



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

CLEVELAND DEPOT - 301 S. 10TH ST.

Price Upon Request

301 - 10th Street South
Cleveland, MN 56017

FEATURES

- Great visibility
- Ample drive-up parking
- Additional space for expansion



CONTACT

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

Cate DeBates
507 676 4327
cate@cbcfishergroup.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715

CBCFISHERGROUP.COM



CLEVELAND DEPOT - 301 S. 10TH ST.

PROPERTY SUMMARY

SALE



OFFERING SUMMARY

Sale Price:	Price Upon Request
Lot Size:	0.73 Acres
Year Built:	2017
Building Size:	10,800 SF
Zoning:	Commercial
Price / SF:	\$34.63

PROPERTY OVERVIEW

This mixed-use building is suited for a variety of users. Currently there is one retail tenant to help offset expenses, and additional finished office space. The back of the building is a large warehouse/storage space with OHD access. There is the potential to further build out the mezzanine to produce additional revenue. This building is clean, has ample parking and is easily accessible from the main road.

LOCATION OVERVIEW

Located on a highly visible corner in Cleveland, MN, this mixed use building is situated just off MN-99 -- a thoroughfare between HWY 169 and the I-35 corridor. The building is on the Northeast corner of town near a bar/restaurant and Patriot Grain, LLC.

CBCFISHERGROUP.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

Cate DeBates
507 676 4327
cate@cbcfishergroup.com



CLEVELAND DEPOT - 301 S. 10TH ST.
ADDITIONAL PHOTOS

SALE



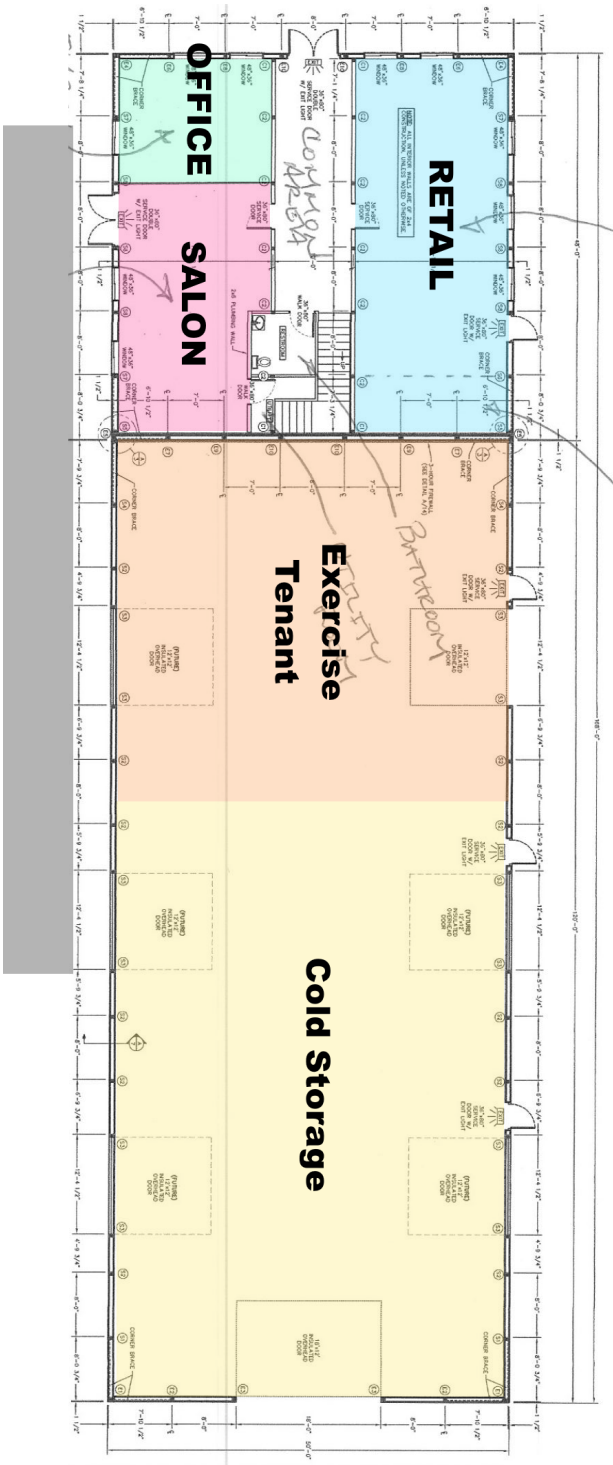
CBCFISHERGROUP.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

