



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

NEW ULM RETAIL

Price Upon Request

1627 South Broadway
New Ulm, MN 56073

FEATURES

- Leased to Restaurant User
- High Traffic Location
- Newer Restrooms
- Off-Street Parking (25+ vehicles)
- Monument Signage



AGENT CONTACT

Cate DeBates
Vice President | Agent
507.676.4327
cate@cbcfishergroup.com

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



NEW ULM RETAIL

PROPERTY SUMMARY

SALE



OFFERING SUMMARY

Sale Price: Price Upon Request

Available SF:

Lot Size: 2,660 SF

Building Size: 2,660 SF

PROPERTY OVERVIEW

LEASED INVESTMENT OPPORTUNITY
Located in New Ulm, Minnesota, this property is on one of the busiest streets in town. The property is currently a restaurant space which has off-street parking and excellent visibility surrounded by other retailers and a national brand restaurant.

LOCATION OVERVIEW

This property has high traffic counts and visibility, located on a the primary retail thoroughfare in New Ulm, MN. This property shares a parking lot with MVAC and is adjacent from McDonalds, Perkins Restaurant, Applebees and the anticipated new Schell's Brewery Retail development (among other local and national brands). New Ulm is a progressive town, with agriculture, industries, retail stores, progressive parochial and public schools, including a private college, and a population of nearly 14,000 people. The German heritage of New Ulm is evident in the architecture, and especially in the neatness and care visible in the trim yards and well-kept houses and store fronts.

CBCFISHERGROUP.COM

Cate DeBates
Vice President | Agent
507 676 4327
cate@cbcfishergroup.com

 **COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



NEW ULM RETAIL
PHOTOS

SALE



CBCFISHERGROUP.COM

Cate DeBates
Vice President | Agent
507 676 4327
cate@cbcfishergroup.com

 **COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



NEW ULM RETAIL
PHOTOS

SALE



CBCFISHERGROUP.COM

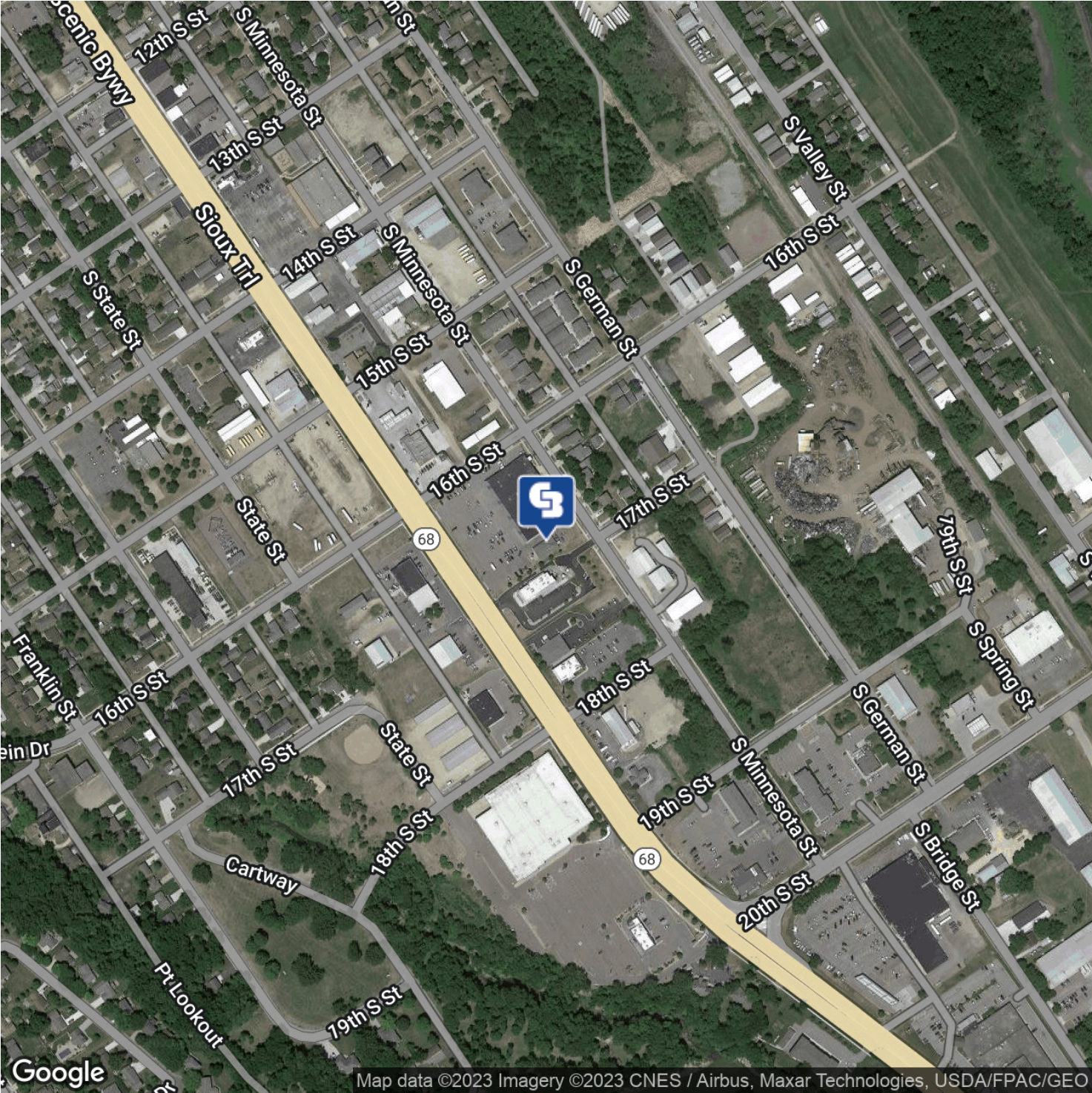
Cate DeBates
Vice President | Agent
507 676 4327
cate@cbcfishergroup.com

