



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR LEASE

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RIVERFRONT DRIVE - 920 N.

Negotiable

920 N. Riverfront Drive
Mankato, MN 56001

AVAILABLE SPACE

Fully Leased

FEATURES

- Excellent visibility
- High traffic count roadway
- Paved drive-up parking

AREA

Highly visible location along Riverfront Drive, with easy access and excellent drive-up paved parking. The building has been used as a laundromat for many years and could easily be redeveloped to suit your needs with an open concept space.



OFFICE

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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
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OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.21 Acres
Year Built:	1959
Building Size:	2,002 SF
Zoning:	Commercial

PROPERTY OVERVIEW

FOR LEASE! The building has been used as a laundromat for many years and could easily be redeveloped to suit your needs with an open concept space. Searching for a tenant who is looking for great retail or office space in this highly visible location.

PROPERTY HIGHLIGHTS

- Excellent visibility
- High traffic count roadway
- Paved drive-up parking

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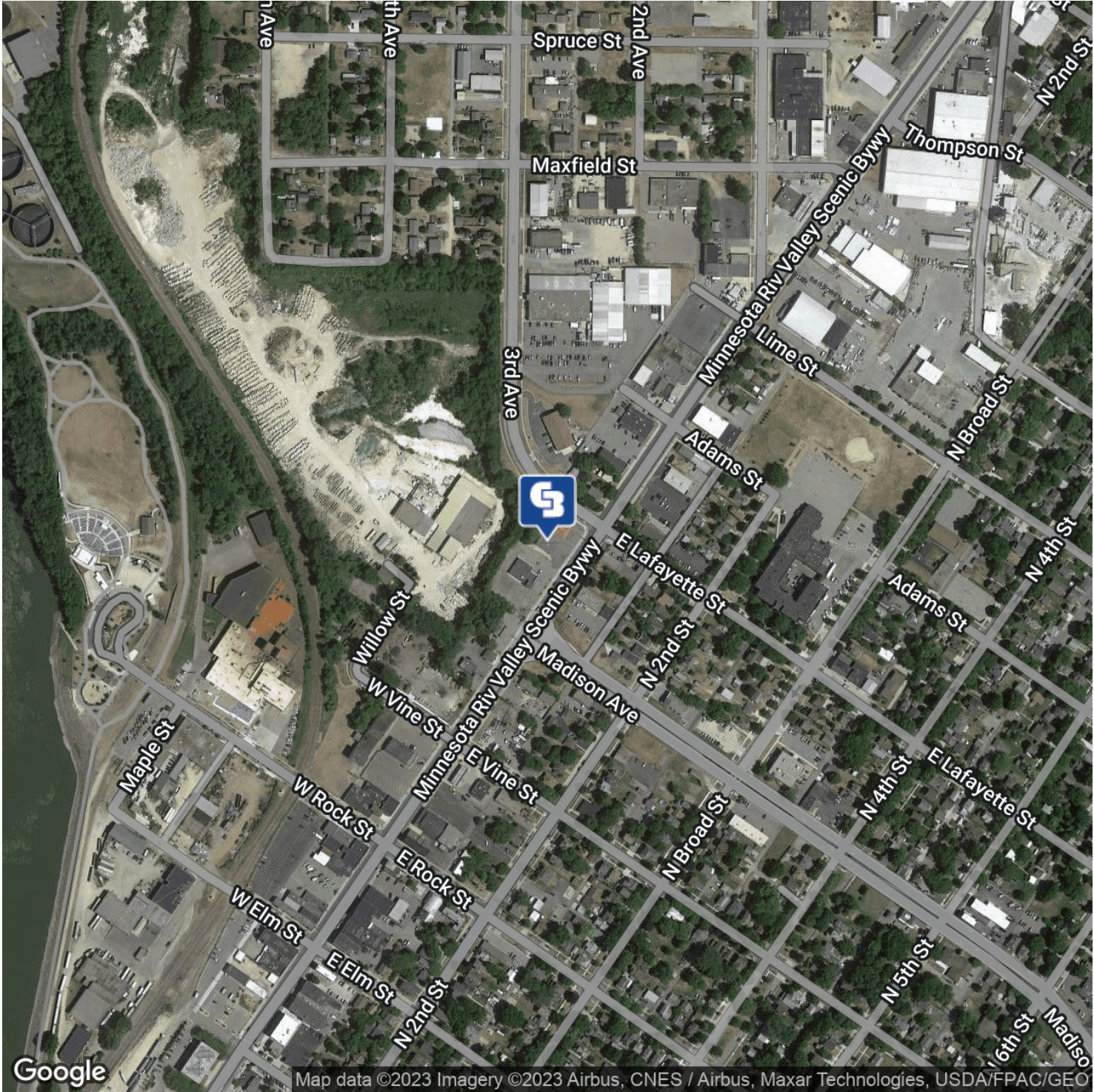
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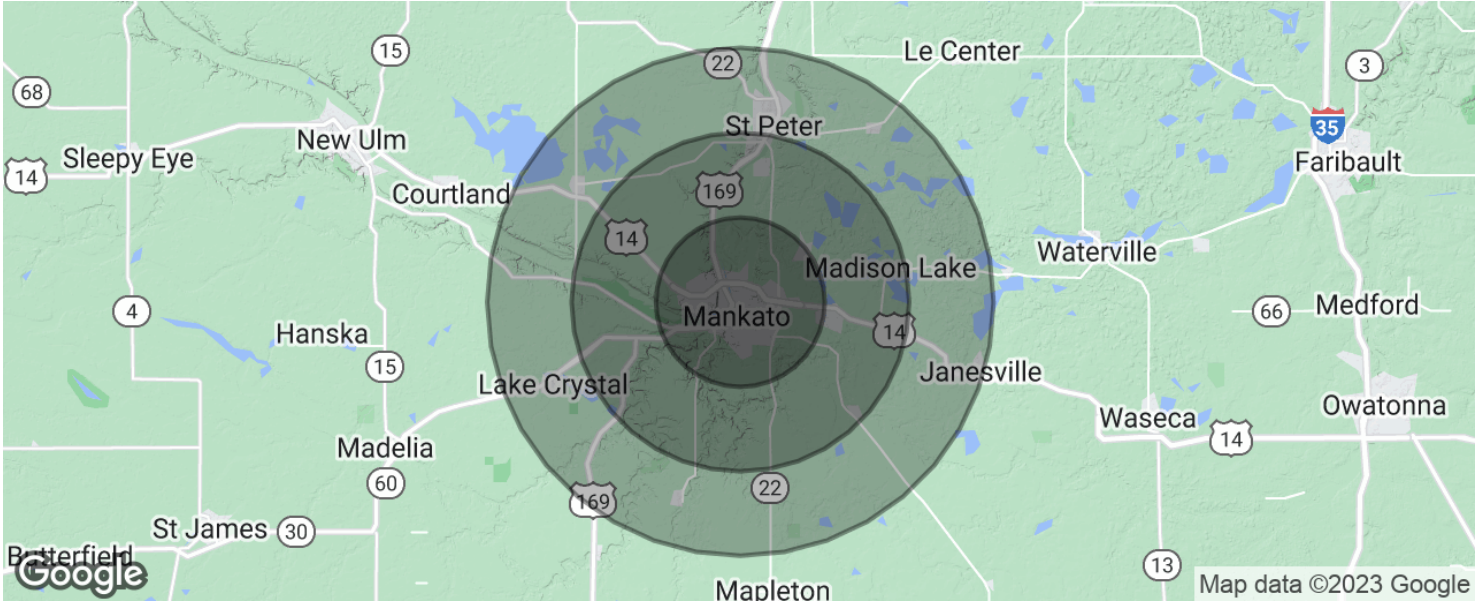
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	71,101	91,192	116,137
Median age	30.5	30.7	31.8
Median age (Male)	29.4	29.8	30.9
Median age (Female)	32.6	32.5	33.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	27,372	34,259	43,632
# of persons per HH	2.6	2.7	2.7
Average HH income	\$58,330	\$60,595	\$61,613
Average house value	\$186,264	\$195,033	\$198,851