Cate DeBates
507 676 4327
cate@cbcfishergroup.com



CLEVELAND DEPOT - 301 S. 10TH ST.
FLOOR PLAN



CBCFISHERGROUP.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

Cate DeBates
507 676 4327
cate@cbcfishergroup.com



CLEVELAND DEPOT - 301 S. 10TH ST.
ADDITIONAL PHOTOS

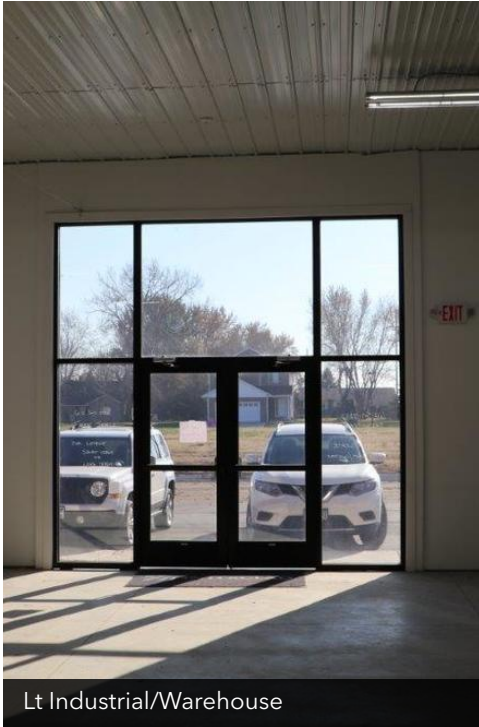
SALE



