



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

FOR LEASE

## RIVERFRONT DRIVE - 523 - N

N/A

523 North Riverfront Drive  
Mankato, MN 56001

### AVAILABLE SPACE

#### AREA

Located in Old Town District, Mankato, this property is located behind popular local retailers just off Old Town's main thoroughfare, Riverfront Drive. This property has been used for retail and/or warehouse space.



### OFFICE

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

CBCWORLDWIDE.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



# RIVERFRONT DRIVE - 523 - N

523 North Riverfront Drive, Mankato, MN 56001



## OFFERING SUMMARY

Available SF:

## PROPERTY OVERVIEW

Fantastic space located in the heart of Mankato's Old Town district, just steps away from the Minnesota River and a bustling local retail strip. This property is multi-functional and can serve retail or warehouse needs. Equipped with two OHDs and nearby parking, these amenities are few and far between in this premier downtown location.

Lease Rate:

N/A

Building Size:

1,505 SF

CBCWORLDWIDE.COM

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

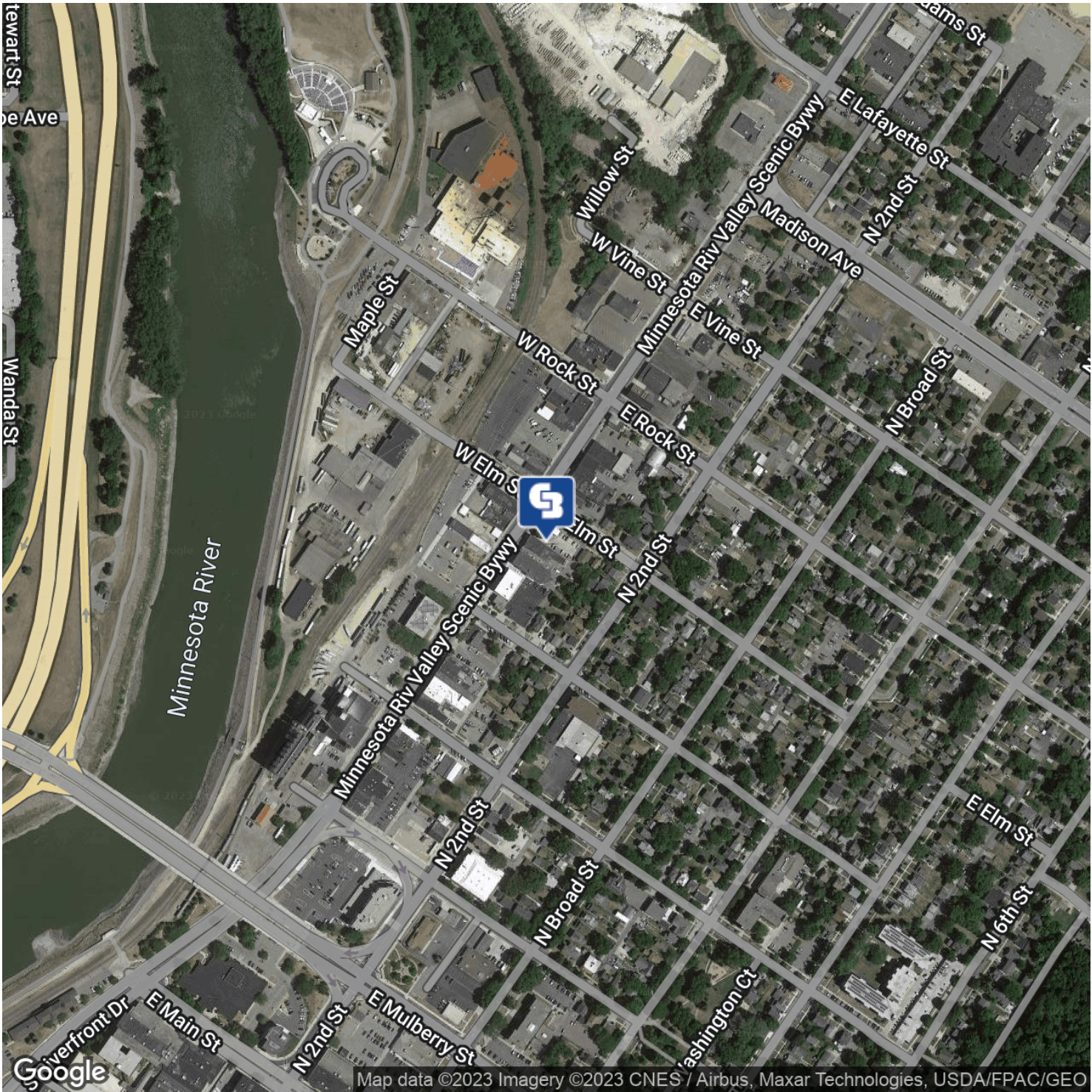