* Demographic data derived from 2020 ACS - US Census

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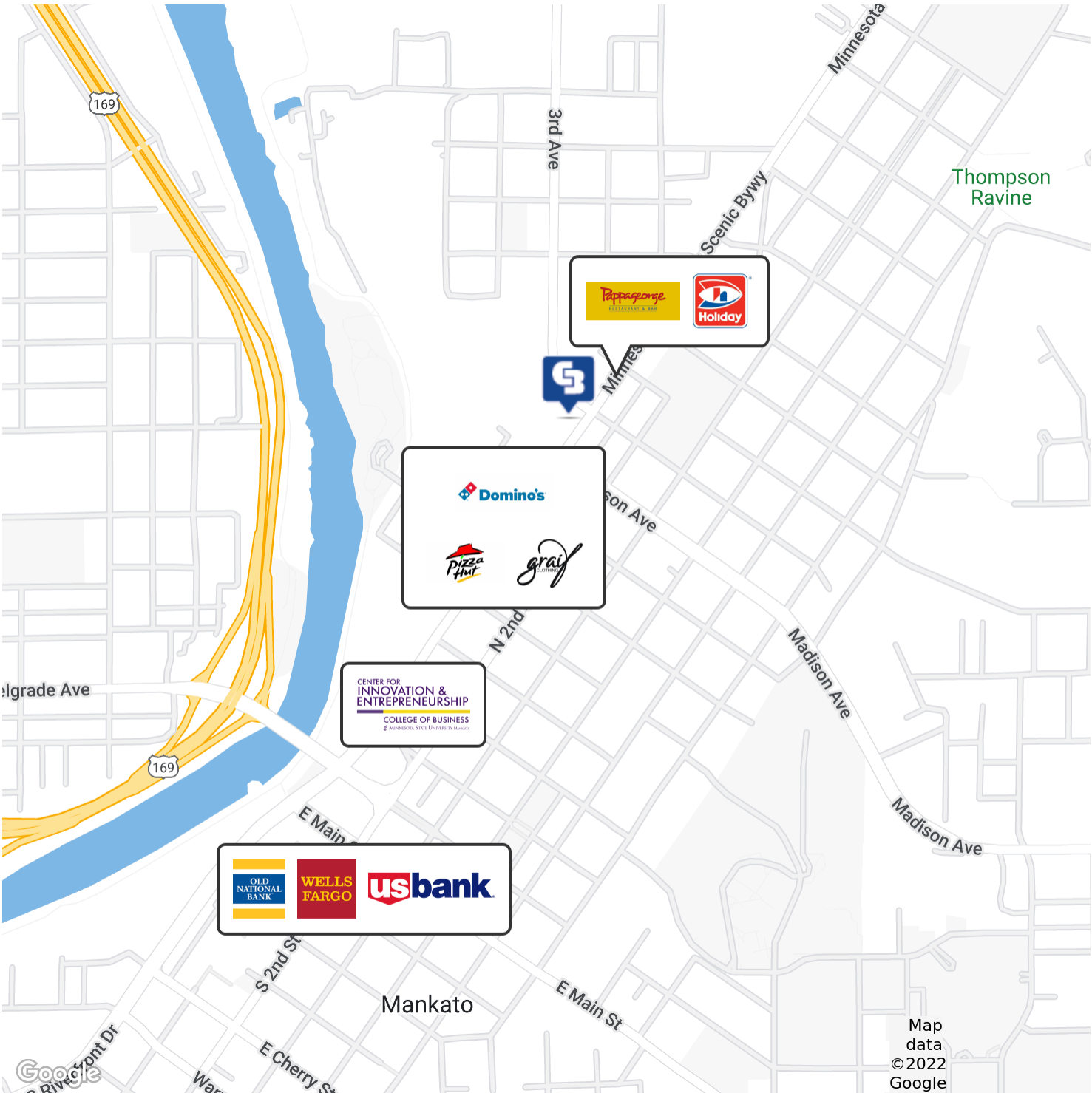




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