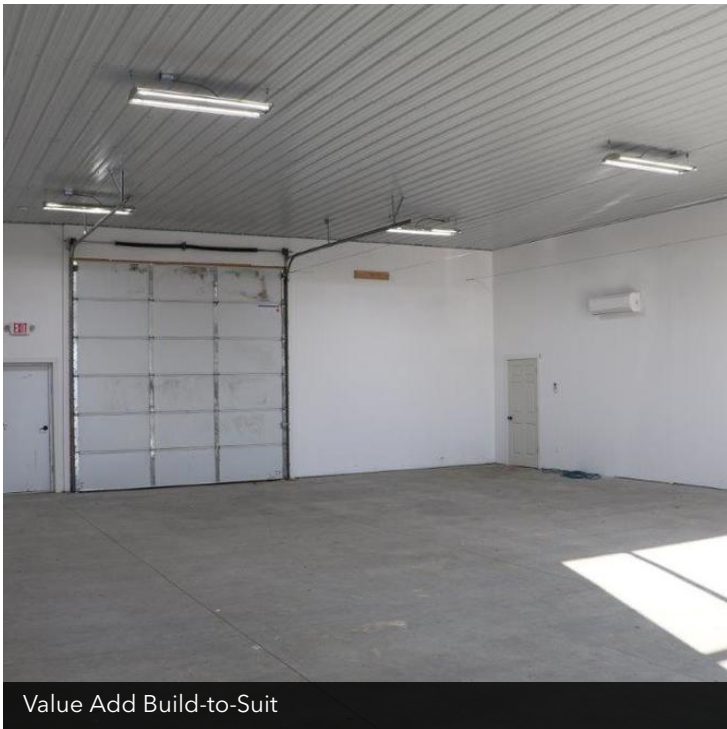
Retail



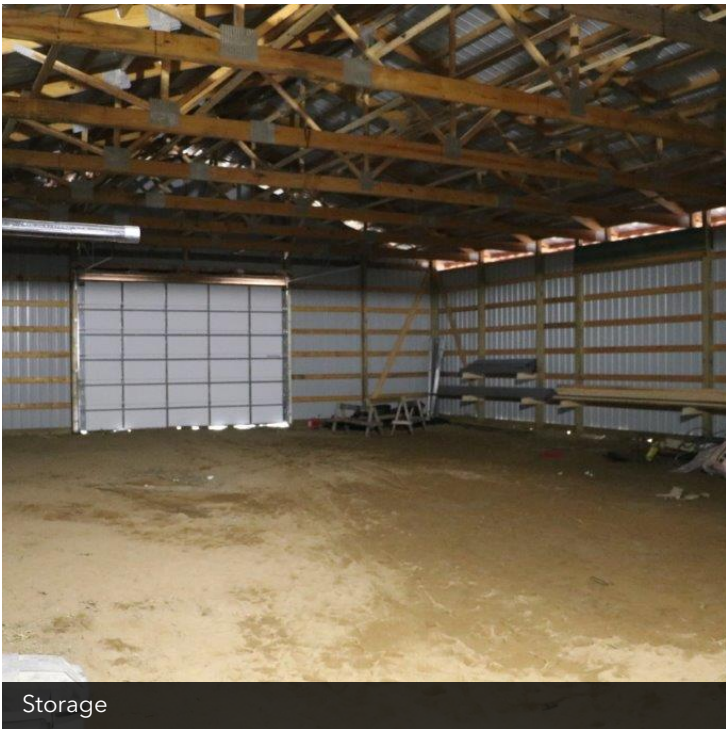
Office



Lt Industrial/Warehouse



Value Add Build-to-Suit



Storage

CBCFISHERGROUP.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

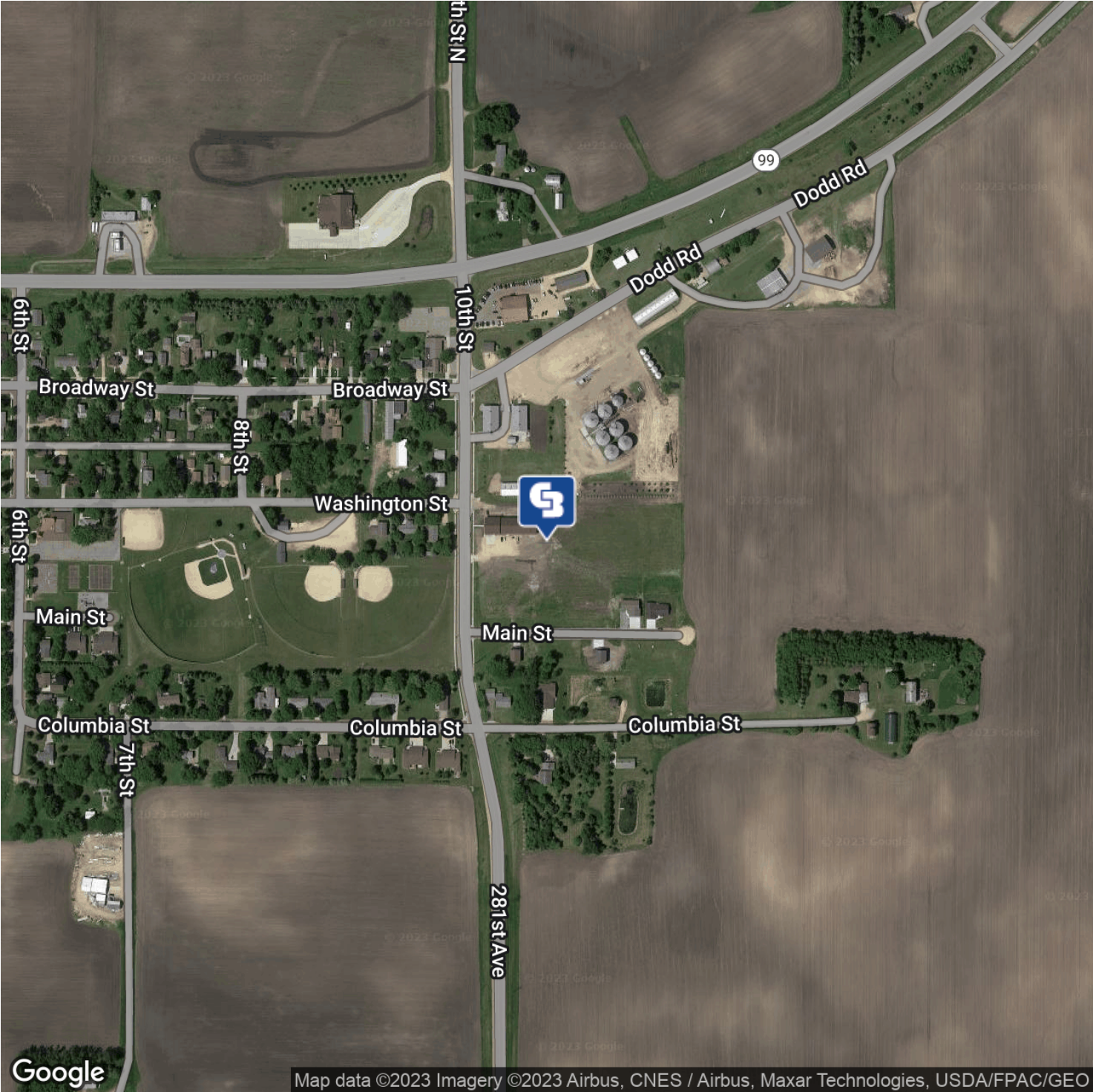
Cate DeBates
507 676 4327
cate@cbcfishergroup.com

