



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

LEASE

VICTORY DRIVE RETAIL/OFFICE

\$250 - \$9,160/month Gross Lease

1000 S. Victory Dr.
Mankato, MN 56001

FEATURES

- Garage and Large Parking Lot (31,000+ SF)
- Spacious Floor Plan w/ 8 Offices, Showroom, Shop and Additional Storage
- 3 OHDs
- Kitchen and Upgraded Reception Finishes
- Large Conference Room



AGENT CONTACT

Cate DeBates
507 676 4327
cate@cbcfishergroup.com

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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715

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VICTORY DRIVE RETAIL/OFFICE - 1000 S.
PROPERTY SUMMARY



OFFERING SUMMARY

Available SF:

Lot Size: 2.0 Acres

Year Built: 1961

PROPERTY OVERVIEW

Former Auto Sales/Showroom retailer with spacious floor plan. Could be repurposed to suite retailer or office user. This property has upgraded amenities such as a renovated lobby area with a Cambria countertop reception desk and large conference room with fireplaces and backlit ceiling feature, as well as a kitchen. Attached garage has retrofitted shop lighting and additional hanging heater. The building has four furnaces and two rooftop AC units (replaced within the last five years). The property has its own septic and a shared well with the adjacent neighbor.

LOCATION OVERVIEW

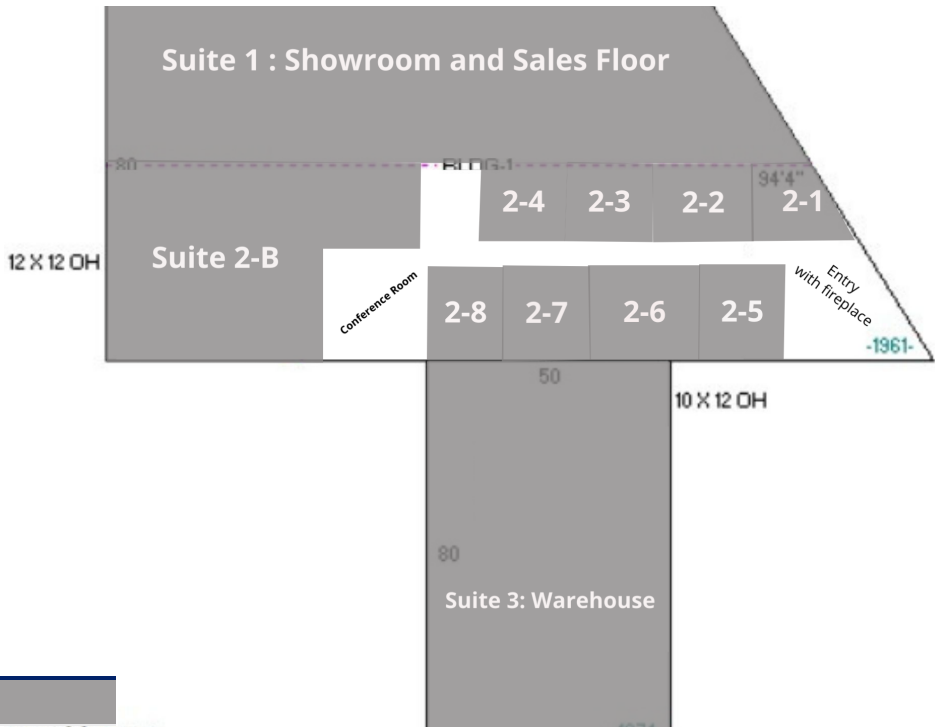
This property is located in Mankato township, south of hilltop on Victory Drive. Just two miles from Minnesota State University, Mankato, this location offers spacious parking, 2 acres of land for expansion and easy access to Highway 22.

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VICTORY DRIVE RETAIL/OFFICE - 1000 S.
FLOOR PLAN



LEGEND

Unavailable

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
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VICTORY DRIVE RETAIL/OFFICE - 1000 S.

PHOTOS

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VICTORY DRIVE RETAIL/OFFICE - 1000 S.

