



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR LEASE

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FRONT STREET - 518 S.

Negotiable

518 S. Front Street
Mankato, MN 56001

AVAILABLE SPACE
Fully Leased

FEATURES

- Fully renovated building
- Excellent downtown location

AREA

Be in the mix of the Mankato City Center redevelopment on the vibrant South Front Street. The storefront space along Front Street Entertainment District is currently vanilla shell with high ceilings and waiting for the right user. This is a highly desirable location so call to make your move today!



OFFICE

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



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Year Built:	2014
Building Size:	20,000 SF
Zoning:	CBD - Central Business District

PROPERTY OVERVIEW

Be in the mix of the Mankato City Center redevelopment on the vibrant South Front Street. The storefront space along Front Street Entertainment District is currently vanilla shell, high ceilings and waiting for the right user! The fifth floor office has a private restroom and balcony with great views of the city! This is a highly desirable location so call to make your move today!

LOCATION OVERVIEW

518 South Front street is a newly renovated building with high foot-traffic counts. Front street runs through the downtown entertainment district in Mankato, connecting well known restaurants, entertainment venues, nightclubs and small businesses. This highly desirable location is a hub of energy while still providing ample off and on-street parking and walkability for your customers.

PROPERTY HIGHLIGHTS

- Fully renovated building
- Excellent downtown location
- Ample parking in lower level

