



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

HILLTOP INTERCHANGE DEVELOPMENT

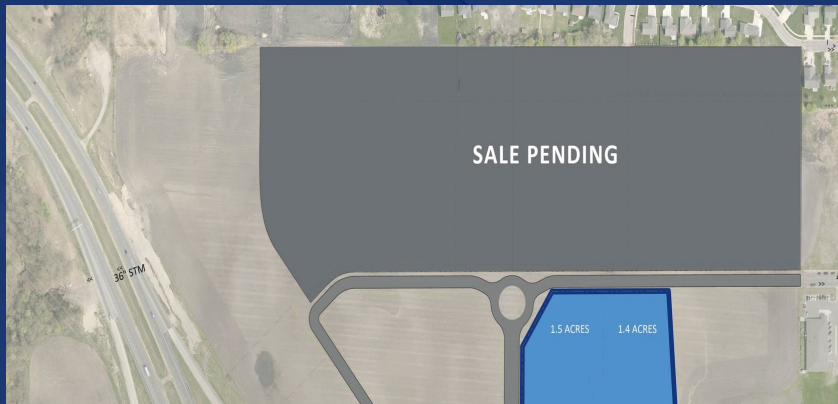
Price Upon Request

U.S. Hwy 14 and Victory Drive
Mankato, MN 56001

AVAILABLE SPACE
13.3 Acres

FEATURES

- Highly visible from both US Hwy 14 and North Victory Drive
- Close proximity to many national retailers
- High traffic counts



BROKER CONTACT

Dain Fisher
Managing Broker | Owner | CCIM
507.625.4715
dain.fisher@cbcfishergroup.com

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

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INTERCHANGE DEVELOPERS - MANKATO

PROPERTY SUMMARY

SALE



OFFERING SUMMARY

Sale Price: Price Upon Request

Lot Size: 13.3 Acres

Zoning: B-3 Highway Commercial

Taxes: \$5,152.00 (2020)

PROPERTY OVERVIEW

This site is located in a rapidly growing commercial development area in Mankato’s hilltop. Surrounded by many national and local retailers. With excellent visibility from all directions and high regional traffic from Hwy 14 and North Victory Drive, this land is a prime location for a wide variety of development ventures.

LOCATION OVERVIEW

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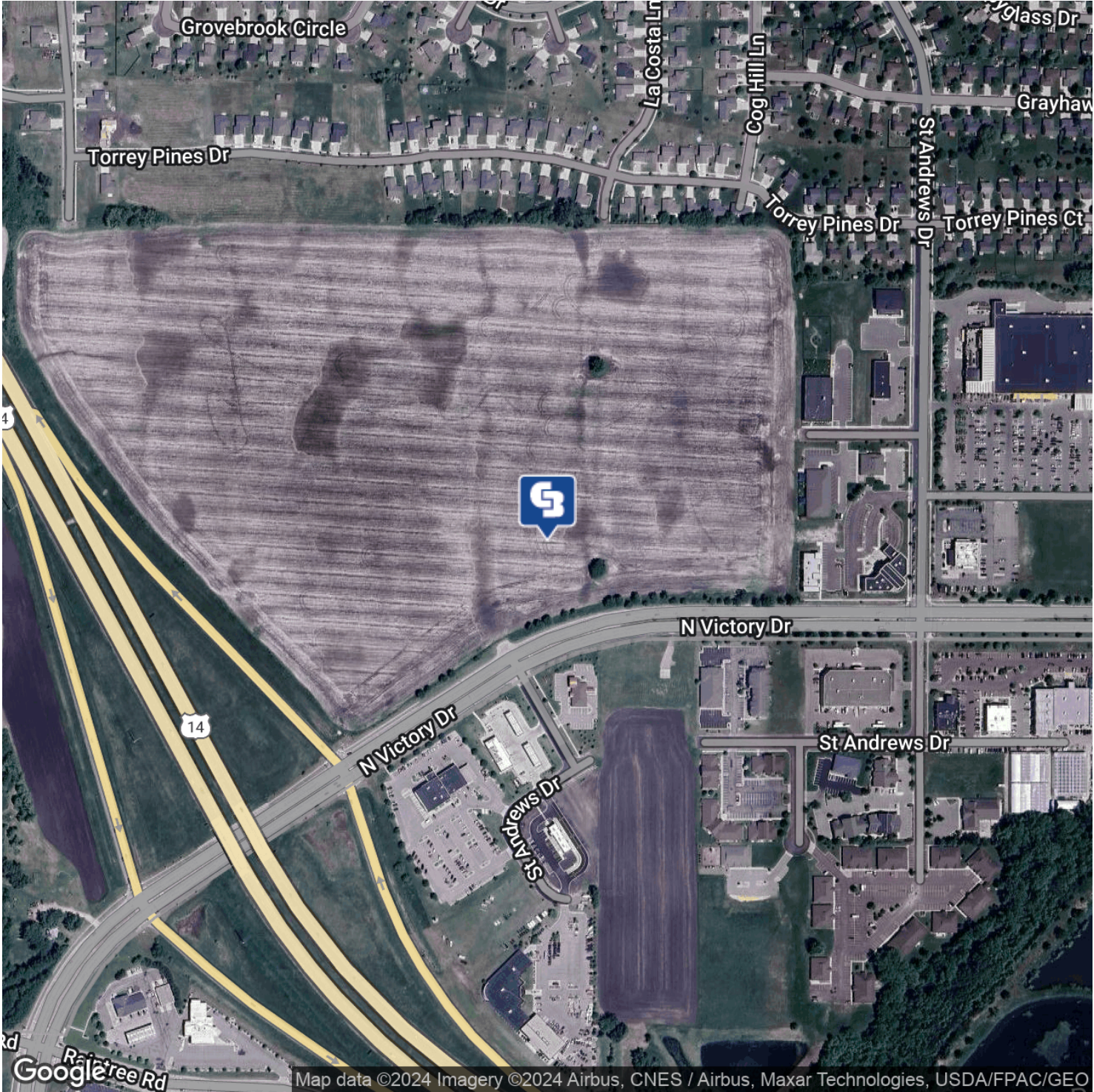




