

# SOUTH FRONT STREET - OFFICE/RETAIL STRIP

N/A

826 South Front Street  
Mankato, MN 56001

AVAILABLE SPACE  
Fully Leased

## FEATURES

- Large Parking Lot
- Excellent Downtown Location
- Near high school, residential neighborhoods and established businesses



## AGENT CONTACT

David Schooff CCIM SIOR CPM  
President | Managing Broker | Owner  
507 382 2403  
[david@cbcfishergroup.com](mailto:david@cbcfishergroup.com)

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PROPERTY SUMMARY

LEASE



### OFFERING SUMMARY

Available SF:	Fully Leased
CAM	\$3.41/SF (Est. 2019)
Lot Size:	1.1 Acres
Year Built:	1949
Building Size:	12,408 SF

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### PROPERTY OVERVIEW

Lease a space in downtown Mankato just off high-traffic Riverfront Drive. This retail strip is just blocks from Mankato's premier nightlife and hospitality district on busy Front Street. Join professional tenants Family Dollar and local office, Schugel Chiropractic. Formerly a restaurant space, the endcap would make a great location for any retail or office venture. Spaces can be combined to suit a larger tenant use!

This property boasts plentiful customer parking and highly visible monument and suite signage. Tenant responsible for all operating expenses including gas, electric, janitorial and telephone services of leased premises.

### LOCATION OVERVIEW

Located in Downtown West Mankato, this three tenant retail strip looks onto main downtown thoroughfare, Riverfront Dr. This property shares a spacious parking lot and neighbors established local and franchised businesses.



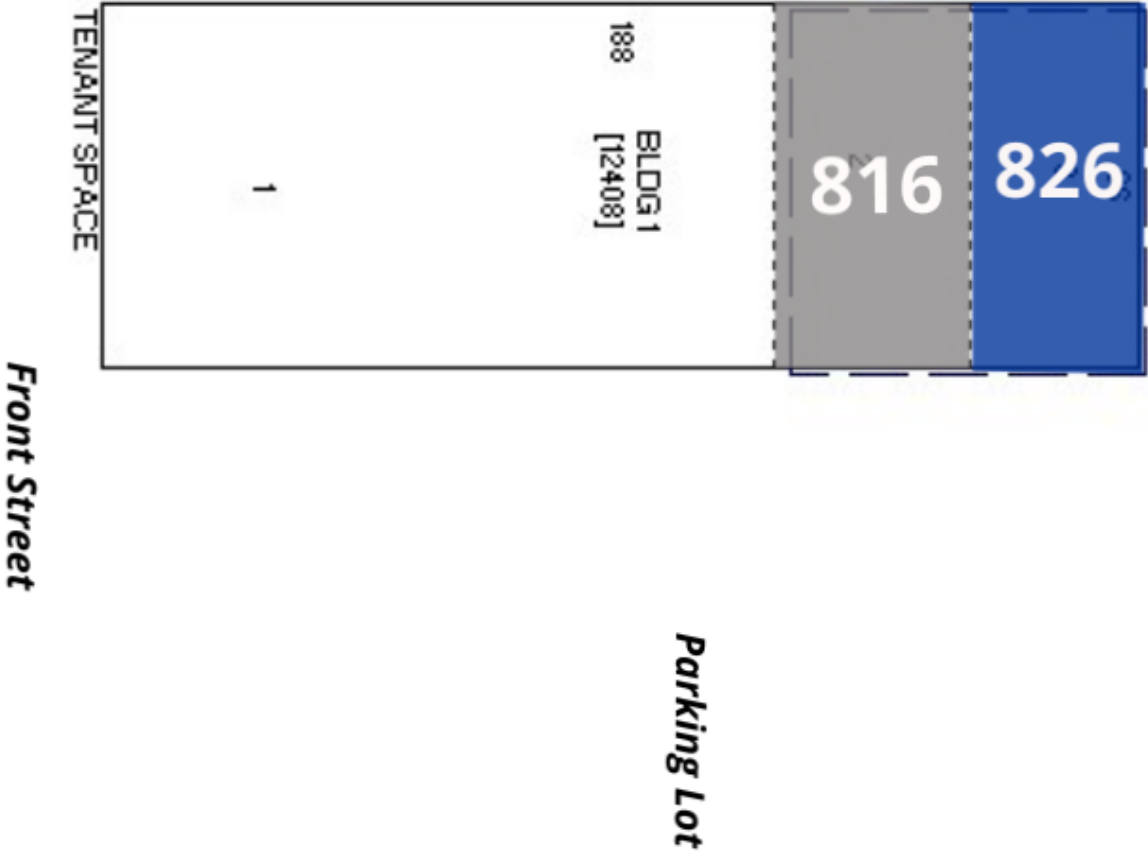
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FLOOR PLAN