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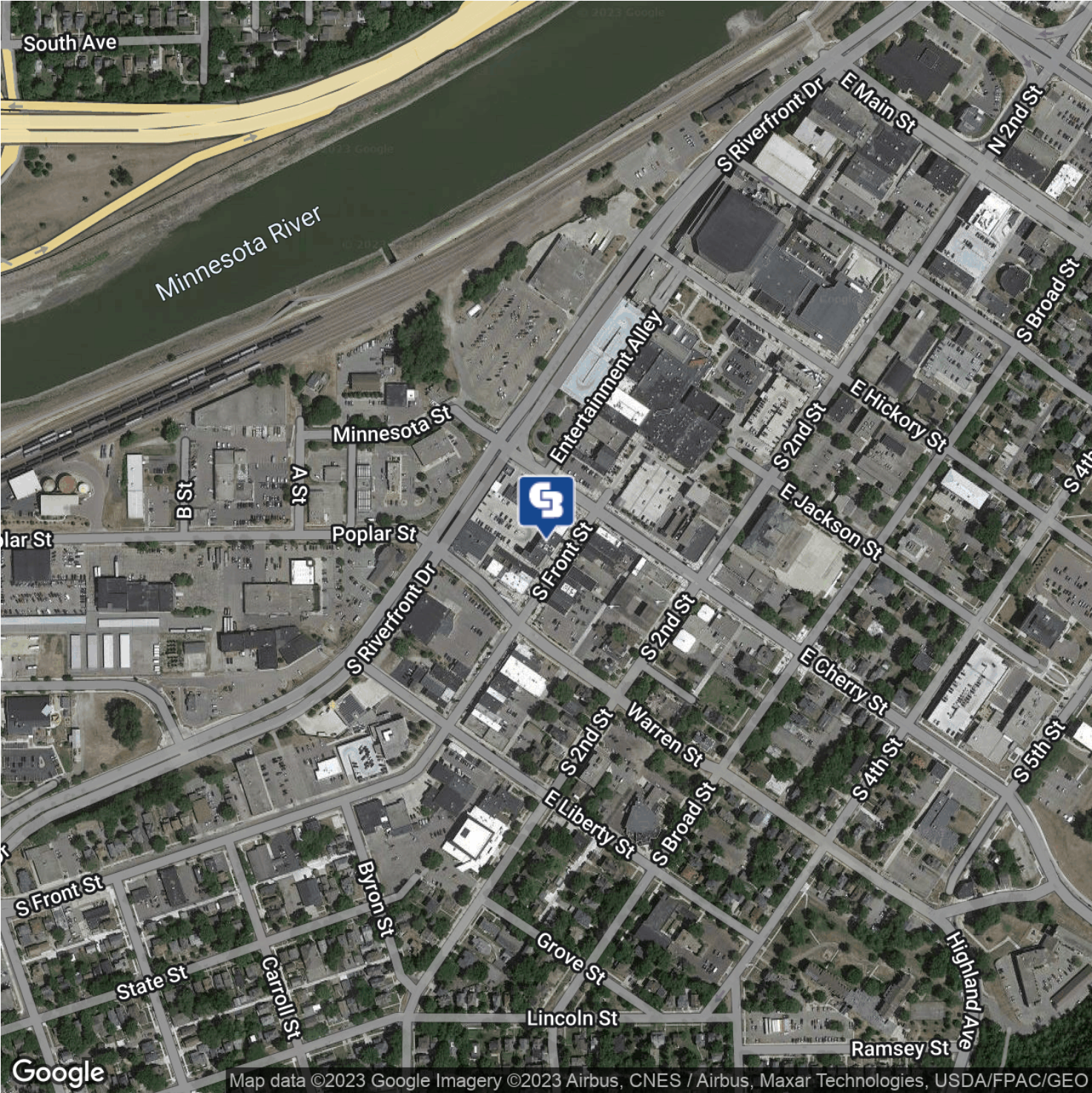
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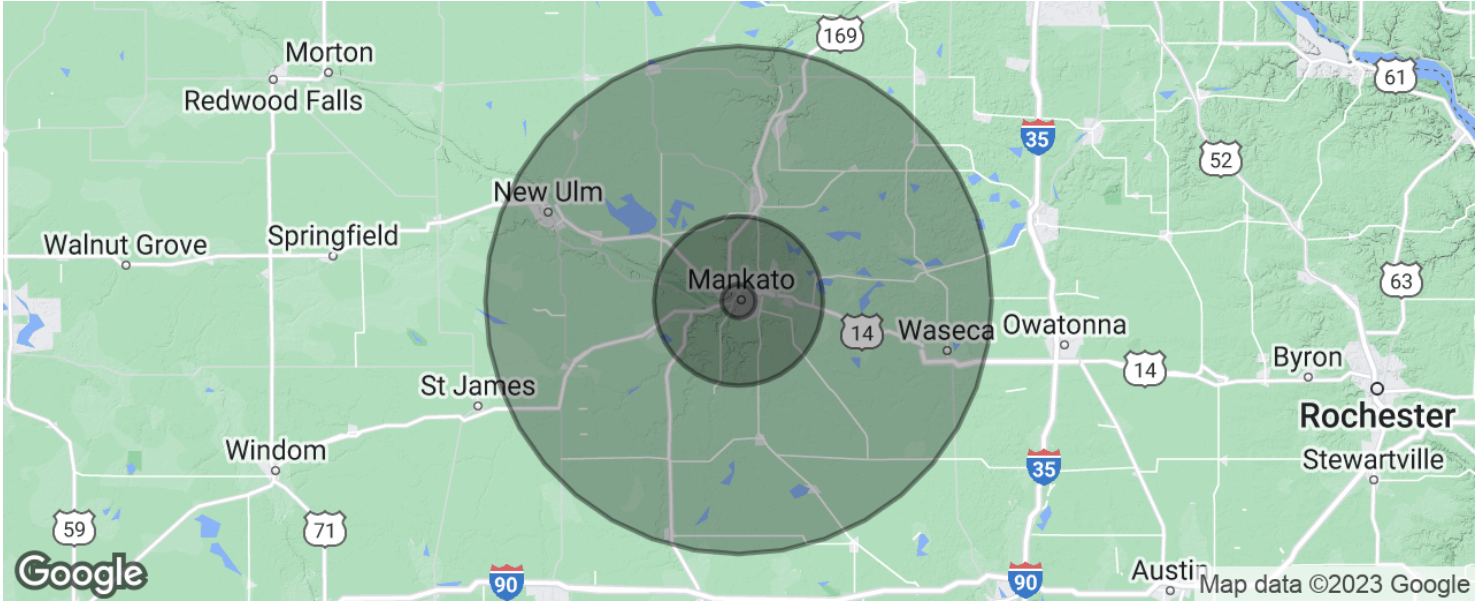
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POPULATION	2 MILES	10 MILES	30 MILES
Total population	33,128	86,542	179,840
Median age	28.0	31.1	34.6
Median age (Male)	27.4	30.1	33.8
Median age (Female)	29.2	33.0	35.9
HOUSEHOLDS & INCOME	2 MILES	10 MILES	30 MILES
Total households	12,646	32,926	68,699
# of persons per HH	2.6	2.6	2.6
Average HH income	\$52,090	\$60,685	\$62,661
Average house value	\$169,288	\$193,762	\$199,034