AERIAL MAP

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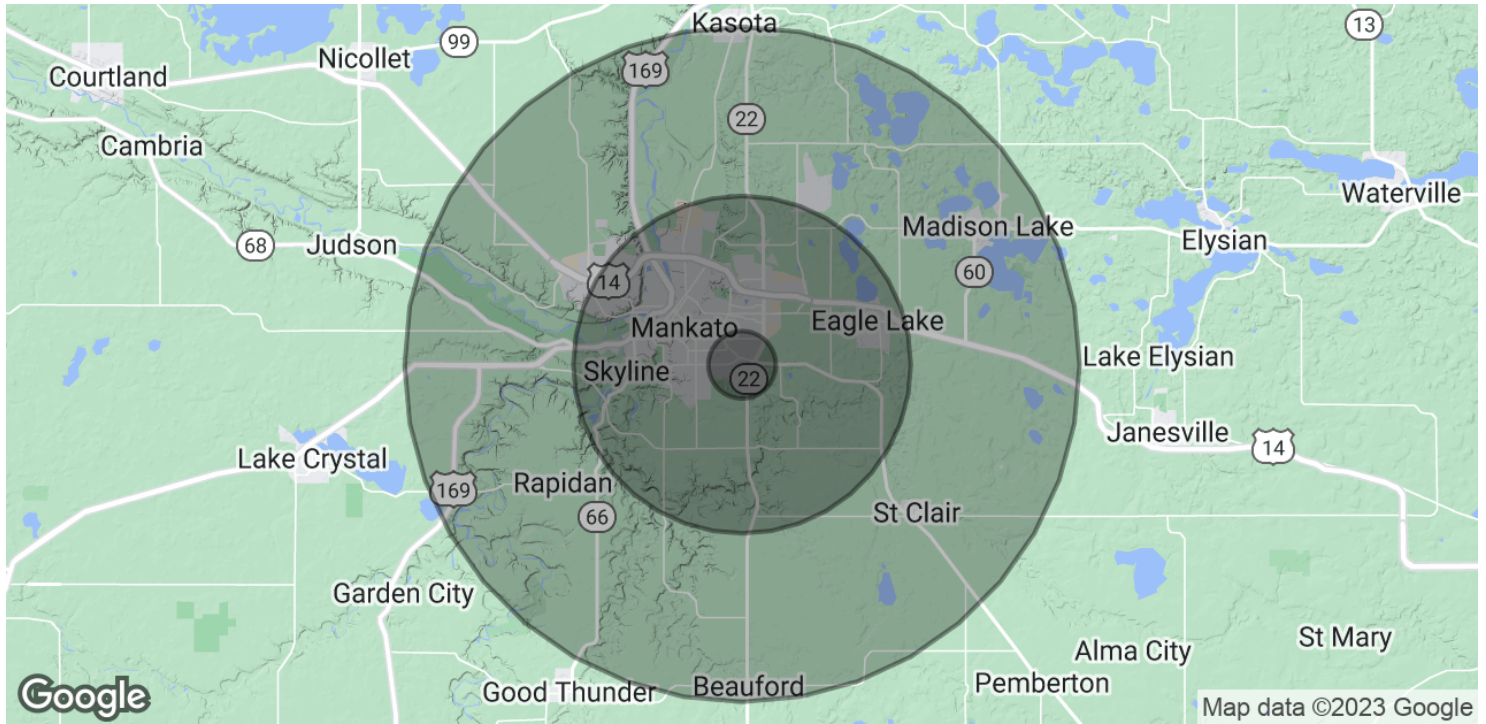
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VICTORY DRIVE RETAIL/OFFICE - 1000 S.

DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,142	60,699	84,908
Average age	30.6	29.6	31.3
Average age (Male)	29.5	28.7	30.4
Average age (Female)	33.4	31.3	33.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,293	23,141	32,617
# of persons per HH	2.4	2.6	2.6
Average HH income	\$55,259	\$55,238	\$60,830
Average house value	\$183,065	\$179,504	\$194,314

* Demographic data derived from 2020 ACS - US Census

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VICTORY DRIVE RETAIL/OFFICE - 1000 S.

AGENT BIOGRAPHY



CATE DEBATES

Vice President | Agent

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Direct: 507.676.4327 | **Cell:**

MN #40646167

PROFESSIONAL BACKGROUND

Karen is Director, Sales & Leasing for Coldwell Banker Commercial Fisher Group. She leads the team of sales and leasing agents and oversees all contract management, listing services and client relations. Karen provides support to existing clients while continuing to build new relationships in the CBC Fisher Group office as well as our international partnerships.

Newly licensed as a real estate agent, Karen has seen early success in her career. In 2018, she closed more than \$1.6 million in transactions in the US. She is excited to grow into the field and has a passion for matching clients with the perfect investment opportunity.

Prior to CBC Fisher Group, Karen worked as the Director of Member Relations and Office Operations at Greater Mankato Growth and has extensive knowledge of prospect research, client retention and employee development. Toft has a zest for travel and a keen ability to build personal connections across industries.

EDUCATION

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

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

MEMBERSHIPS

CCIM - Member

Fisher Group

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