



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

TWO RIVER PLACE - PARCEL

\$219,000

600 S Riverfront Dr
Mankato, MN 56001

AVAILABLE SPACE

0.4 Acres

FEATURES

- Great visibility along busy Riverfront Drive
- Adjacent to a variety of businesses
- High traffic counts

AREA

Located just south of Mankato's City Center along busy South Riverfront Drive is this 0.4 acre parcel. Area businesses include the Mankato Public Safety Center, Anytime Fitness, MinnStar Bank and several restaurants. Great visibility and high traffic counts are a plus with this site!



OFFICE

David Schooff CCIM SIOR CPM
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



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SALE



OFFERING SUMMARY

Sale Price: \$219,000

Available SF:

Lot Size: 0.4 Acres

Zoning: B-2 General Business

Price / SF: \$12.57

PROPERTY OVERVIEW

Located just south of Mankato's City Center along busy South Riverfront Drive is this 0.4 acre parcel. Area businesses include the Mankato Public Safety Center, Anytime Fitness, MinnStar Bank and several restaurants. Great visibility and high traffic counts are a plus with this site! Dimensions would allow for a stand alone building with drive thru. Quick and easy access to US Hwy's 14 and 169.

PROPERTY HIGHLIGHTS

- Great visibility along busy Riverfront Drive
- Adjacent to a variety of businesses
- High traffic counts

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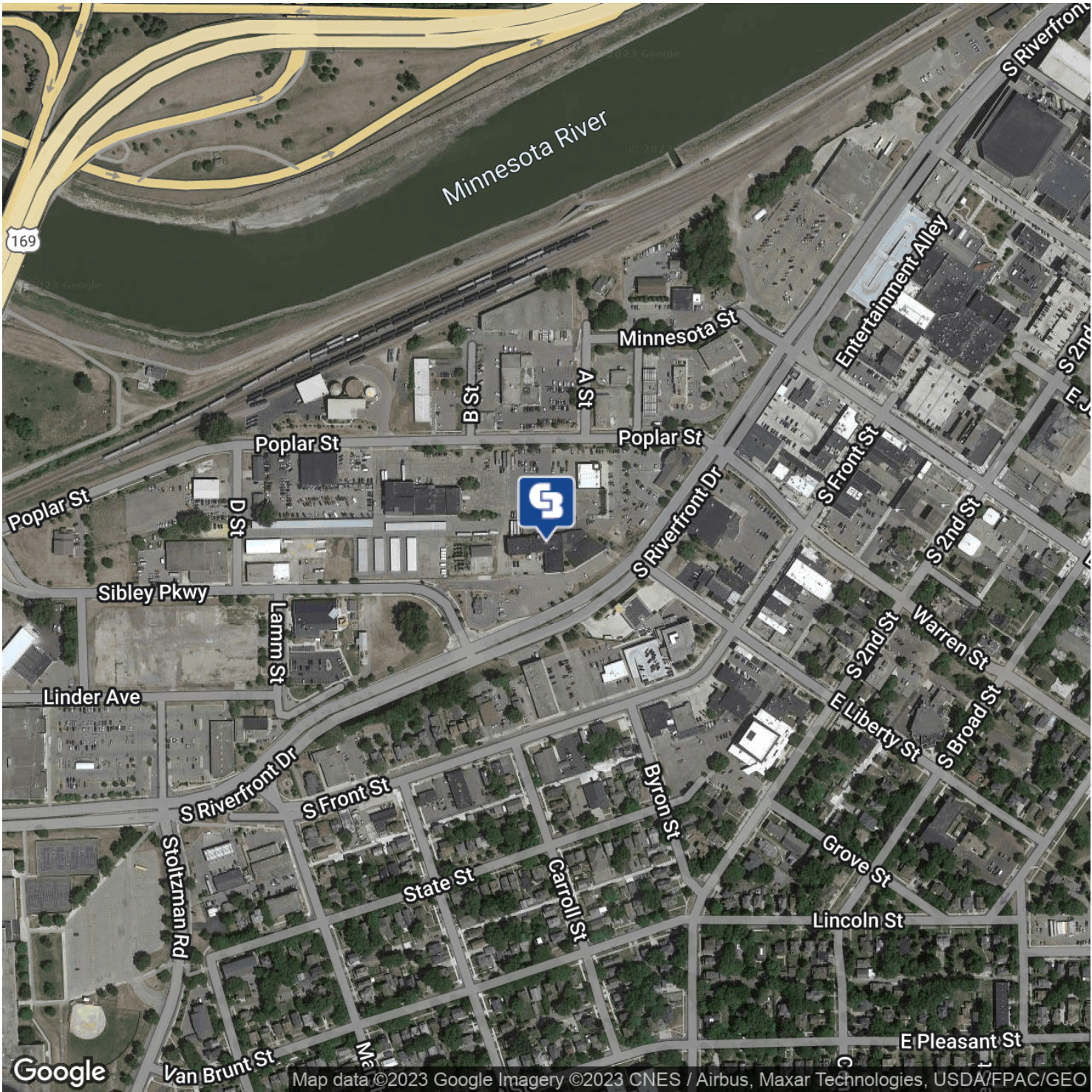




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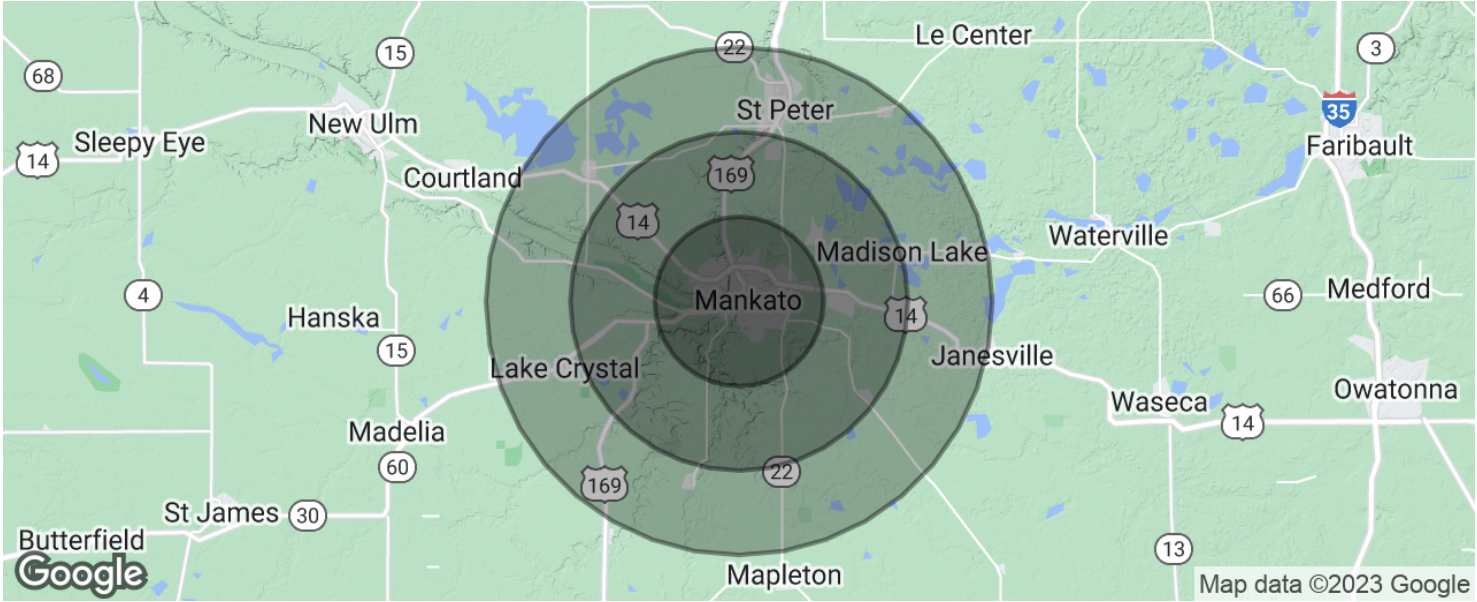
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	72,376	86,534	113,940
Median age	30.6	31.1	31.7
Median age (Male)	29.4	30.2	30.8
Median age (Female)	32.8	33.0	33.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	27,975	33,041	43,016
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,232	\$60,490	\$61,208
Average house value	\$184,951	\$193,338	\$197,620

* Demographic data derived from 2020 ACS - US Census

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