INTERCHANGE DEVELOPERS - MANKATO

AERIAL MAP

SALE



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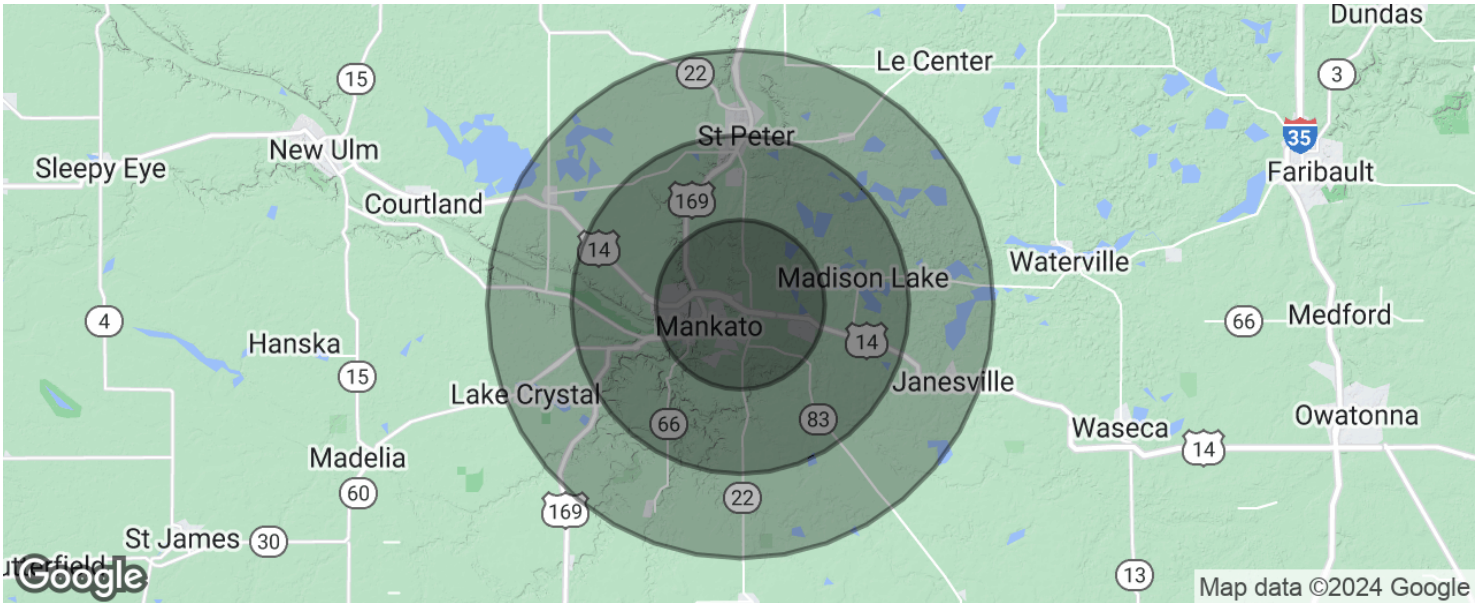
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INTERCHANGE DEVELOPERS - MANKATO