* Demographic data derived from 2020 ACS - US Census

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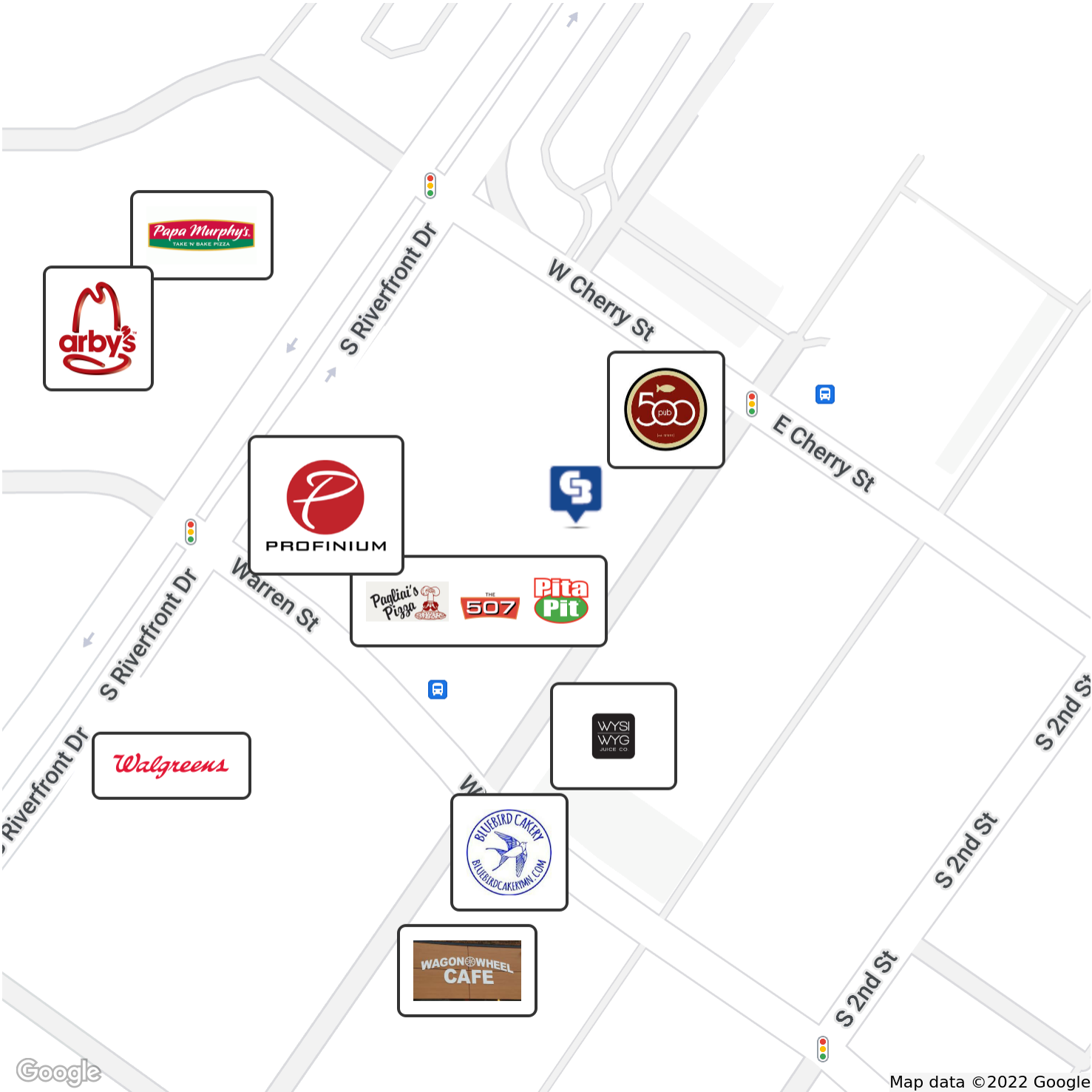
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