 **COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



CLEVELAND DEPOT - 301 S. 10TH ST.
LOCATION MAP

SALE



CBCFISHERGROUP.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

Cate DeBates
507 676 4327
cate@cbcfishergroup.com

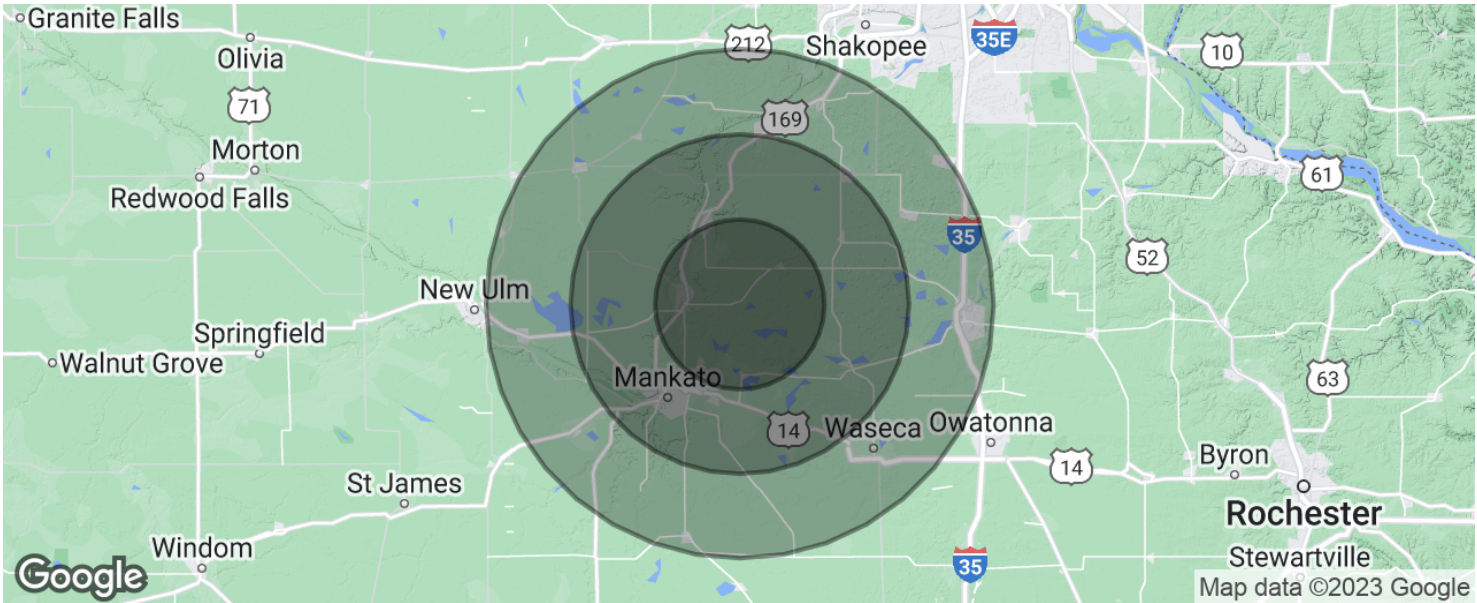
 **COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