# RIVERFRONT DRIVE - 523 - N

523 North Riverfront Drive, Mankato, MN 56001

LEASE



CBCWORLDWIDE.COM

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



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

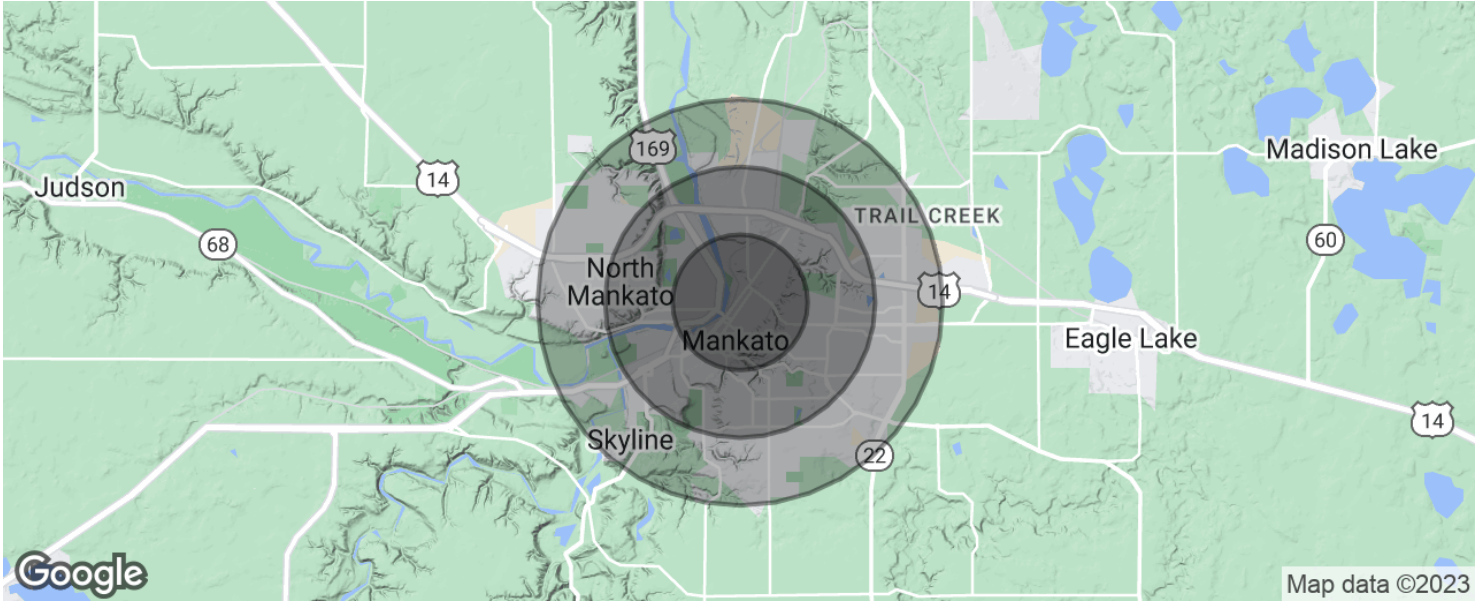




## RIVERFRONT DRIVE - 523 - N

523 North Riverfront Drive, Mankato, MN 56001

LEASE



POPULATION	1 MILE	2 MILES	3 MILES
Total population	9,776	32,027	52,267
Median age	28.8	29.0	29.2
Median age (Male)	28.3	27.8	28.2
Median age (Female)	30.3	30.9	31.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,155	12,696	19,806
# of persons per HH	2.4	2.5	2.6
Average HH income	\$48,534	\$49,994	\$54,709
Average house value	\$144,335	\$157,021	\$176,690

\* Demographic data derived from 2020 ACS - US Census

CBCWORLDWIDE.COM

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

 **COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP



# RIVERFRONT DRIVE - 523 - N

523 North Riverfront Drive, Mankato, MN 56001

LEASE



Google

Map data ©2022 Google

CBCWORLDWIDE.COM

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

 **COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP