



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR LEASE

RIVERFRONT - 1400 SOUTH

Negotiable

1400 South Riverfront Drive
Mankato, MN 56001

AVAILABLE SPACE

AREA

This office is located in a 3-suite office strip near the entrance ramp to Highway 169 and across from Mankato West High School and the Mankato Family YMCA. Riverfront Drive is a main thoroughfare for downtown Mankato, connecting retail businesses and offices from MN Highway 14 to Sibley Park along the beautiful Minnesota River. This office strip is conveniently located near grocery stores, gas stations, restaurants and desirable West Mankato neighborhoods.



OFFICE

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

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



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1400 South Riverfront Drive, Mankato, MN 56001



OFFERING SUMMARY

Available SF:

PROPERTY OVERVIEW

Lease a newer office space in downtown West Mankato. Situated between Edward Jones and Coldwell Banker Home Realty, this office has great natural light, two office suites, a kitchenette and conference room or third executive office. This space shares a parking lot with the two end tenants, and offers excellent visibility and high traffic counts.

PROPERTY HIGHLIGHTS

Lease Rate: \$18.00 SF/yr (NNN)

Building Size: 1,157 SF

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LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | Negotiable



UNAVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 200	-	1,157 SF	NNN	-

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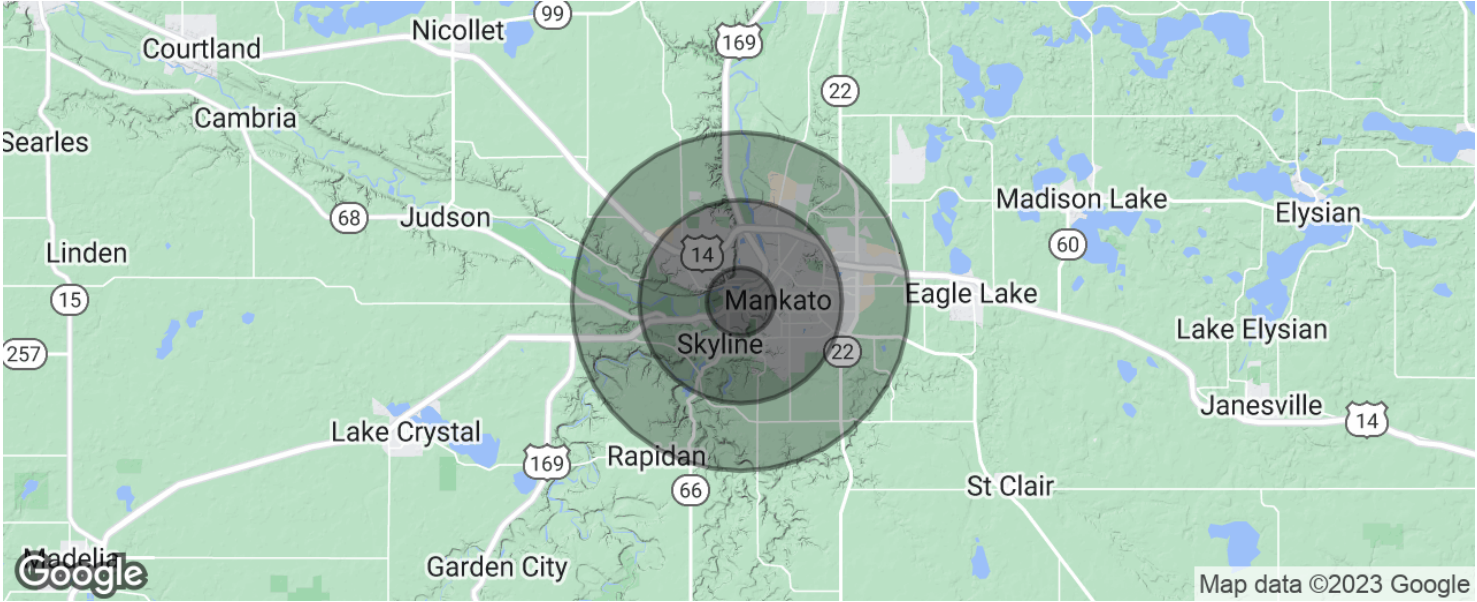




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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,805	49,143	70,074
Median age	30.3	29.3	30.5
Median age (Male)	30.3	28.5	29.3
Median age (Female)	30.7	30.9	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,931	18,513	26,904
# of persons per HH	2.3	2.7	2.6
Average HH income	\$51,409	\$57,384	\$58,346
Average house value	\$163,312	\$183,276	\$185,579

* Demographic data derived from 2020 ACS - US Census

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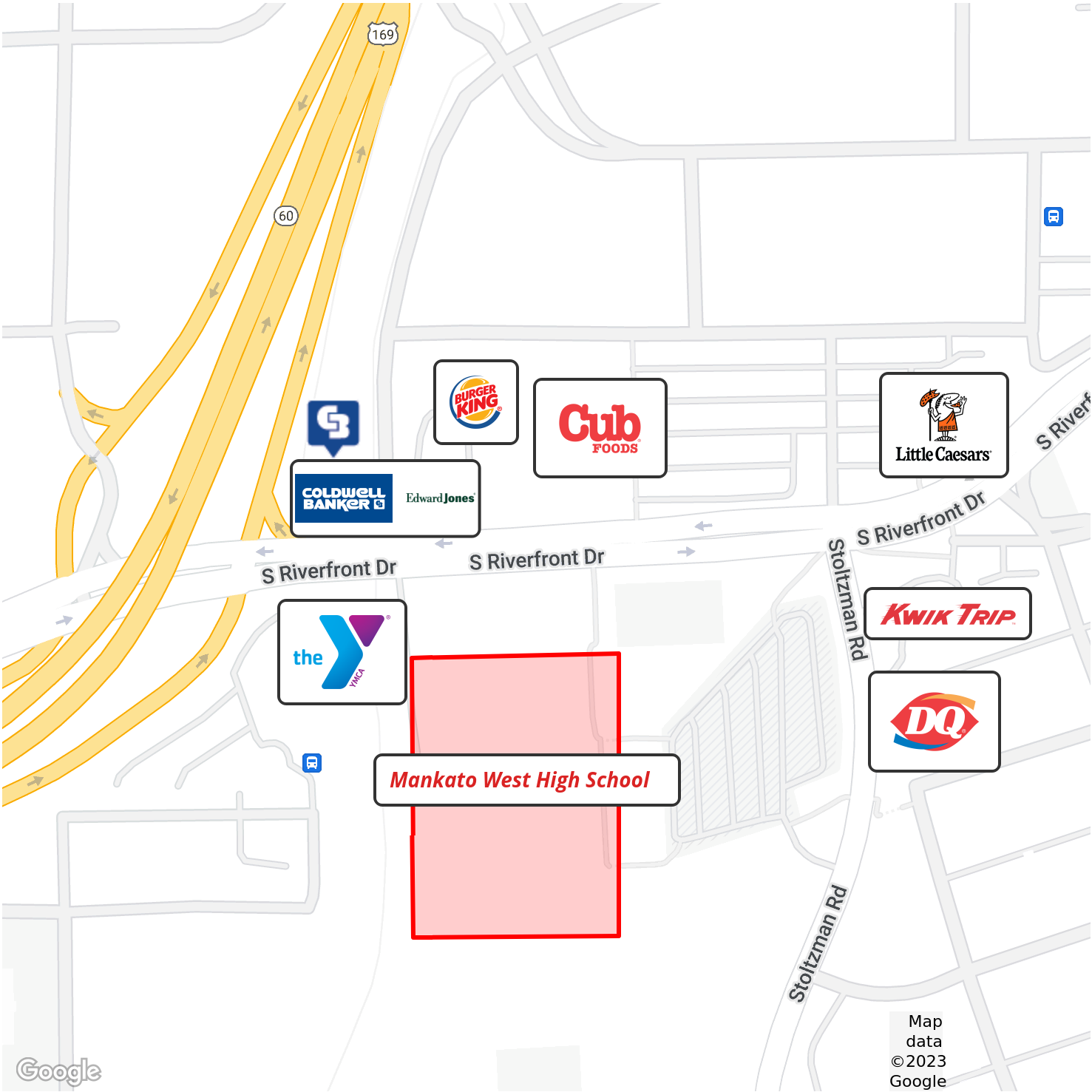
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DAVID SCHOOFF CCIM SIOR CPM

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.

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