

Monroe Plaza South

620,630,636,642, South Monroe Avenue, Mason City, IA 50401



Price: \$7 /SF/Year

Mixed Use Strip Center NNN ... 2016
\$3.13/SF/Year ...Best Maintenance, Upkeep, and Build-out Team of Contractors in North Central Iowa. They have worked with me since the 1970's and Monroe Plaza South since it was built. 24 hour service guaranteed. I actively take care of this property personally...no Management Fee in NNN. I personally negotiate all Leases with a win-win philosophy toward good Tenant and Landlord relationships. Your Business Success has always been my Goal ! Monroe Plaza South Tenants: The Pita Pit, Eye Mart, Advance America, QPS Employment, L & D Nails, Clark and Associates, Inc. Drive-thru Rear Drive Way Access

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- High Visibility
- Conveneint Central Location
- Will remodel to suit
- High Traffic Count
- Potential Drive-up Window
- Flexible Lease Terms

Total Space Available:	7,500 SF
Rental Rate:	\$7 /SF/Year
Min. Divisible:	1,400 SF
Max. Contiguous:	3,000 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Building Size:	18,600 SF
Gross Leasable Area:	18,600 SF
Year Built:	1994
Build to Suit:	Yes
NNN Expenses:	56,787
Anchor Tenant 1:	Casey's General Store
Anchor Tenant 2:	Pita Pit
Anchor Tenant 3:	Advance America



John Busch

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Notes

Units are easy to show...call me and I'll make convenient arrangements (cell answered 24 hours). On-site questions will be answered immediately...my goal is to make your Rental experience a win-win and I'll make every effort to do so. I've been building successful Tenant-Landlord relationships since 1968. Thank you very much for considering Monroe Plaza South for your Business Rental needs.

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Monroe Plaza South Alley Access



620 S Monroe, Mason City, Iowa

Listing spaces

Space 620

Space Available	1,600 SF
Rental Rate	\$7 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Restaurant,Executive Suite
Lease Type	NNN
Date Available	Sep 2017
Lease Term	36 Months
No. Parking Spaces	67

White Box...build out to suit term Tenant, expenses negotiable. Start up rent negotiable. Great high traffic location on S Monroe Ave along new Bike Trail. Casey's Convenience Store, Offices, Shopko, Culvers, GM Dealer.

Space 630

Space Available	3,000 SF
Rental Rate	\$7 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Retail (Other),Street Retail,Executive Suite
Lease Type	NNN
Date Available	Sep 2017
Lease Term	36 Months
No. Parking Spaces	67

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630 S Monroe, Mason City, Iowa



636 S Monroe, Mason City, Iowa

Listing spaces

Space 636

Space Available	1,400 SF
Rental Rate	\$7 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Retail (Other),Street Retail,Executive Suite
Lease Type	NNN
Date Available	Sep 2017
Lease Term	36 Months
No. Parking Spaces	67

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Space 642

Space Available	1,500 SF
Rental Rate	\$7 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Retail (Other),Street Retail,Executive Suite
Lease Type	NNN
Date Available	Sep 2017
Lease Term	36 Months
No. Parking Spaces	67

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Property Photos

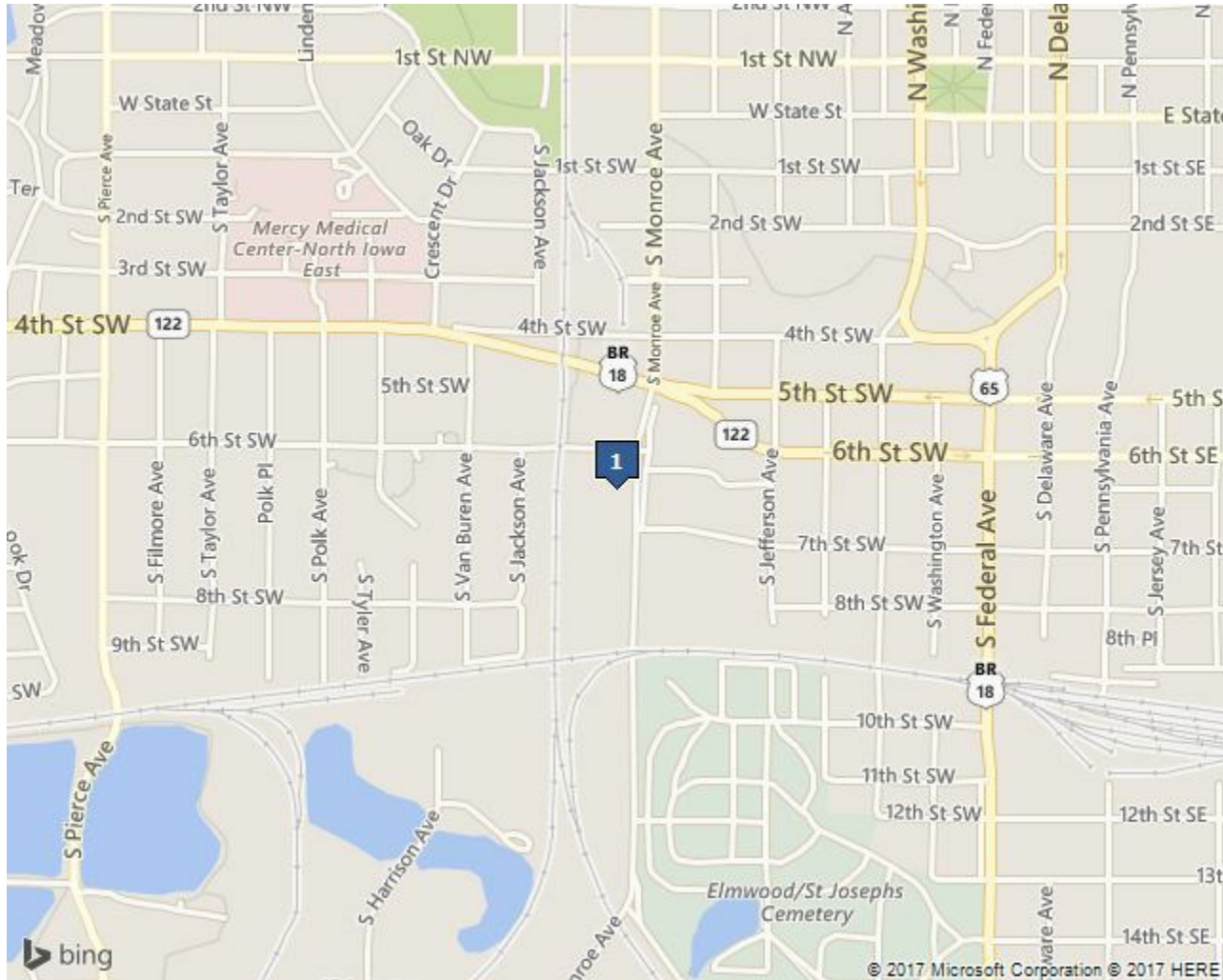


642 S Monroe, Mason City, Iowa

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Location



Location Description

616-646 South Monroe Avenue, Mason City, Iowa 50401 Convenient Central Location located across from North Iowa Area Council of Governments , Casey's General Store, Shopko, Culver's, Schukei Chevrolet-Volkswagon, Airgas Store, Mason City Ford-Lincoln, North Iowa Vocational Center, Inc, Sande Chiropractic, North Iowa Oral Surgery, Iowa Heartland Credit Union, Community Chrysler Store of Mason City, Pizza Ranch, Mason City Tire, and the YMCA. Close to Mercy Medical Center, Walgreens, Hy-Vee Pharmacy,