LEASE 7

LEASE TYPE | - TOTAL SPACE | Fully Leased LEASE TERM | Negotiable LEASE RATE | N/A



UNAVAILABLE AVAILABLE

SUITE	SIZE	TYPE	RATE	DESCRIPTION
816	2,250 SF	NNN	-	Can be combined with 826 for more space
826 - End Cap	2,145 SF	NNN	Price Upon Request	Can be combined with 816 for more space

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# SOUTH FRONT STREET - OFFICE/RETAIL STRIP

AERIAL MAP

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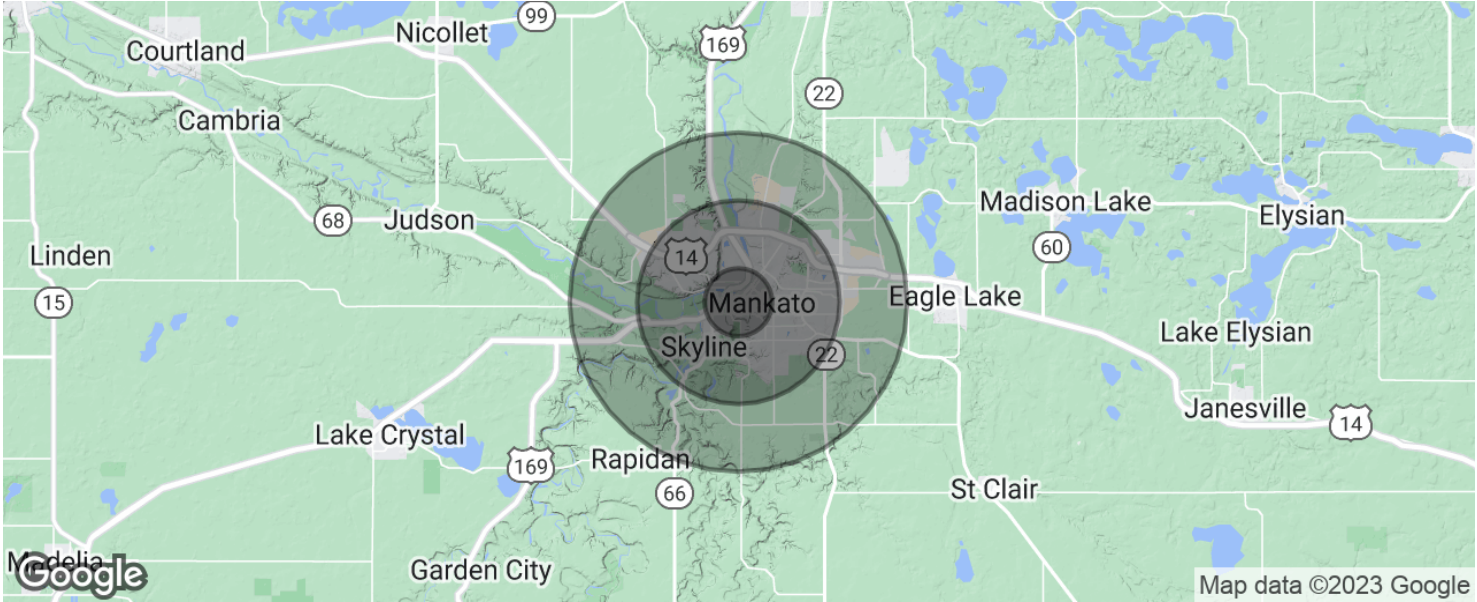




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## DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,691	52,369	72,483
Median age	27.3	29.1	30.5
Median age (Male)	27.3	28.2	29.4
Median age (Female)	27.6	30.8	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,450	19,691	27,868
# of persons per HH	2.4	2.7	2.6
Average HH income	\$46,447	\$55,934	\$58,361
Average house value	\$148,220	\$180,355	\$185,333

