* Highway 12 - 10,700 VPD
- \* Broadway Ave S - 4,600 VPD



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# PROPERTY OVERVIEW

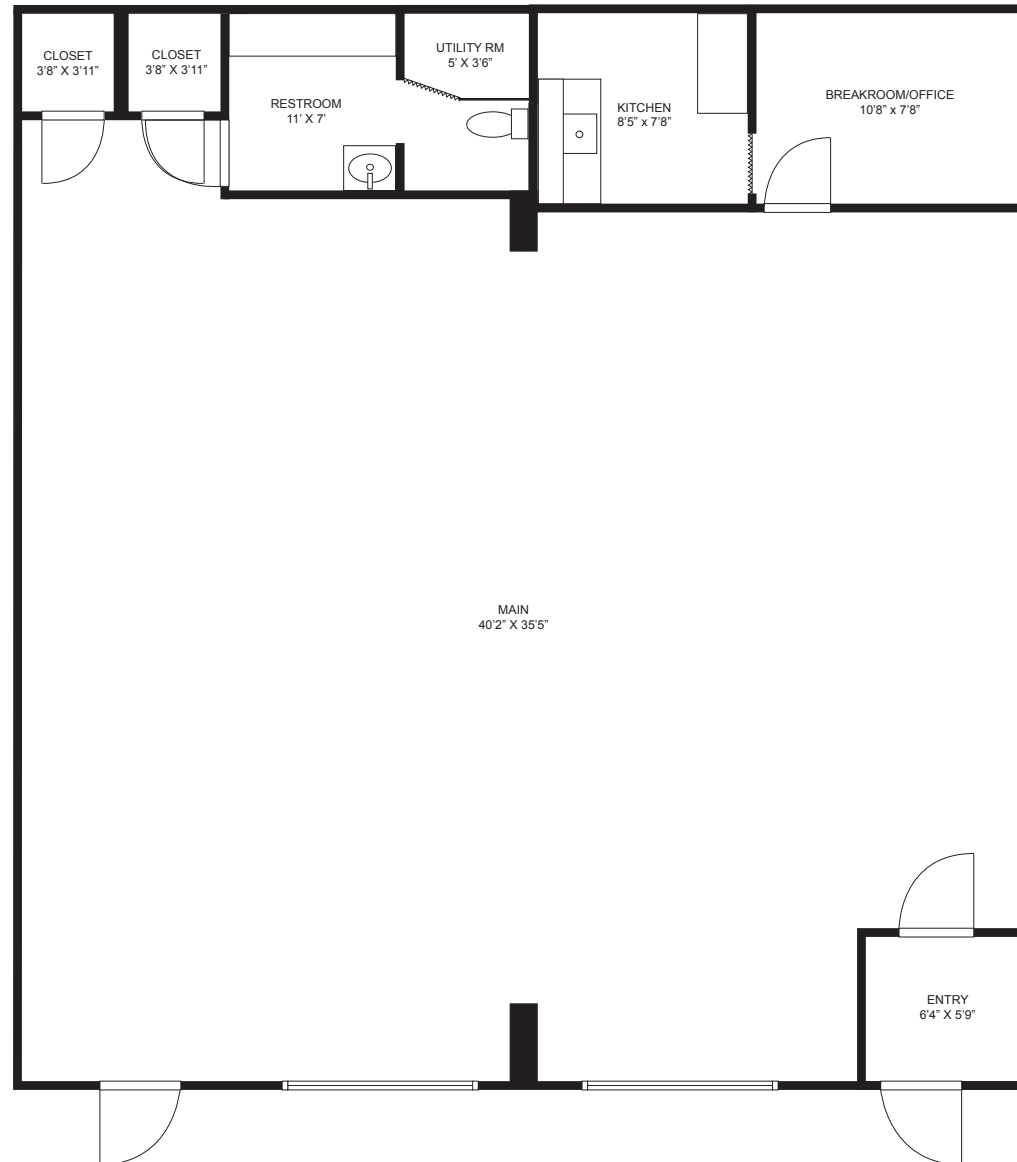
Lease Rate  
**\$12.00/psf NNN**  
Operating Expense  
\$2.50/psf

|                 |  |
|-----------------|--|
| Building Size   | 6,358/sf                                 |
| Space Available | 1,700/sf                                 |
| Wright County   | PID 105-038-001040<br>PID 105-038-001050 |
| Zoned           | C-1 Central Business District            |
| Built           | 1984                                     |
| Floors          | One (1)                                  |
| Parking         | Multiple                                 |



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# FLOOR PLAN



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# INTERIOR



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# INTERIOR



## **BUILDING INFORMATION**

- \* Open Floor Plan with Kitchenette
- \* Large Windows
- \* Mall is Fully Occupied
- \* Move-in Ready - Retail or Office

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