



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

# ST. PETER HIGHWAY COMMERCIAL DEVELOPMENT SITE

\$352,500

Old Minnesota Ave & Ritt Street  
Saint Peter, MN 56082

## FEATURES

- Excellent visibility from Hwy 169
- Gateway Opportunity
- Next to NEW Hotel: Best Western



## AGENT CONTACT

Rosie Brunmeier  
Commercial Sales and Leasing Agent  
507 340 2463  
[rosie@cbcfishergroup.com](mailto:rosie@cbcfishergroup.com)

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

FOR SALE

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# ST. PETER HWY COMMERCIAL DEVELOPMENT SITE

## PROPERTY SUMMARY

SALE



**SALE PRICE** **\$352,500**

### OFFERING SUMMARY

Lot Size: 2.73 Acres

Zoning: Highway Commercial - Gateway Opportunity

### PROPERTY OVERVIEW

This land is located on the North lot next to the new Best Western hotel. Ideal for restaurant or sports bar, as the newly developed hotel does not offer food service/on-site dining. Excellent visibility from metro-connection Highway 169. St. Peter is home to Gustavus Adolphus College and its charming downtown is a hub of retail and shopping experiences for southern Minnesota! The Capitol Room, a premier southern Minnesota wedding venue, also brings frequent visitors to the area.

### LOCATION OVERVIEW

This prime land sits in the rapidly expanding north end of St. Peter with convenient access to and visibility from Hwy 169 (18,400 VPD). Sellers are motivated and the City of St. Peter is willing to cooperate with new owners to develop this site.

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**ST. PETER HWY COMMERCIAL DEVELOPMENT SITE**  
AERIAL MAP

SALE

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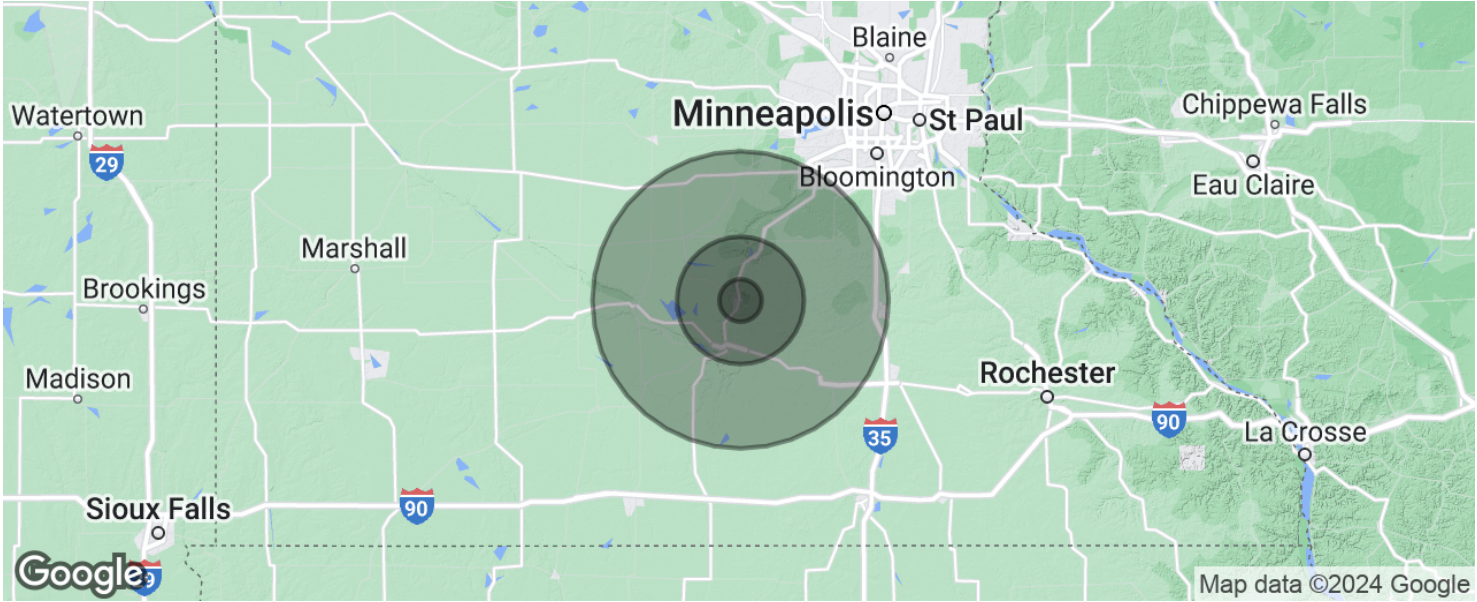




# ST. PETER HWY COMMERCIAL DEVELOPMENT SITE

## DEMOGRAPHICS

SALE



POPULATION	5 MILES	15 MILES	35 MILES
Total population	17,641	113,845	268,806
Median age	30.3	32.4	35.4
Median age (Male)	29.4	31.4	34.6
Median age (Female)	30.9	33.9	36.4
HOUSEHOLDS & INCOME	5 MILES	15 MILES	35 MILES
Total households	5,921	42,865	102,510
# of persons per HH	3.0	2.7	2.6
Average HH income	\$59,812	\$61,810	\$66,383
Average house value	\$205,924	\$206,503	\$223,491

\* Demographic data derived from 2020 ACS - US Census

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## RETAILER MAP

SALE



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## ST. PETER HWY COMMERCIAL DEVELOPMENT SITE

### AGENT BIOGRAPHY



### ROSIE BRUNMEIER

Commercial Sales and Leasing Agent

[rosie@cbcfishergroup.com](mailto:rosie@cbcfishergroup.com)

**Direct:** 507.340.2463 | **Cell:** 507.340.2463

### PROFESSIONAL BACKGROUND

Rosie Brunmeier has been active in the real estate industry for more than 60 years in sales, leasing, marketing and financing—with more than half of that at CBC Fisher Group. She was the first female agent to make the move to commercial real estate in Greater Mankato.

Client referrals are the key to her success. She has built her clientele by providing results, integrity, satisfaction, creativity, and experience. Several of her clients have been with her since the start of her career and have built their real estate investment portfolio with her trusted advise. Having been a commercial owner/operator herself, she understands her clients' concerns, goals, fears, and most importantly, their dreams.

Rosie's extensive experience in all areas of commercial real estate sales and leasing plus her sales and marketing background has earned her Regional, State and International recognition. Her gratification comes from being able to provide the understanding of what clients need and want. Her joy is matching clients with the right property and watching their businesses grow.

### MEMBERSHIPS

Minnesota Real Estate License since 1997

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