\* Demographic data derived from 2020 ACS - US Census

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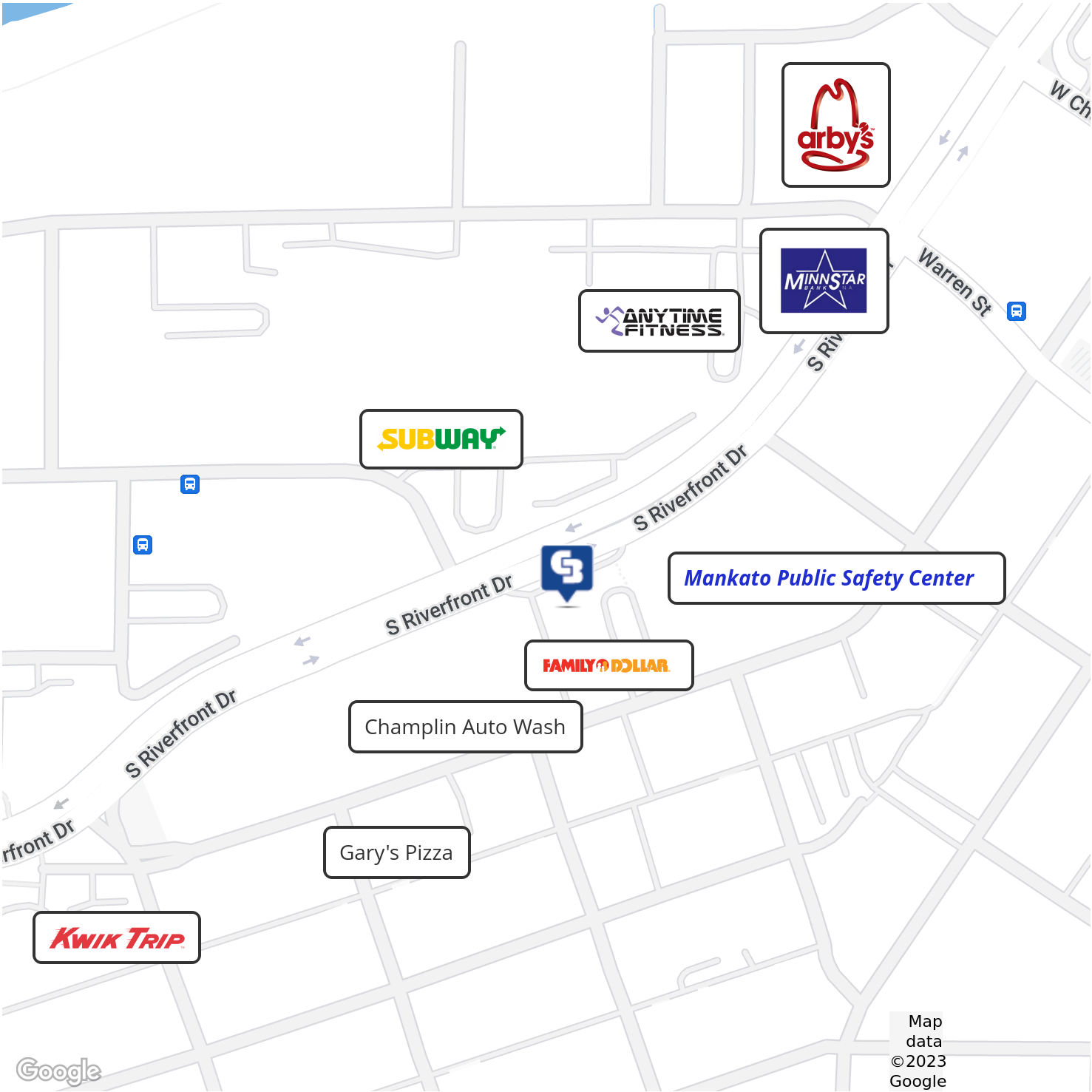


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**SOUTH FRONT STREET - OFFICE/RETAIL STRIP**  
RETAILER MAP

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## SOUTH FRONT STREET - OFFICE/RETAIL STRIP

### BROKER BIOGRAPHY

LEASE



### 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.

### EDUCATION

Bachelor of Science, Journalism/Mass Communication; Iowa State University U.S. Chamber of Commerce Institute for Organization Management (Graduate) International Economic Development Council Economic Development Institute (EDI)

### MEMBERSHIPS

- CCIM
- SIOR
- CPM
- State of Minnesota Real Estate Broker License
- Minnesota Certified Chamber Professional (MCCP)
- International Council of Shopping Centers
- American Chamber of Commerce Executives (ACCE)
- Minnesota Chamber of Commerce Executives (MCCE)
- Mid-America Chamber of Commerce Executives (MACE)

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