



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

FOR SALE

## AUSTIN RETAIL/WAREHOUSE

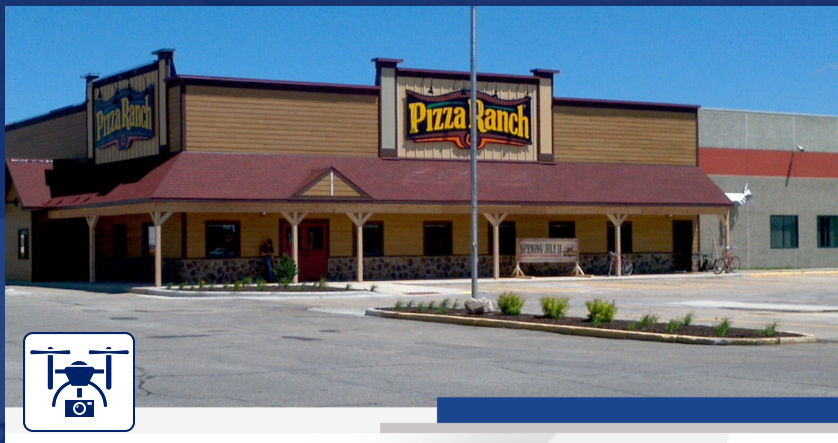
Price Upon Request

1300 18th Ave NW  
Austin, MN 55912

AVAILABLE SPACE  
30,000+ SF

### FEATURES

- Easy access to I-90
- Excellent tenant mix
- Located on high traffic roadway



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### BROKER CONTACT

David Schooff CCIM SIOR CPM  
President | Managing Broker | Owner  
507.382.2403  
david@cbcfishergroup.com

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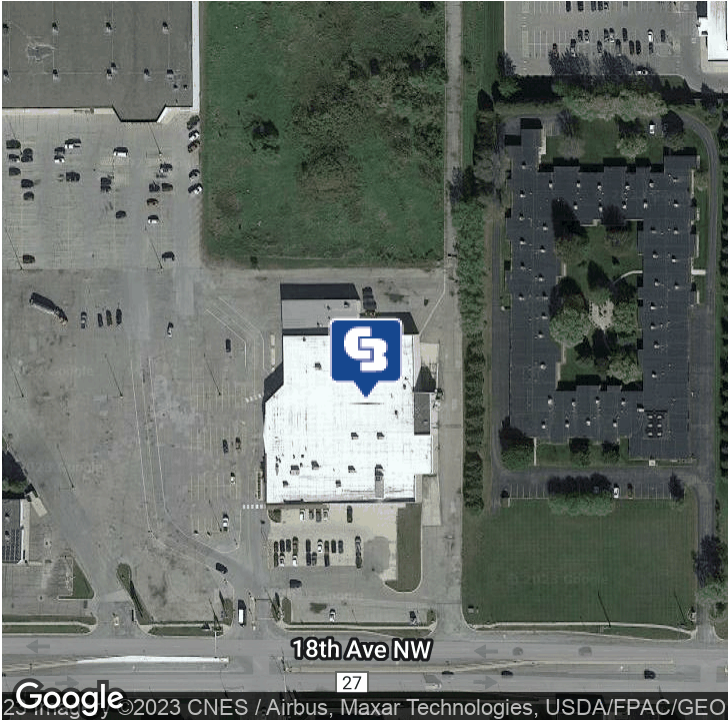
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001  
507.625.4715



# AUSTIN RETAIL/WAREHOUSE

## PROPERTY SUMMARY



SALE PRICE	PRICE UPON REQUEST
<b>OFFERING SUMMARY</b>	
Available SF:	
Year Built:	1991
Building Size:	53,849 SF
Zoning:	Commercial (C)

**PROPERTY OVERVIEW**

INVESTMENT OPPORTUNITY! Located in Austin, MN, this former Cashwise building has been completely re-purposed into a multi-tenant retail center. The interior vacant space has high ceilings to suit a large retailer or sufficient for climate controlled warehouse storage. This property as listed for sale/lease, is a steady investment opportunity with long term leases for all tenants.