**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



NEW ULM RETAIL
AERIAL MAP

SALE



CBCFISHERGROUP.COM

Cate DeBates
Vice President | Agent
507 676 4327
cate@cbcfishergroup.com

 **COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



NEW ULM RETAIL
RETAILER MAP

SALE



CBCFISHERGROUP.COM

Cate DeBates
Vice President | Agent
507 676 4327
cate@cbcfishergroup.com

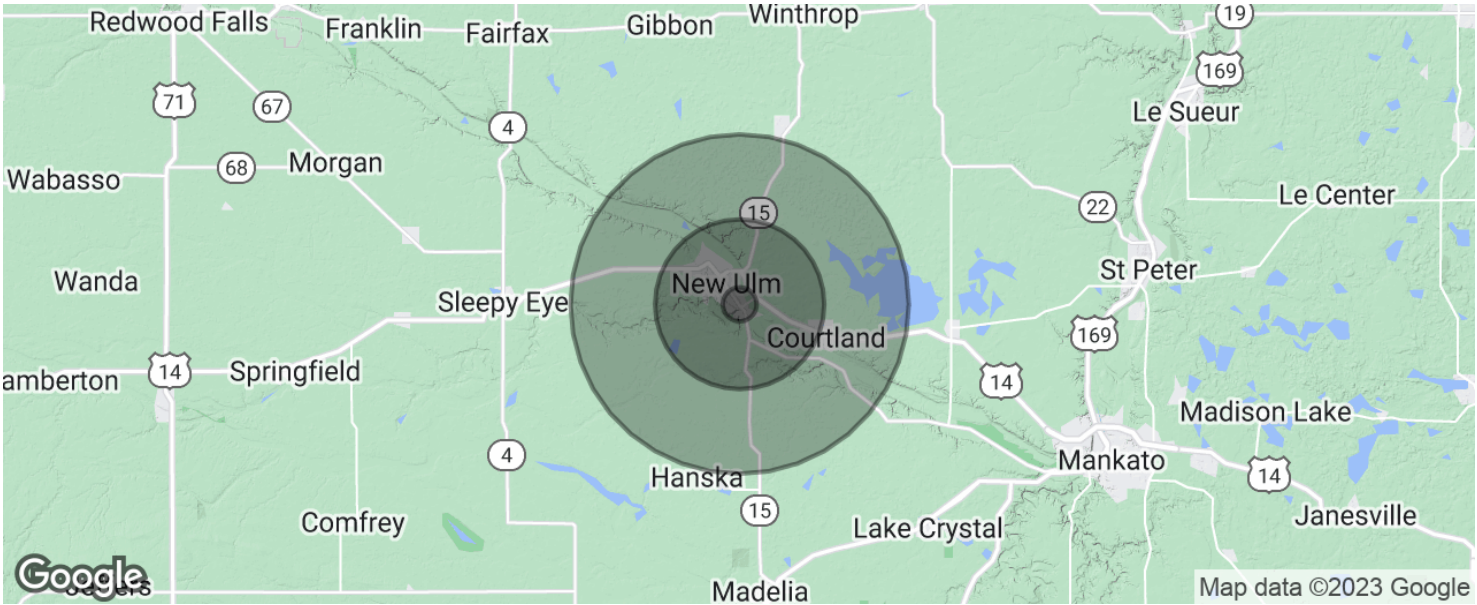
**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



NEW ULM RETAIL

DEMOGRAPHICS

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,050	16,457	20,076
Median age	39.2	39.7	40.4
Median age (Male)	35.5	36.3	37.5
Median age (Female)	40.3	41.7	42.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,230	6,776	8,236
# of persons per HH	2.5	2.4	2.4
Average HH income	\$65,131	\$60,205	\$61,935
Average house value	\$91,939	\$118,823	\$146,831

* Demographic data derived from 2020 ACS - US Census

CBCFISHERGROUP.COM

Cate DeBates
Vice President | Agent
507 676 4327
cate@cbcfishergroup.com



COLDWELL
BANKER
COMMERCIAL
FISHER GROUP



NEW ULM RETAIL

AGENT BIOGRAPHY

SALE



CATE DEBATES

Vice President | Agent

cate@cbcfishergroup.com

Direct: 507.676.4327 | Cell:

MN #40646167

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, handling our brand and marketing strategy, while engaging new and existing clients. 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 \$10.9M in transactions and sold or leased 231,000+ square feet in 2021. Cate continues to help our sales team grow our portfolio of satisfied owners and tenants. A member of the CBC Worldwide Circle of Distinction, she was also the recipient of the 2021 Pathfinder in Innovation Award. This award is presented annually to the owner, manager, sales professional or Coldwell Banker Commercial affiliate company employee who found an innovative solution to guide their clients or their business to achieve exceptional outcomes in 2021.

Cate is active in the Greater Mankato community, affording CBC Fisher Group the ability to directly communicate to potential clients and tenants in an unassuming and friendly fashion. She stays engaged in the community in a variety of roles including the City Center Partnership Board of Directors, Twin Rivers Council for the Arts Board of Directors, is a founding member of the Women's Giving Circle, Volunteers with the Mankato Area Foundation and was the 2019-2021 Chair of the Minnesota Chamber of Commerce Leaders Lab program.

Cate is a graduate of Minnesota State University, Mankato with her B.S. in Public Relations and an M.S. in Educational Leadership. A proud Minnesota State alumna, you can often find her at a Maverick Hockey game with her husband, Greg. They live on Lake Washington where they enjoy walks and bonfires with their extremely large loveable dogs, Frank and Clark.

Cate's favorite quote:

"A good leader is a person who takes a little more than their share of the blame and a little less than their share of the credit."

– John C. Maxwell

EDUCATION

B.S. Public Relations/Mass Communications; Minnesota State University, Mankato (2010)

M.S. Educational Leadership; Minnesota State University, Mankato (2013)

MEMBERSHIPS

CCIM - Member

CBCFISHERGROUP.COM

Cate DeBates

Vice President | Agent

507 676 4327

cate@cbcfishergroup.com



**COLDWELL
BANKER
COMMERCIAL**

FISHER GROUP