DEMOGRAPHICS

SALE



POPULATION	5 MILES	10 MILES	15 MILES
Total population	63,625	93,749	118,311
Median age	29.7	30.7	31.6
Median age (Male)	28.7	29.8	30.8
Median age (Female)	31.5	32.4	33.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	24,365	35,148	44,342
# of persons per HH	2.6	2.7	2.7
Average HH income	\$56,135	\$60,824	\$61,407
Average house value	\$183,599	\$196,320	\$199,545

* Demographic data derived from 2020 ACS - US Census

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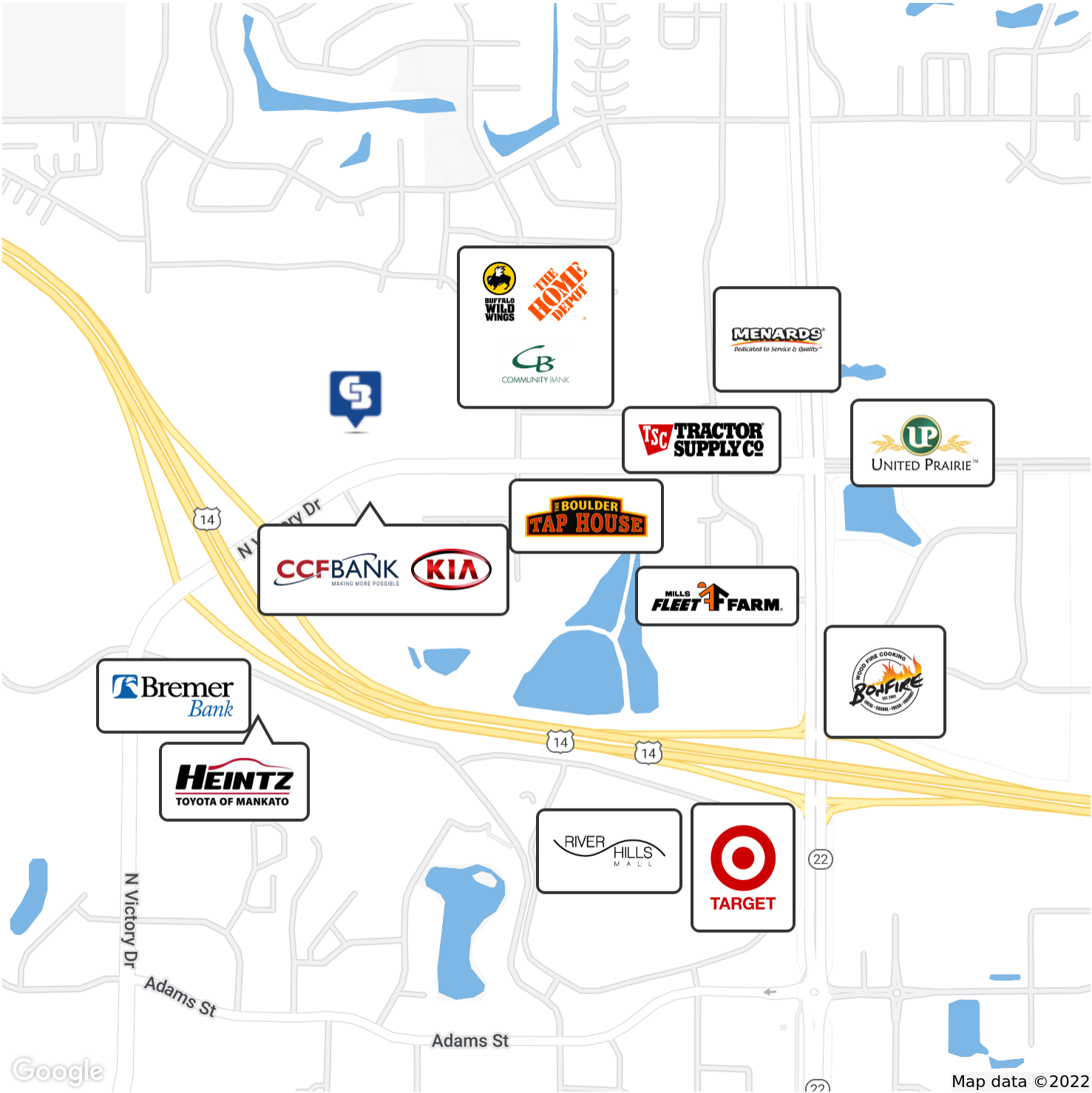
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INTERCHANGE DEVELOPERS - MANKATO

RETAILER MAP

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INTERCHANGE DEVELOPERS - MANKATO

U.S. Hwy 14 and Victory Drive, Mankato, MN 56001



DAIN FISHER

Managing Broker | Owner | CCIM

dain.fisher@cbcfishergroup.com

Direct: 507.625.4715 | **Cell:** 507.469.0545

PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative—a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

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