**Space E can be subdivided for warehouse use**

Financials available upon request.

- PROPERTY HIGHLIGHTS**
- Easy access to I-90
  - Excellent tenant mix
  - Located on high traffic roadway

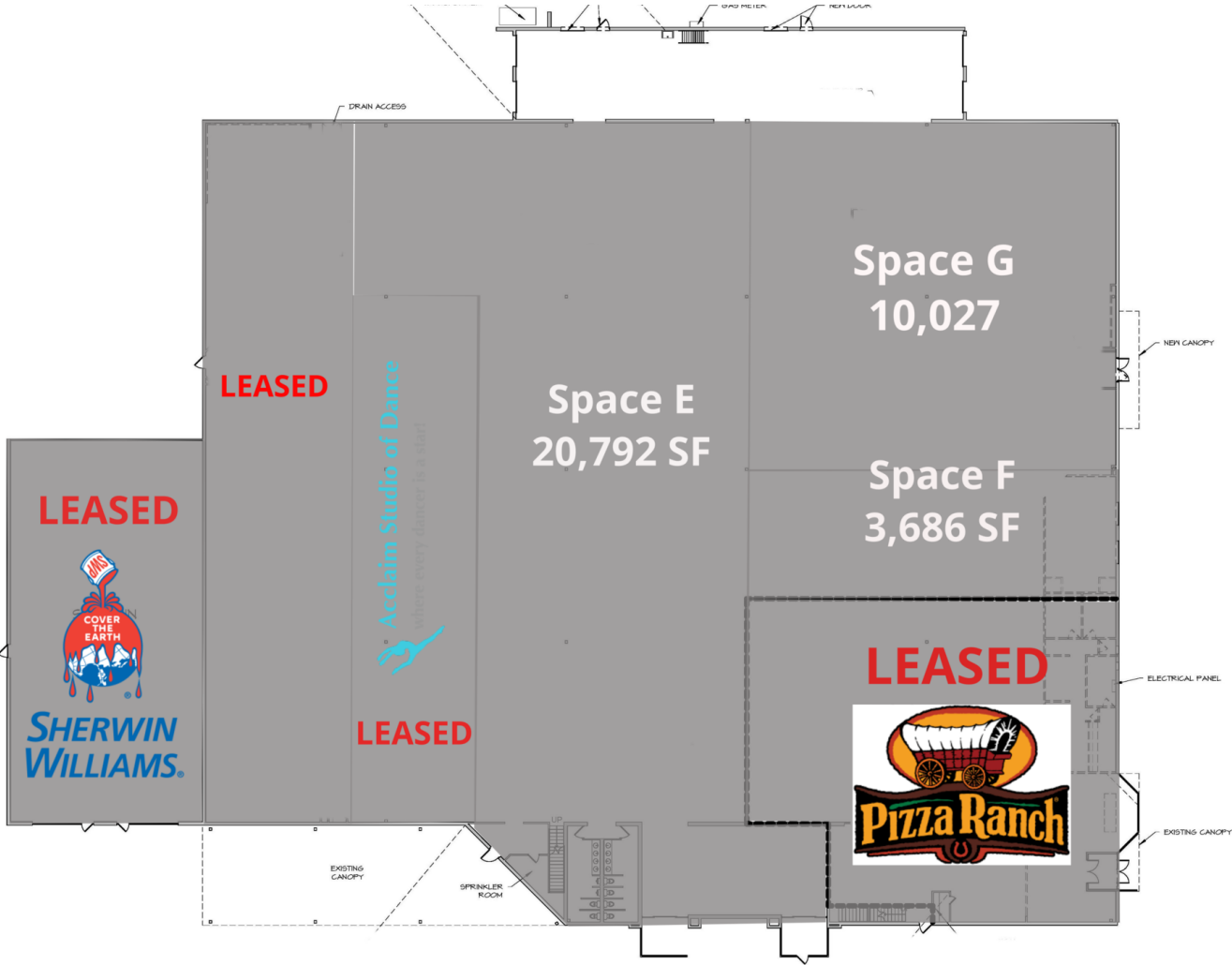
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AUSTIN RETAIL/WAREHOUSE  
FLOOR PLAN

