



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

FOR LEASE

## LIBERTY BUILDING

Negotiable

633 South Front Street  
Mankato, MN 56001

### AVAILABLE SPACE

#### AREA

Front Street is home to a mix of businesses with a local "shop small" vibe, including a bakery, bookstore, the Union Market retail center, cafe and coffee shop. Two hour client parking surrounds the building and with an off-street lot in back. The space would accommodate a myriad of professional tenants from offices to retail establishments.



### 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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**OFFERING SUMMARY**

Available SF:

**PROPERTY OVERVIEW**

All of the leases are modified gross, with tenants paying for their electricity and the landlord paying for all other expenses including gas (heat), sewer and water, rubbish and snow removal.

Lease Rate: Negotiable

Year Built: 1920

Building Size: 3,499 SF

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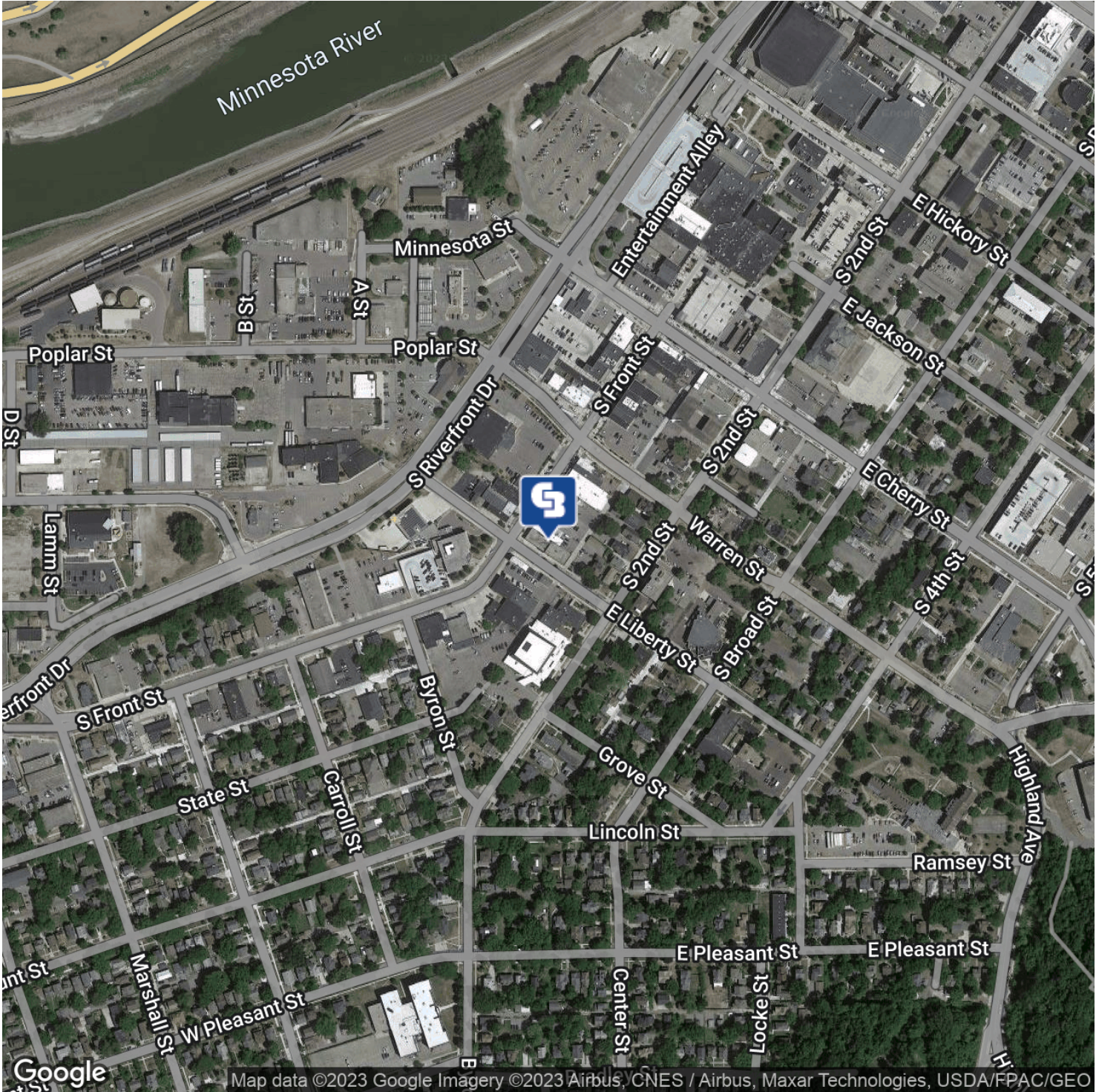




