



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE/LEASE

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HIGHWAY 169 RETAIL ST. PETER, MN

\$595,000

Hwy 169 at Drantel Street (1505 Old MN. Ave.)
St. Peter, MN 56082

FEATURES

- Over 330' of HWY 169 Frontage
- Priced below EMV
- Parking Lots at Each Entrance
- Excellent Construction, Engineering, Condition



AGENT CONTACT

Rosie Brunmeier
Commercial Agent Sales & Leasing
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rosie@cbcfishergroup.com

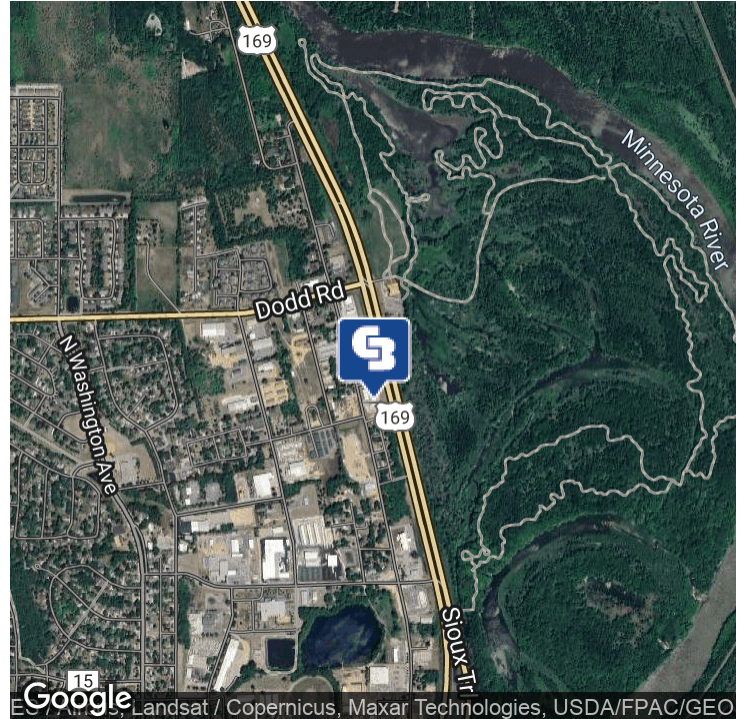
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



RETAIL – ST. PETER, MN 56082

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$595,000
Lease Rate:	\$11/SF
Taxes:	\$25,780
Lot Size:	1.0 Acres
Year Built:	2010
Building Size:	4,288 SF
Zoning:	C4- Highway Commercial

PROPERTY OVERVIEW

Custom designed with high quality engineering/ technology exceeding today's new construction, this is a property you must see to appreciate. Nicollet County Estimated Market Value is \$678,000! Built as a national franchise restaurant it's design would lend itself to a multi-tenant building or a single retailer. Non-franchise kitchen equipment included. Parking lots on both sides of the building with 3 stall and including ADA parking. Beautiful restrooms and ADA designed to meet Code.

LOCATION OVERVIEW

Located on a corner lot at the North Entrance to St. Peter, with approximately 330' of Frontage on Highway 169. High traffic counts of 20,500 + VPD. Two entrances- Drantel Street and Old Minnesota Avenue, and situated in the heart of the newest development area, in the "Gateway Overlay Zone" featuring a national franchise hotel, Kwik Trip, travel center, restaurants, new grocery center, sports bars and retail. Easy Access!