LEASE TYPE | -      TOTAL SPACE | -      LEASE TERM | Negotiable      LEASE RATE | Negotiable



UNAVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
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## AUSTIN RETAIL/WAREHOUSE

AERIAL MAP



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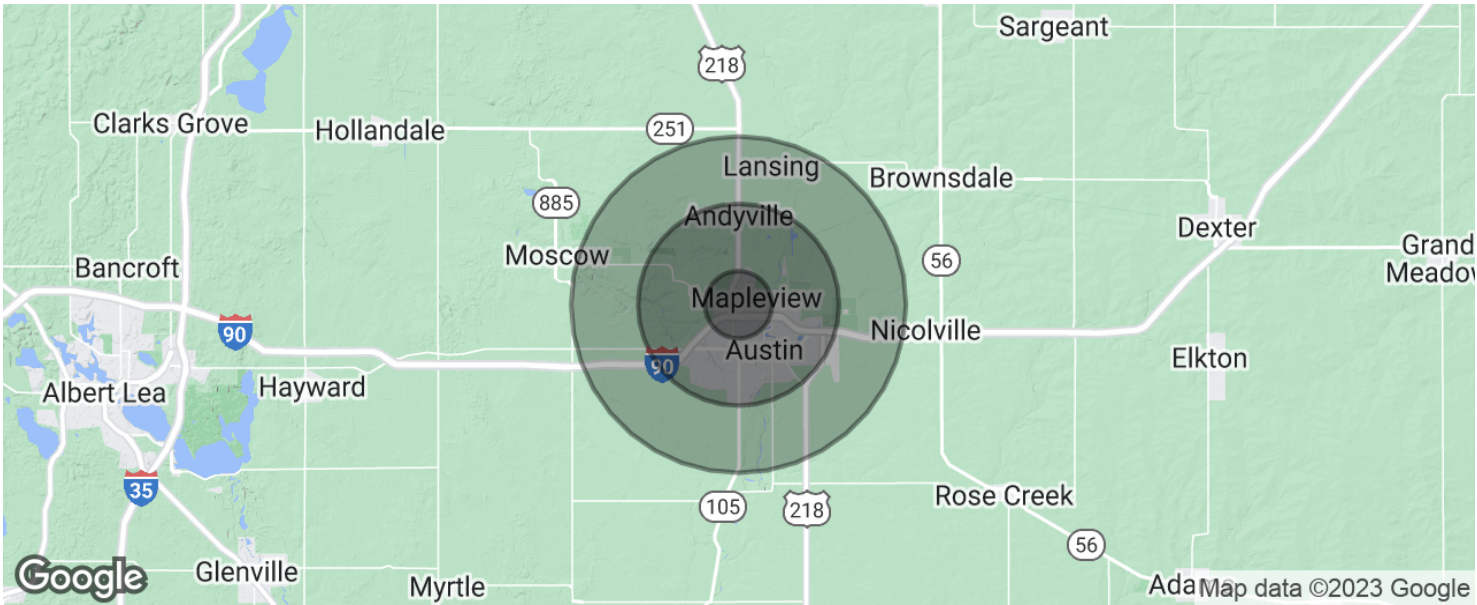
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# AUSTIN RETAIL/WAREHOUSE

## DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,991	25,315	36,346
Median age	36.5	38.4	38.8
Median age (Male)	35.3	36.8	37.0
Median age (Female)	37.3	39.4	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,808	10,936	15,401
# of persons per HH	2.2	2.3	2.4
Average HH income	\$48,067	\$49,949	\$52,867
Average house value		\$136,333	\$147,023