CLEVELAND DEPOT - 301 S. 10TH ST.

DEMOGRAPHICS MAP

SALE



POPULATION	10 MILES	20 MILES	30 MILES
Total population	27,022	149,772	228,176
Median age	36.1	33.3	35.1
Median age (Male)	35.8	32.4	34.3
Median age (Female)	36.3	34.6	36.1
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	9,938	56,418	85,847
# of persons per HH	2.7	2.7	2.7
Average HH income	\$66,917	\$62,836	\$66,104
Average house value	\$231,801	\$211,771	\$226,579

* Demographic data derived from 2020 ACS - US Census

CBCFISHERGROUP.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

Cate DeBates
507 676 4327
cate@cbcfishergroup.com



SALE

SALE PENDING CLEVELAND - 301 S. 10TH ST.

301 - 10th Street South, Cleveland, MN 56017



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.

FISHER GROUP

201 North Riverfront Drive Suite 230
Mankato, MN 56001
507.625.4715

CBCFISHERGROUP.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

Cate DeBates
507 676 4327
cate@cbcfishergroup.com



**COLDWELL
BANKER
COMMERCIAL**

FISHER GROUP



SALE PENDING CLEVELAND - 301 S. 10TH ST.

AGENT BIOGRAPHY



CATE DEBATES

Vice President | Agent

cate@cbcfishergroup.com

Direct: 507.676.4327

PROFESSIONAL BACKGROUND

Cate is the Vice President for Coldwell Banker Commercial Fisher Group, positioning our company as the #1 commercial real estate office in the marketplace. Cate handles our brand and marketing strategy, while engaging new and existing clients. Our clients can rely on Cate to develop high-quality marketing materials for their listings, ensuring accurate and consistent data. She will make sure your listing is on the market as fast as possible -- using the latest technology in real estate syndication to maximize exposure. Cate bleeds CBC Blue and represents our company, tenants and clients in an approachable and professional manner. Cate also handles all internal and external communications, making sure our tenants know how to find information and feel connected to our services and expert staff. Cate is also a CBC Fisher Group commercial agent, selling and leasing office, retail and industrial property in southern Minnesota. She has closed more than \$1.5M in transactions and sold or leased 40,000 square feet in 2020. Cate continues to help our sales team grow our portfolio of satisfied owners, tenants and landlords. Cate is a graduate of Minnesota State University with her B.S. in Public Relations and an M.S. in Educational Leadership. A proud Maverick alumna, you can often find her at a Football or Hockey game with her husband, Greg. They live on Lake Washington where they enjoy walks and bonfires with their dog, Frank.

RECENT TRANSACTIONS



SOLD!

Industrial | 20,000+SF



LEASED!

Retail/Industrial | 7,000 SF



SOLD!

Retail/Office | 10,000 SF



SOLD!

Multi-Family/Office | 60,000 SF
(3 asset transaction over asking)

Fisher Group

201 North Riverfront Drive Suite 230
Mankato, MN 56001
507.625.4715

CBCFISHERGROUP.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

Cate DeBates
507 676 4327
cate@cbcfishergroup.com