



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

WESTWOOD COMMERCIAL CENTER

N/A

285 St. Andrews Dr.
Mankato, MN 56001

AVAILABLE SPACE

FEATURES

- Excellent visibility from Victory Drive
- Modern open floor plan
- High traffic counts - 10,800+



BROKER CONTACT

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

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**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715

FOR LEASE

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WESTWOOD COMMERCIAL CENTER

PROPERTY OVERVIEW

LEASE



OFFERING SUMMARY

Available SF:	
Lease Rate:	N/A
Lot Size:	0.74 Acres
Year Built:	2006
Building Size:	9,227 SF
Zoning:	B-3 Highway Commercial
VPD:	10,800 (

PROPERTY OVERVIEW

Looking for a great retail spot on hilltop Mankato? This property is in a high traffic area near many national retailers and has great visibility from North Victory Drive. The commercial park is home to Drummers Garden Center, Boulder Tap House, Main Street Dental, and DeGroods, not to mention several large office users. Building and monument signage is available to boost your visibility.

Landlord is ready to negotiate to move your business today!

LOCATION OVERVIEW

Situated less than one mile from U.S. Highway 14 and 22 and other big box and local retailers, the property has excellent traffic counts and visibility.

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WESTWOOD COMMERCIAL CENTER
ADDITIONAL PHOTOS

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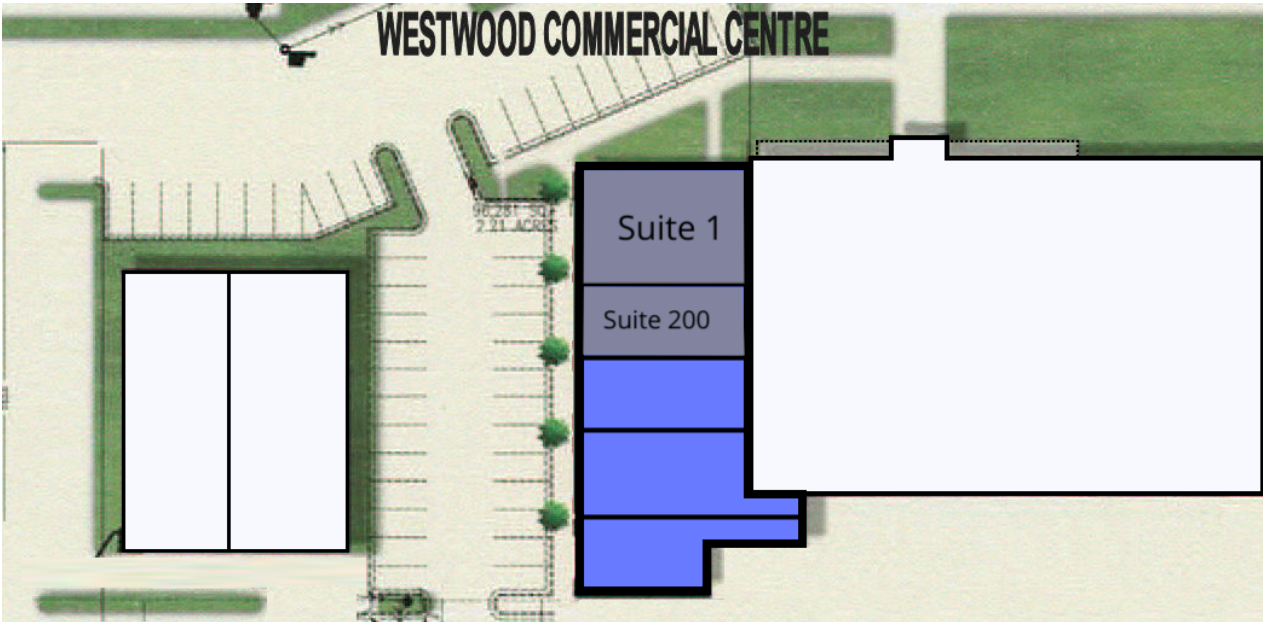