\* Demographic data derived from 2020 ACS - US Census

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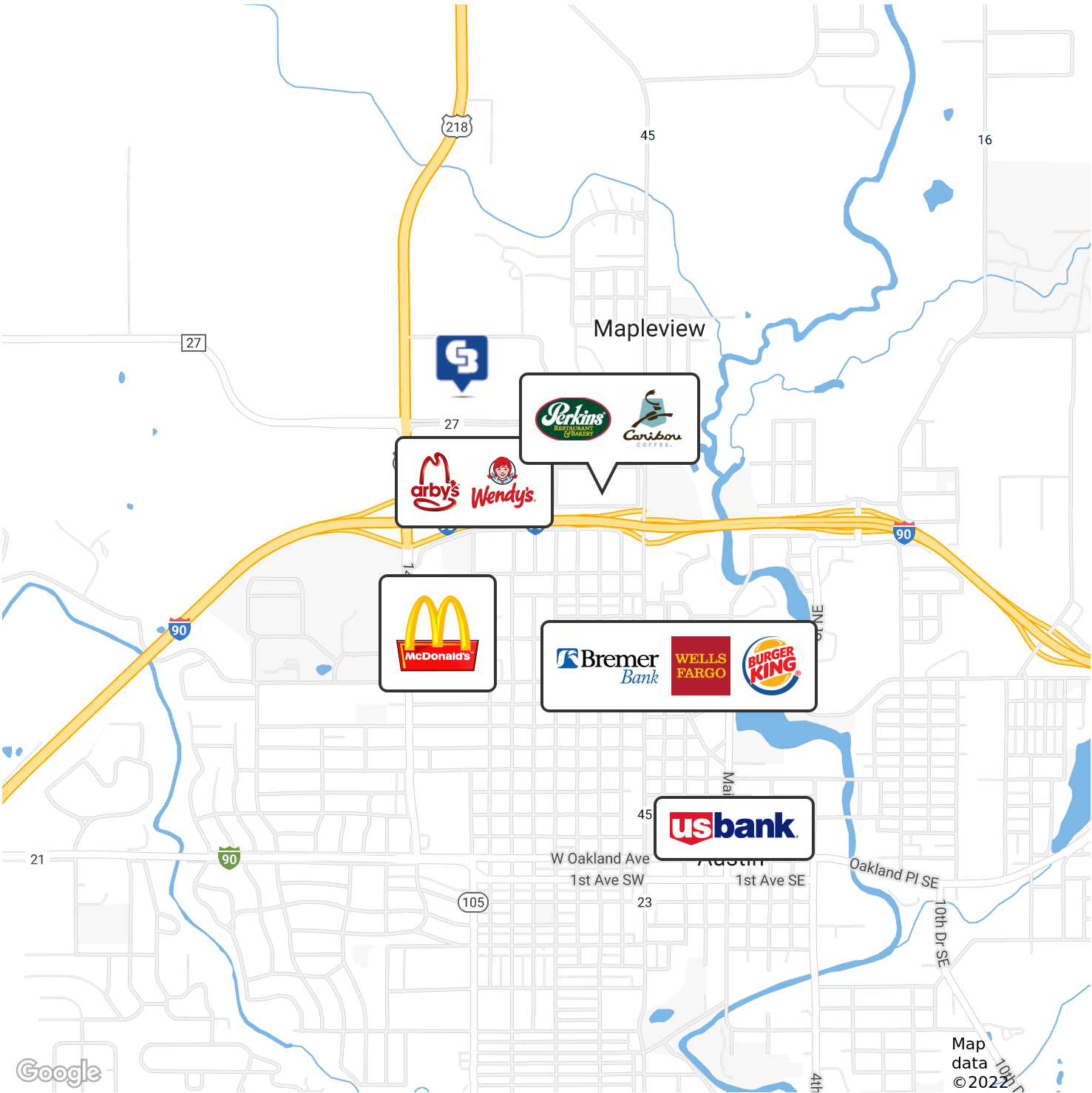
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# AUSTIN RETAIL/WAREHOUSE

RETAILER MAP



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## AUSTIN RETAIL/WAREHOUSE

### BROKER BIOGRAPHY



### 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.

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