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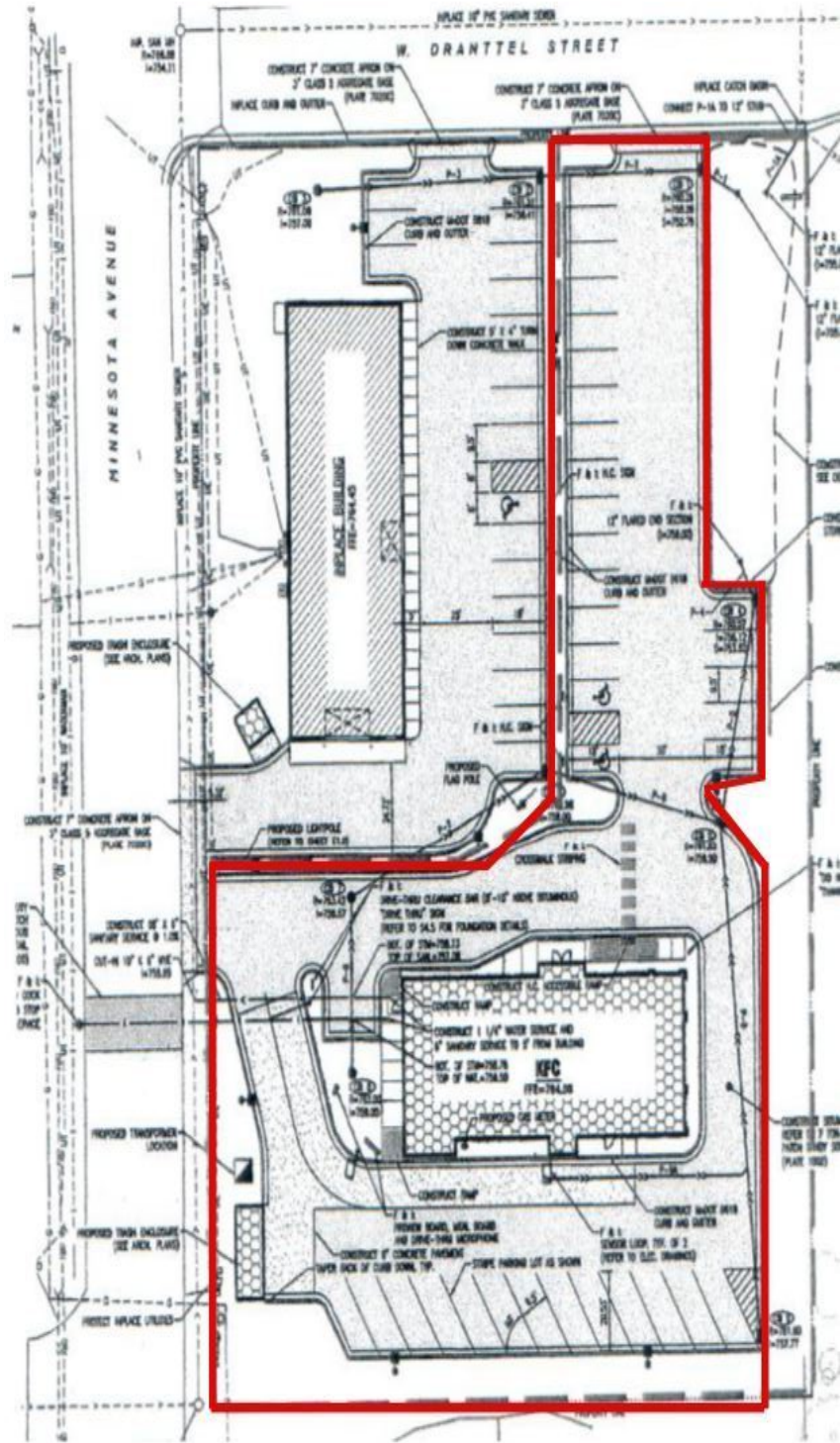
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SITE PLAN

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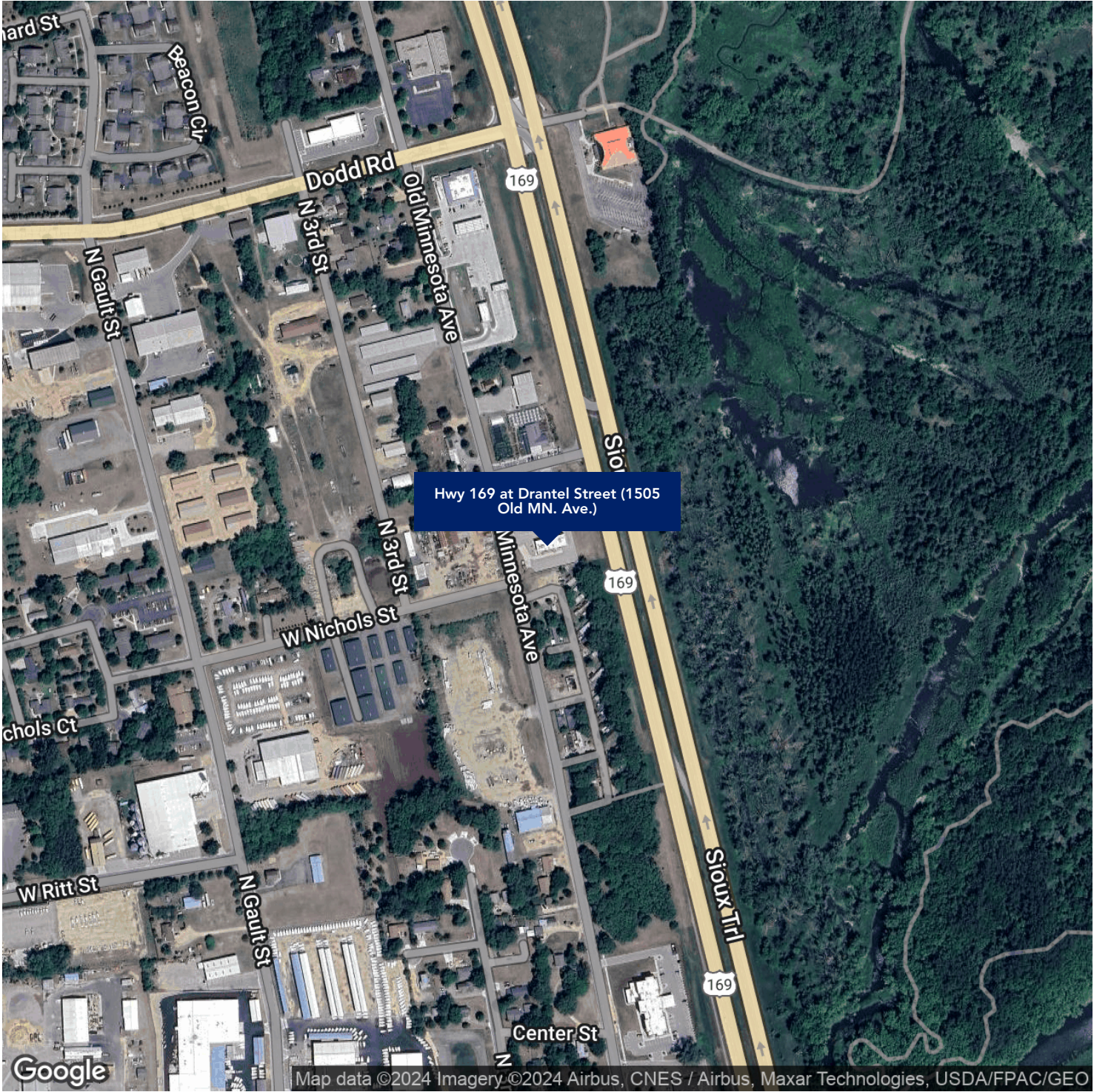