WESTWOOD COMMERCIAL CENTER

FLOORPLAN

LEASE

LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | N/A



UNAVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 200	-	1,200 SF	NNN	-

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RETAILER MAP

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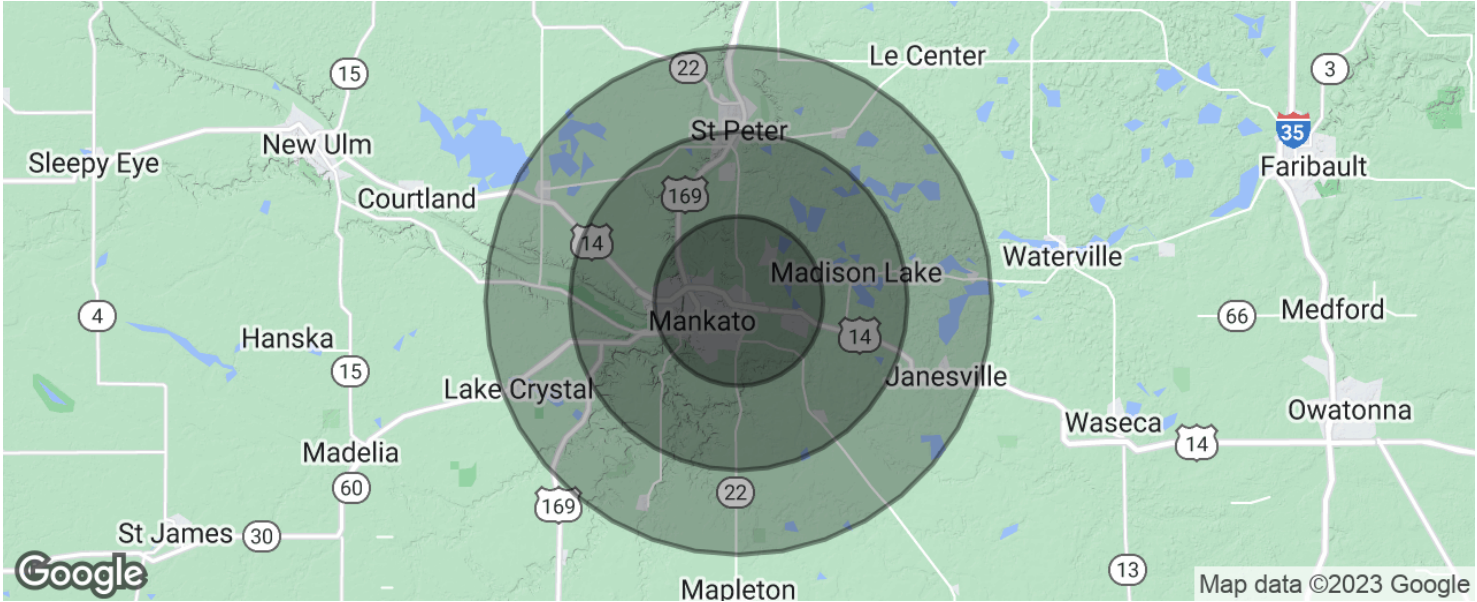
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DEMOGRAPHICS

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POPULATION	5 MILES	10 MILES	15 MILES
Total population	60,544	95,993	117,497
Median age	29.3	30.6	31.8
Median age (Male)	28.3	29.8	31.0
Median age (Female)	31.1	32.3	33.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	23,050	35,831	44,223
# of persons per HH	2.6	2.7	2.7
Average HH income	\$55,321	\$61,095	\$61,632
Average house value	\$183,171	\$195,988	\$200,960

* Demographic data derived from 2020 ACS - US Census

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BROKER BIOGRAPHY

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DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com
Direct: 507.382.2403 | **Cell:**

PROFESSIONAL BACKGROUND

David Schooff is the president, managing broker and owner of Fisher Group, the leading commercial brokerage, management, and development firms in Southern Minnesota. In his role at Coldwell Banker Commercial Fisher Group, he manages the day-to-day of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial, and multi-family.

Schooff was named president of Coldwell Banker Commercial Fisher Group in 2006. After earning his Broker Designation in December of 2008, he became the designated Managing Broker at the company. Schooff consistently ranks as one of Coldwell Banker Commercial's Top 2 brokers worldwide with a personal career transaction volume near \$1 billion.

In 2011, Schooff earned his CCIM designation and in 2015 he earned his SIOR designation, which is the highest designation one can receive in commercial real estate. He is the only broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations. Most recently, he received his CPM and is the only designee in the Greater Mankato area.

David has a MCRP and a BS in journalism/mass communication from Iowa State University. Over his 20-year career, he has served on numerous community and statewide boards of directors including the Mankato Area Foundation, Minnesota State University Hoops Club. Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. He is an avid sports fan and enjoys traveling with his wife Michelle who he has been married to for over 17 years.

EDUCATION

Bachelor of Science, Journalism/Mass Communication; Iowa State University U.S. Chamber of Commerce Institute for Organization Management (Graduate) International Economic Development Council Economic Development Institute (EDI)

MEMBERSHIPS

CCIM
SIOR
CMP
State of Minnesota Real Estate Broker License
Minnesota Certified Chamber Professional (MCCP)

Fisher Group

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