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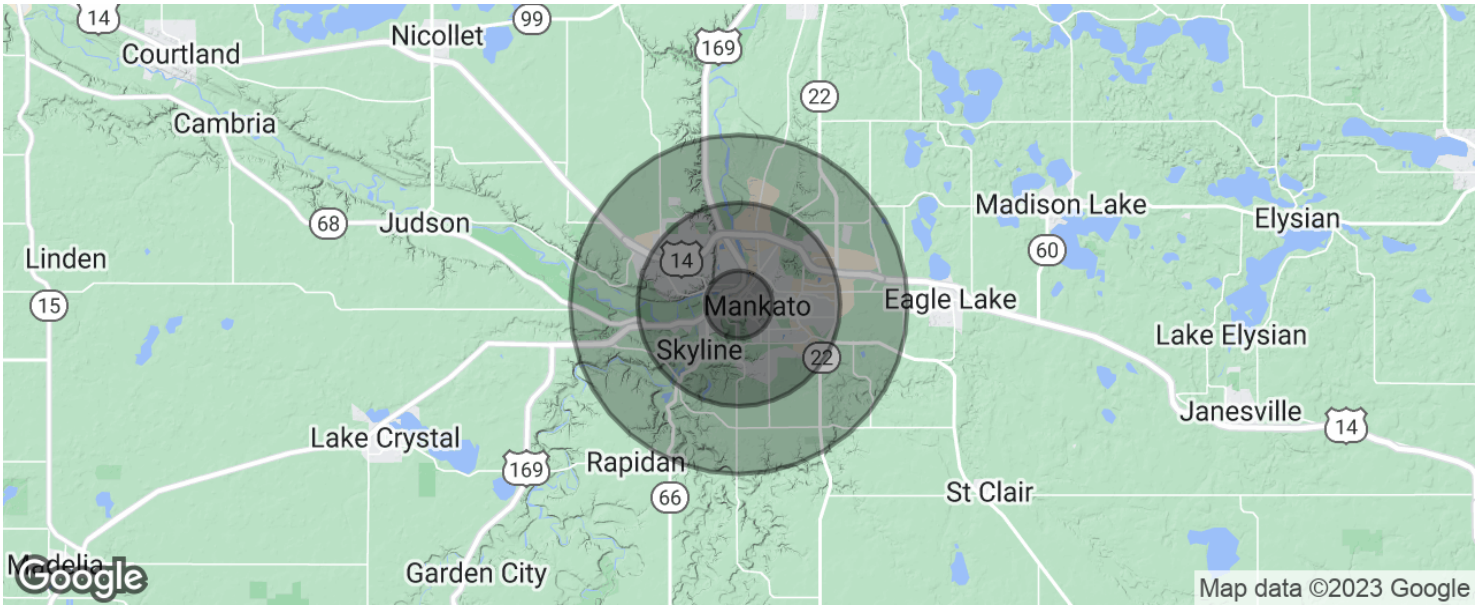




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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,125	53,485	72,330
Median age	26.7	29.1	30.6
Median age (Male)	26.6	28.2	29.4
Median age (Female)	27.0	30.8	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,984	20,163	27,908
# of persons per HH	2.4	2.7	2.6
Average HH income	\$45,841	\$55,247	\$58,324
Average house value	\$145,343	\$178,631	\$185,608

\* Demographic data derived from 2020 ACS - US Census

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