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AERIAL IMAGERY

S A L E / L E A S E



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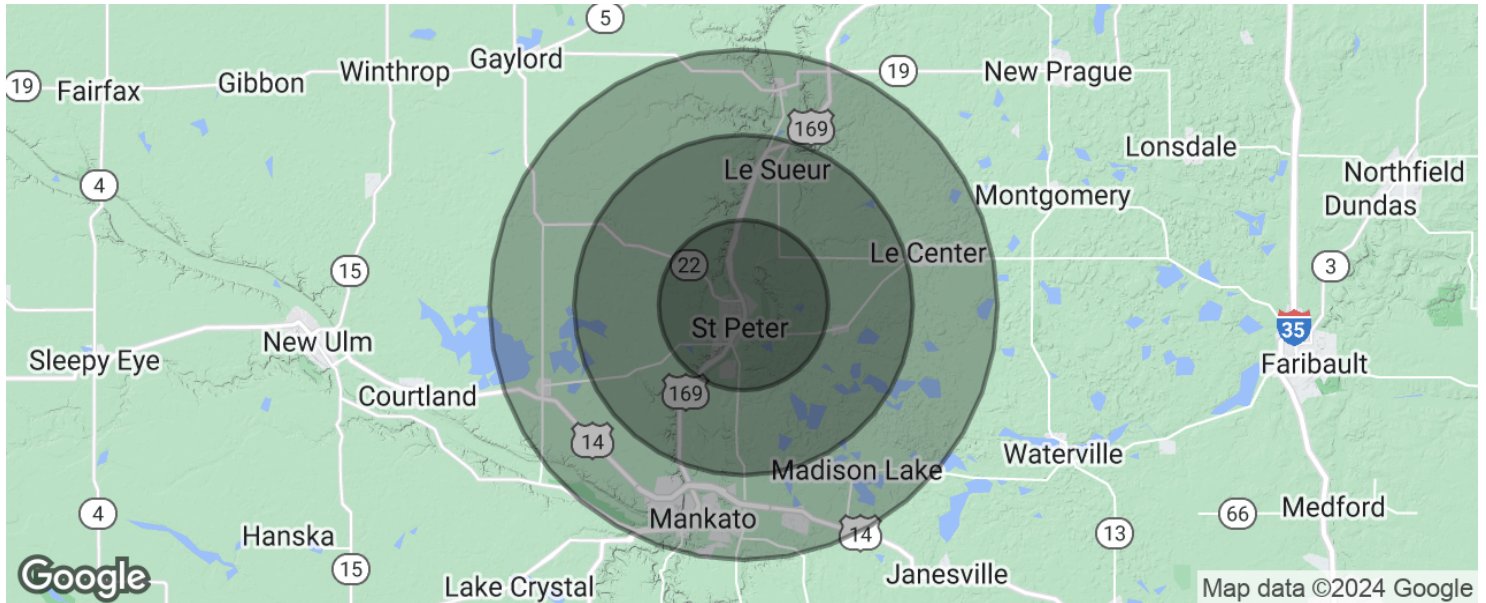


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DEMOGRAPHICS



POPULATION	5 MILES	10 MILES	15 MILES
Total population	13,832	27,141	93,709
Median age	35.6	37.6	34.6
Median age (Male)	34.6	36.9	33.9
Median age (Female)	37.9	38.7	35.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	4,915	10,902	39,521
# of persons per HH	2.8	2.5	2.4
Average HH income	\$77,395	\$79,039	\$74,595
Average house value	\$188,309	\$217,070	\$201,035

* Demographic data derived from 2020 ACS - US Census

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RETAIL – ST. PETER, MN 56082
RETAILER MAP



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AGENT BIOGRAPHY



ROSIE BRUNMEIER

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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

Fisher Group

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