

DEPOT BUILDING FOR LEASE N/A



112-142 S RIVERFRONT DR, MANKATO, MN 56001

Property Description

Located at the corner of Main Street and Riverfront Drive in the heart of Mankato's City Center, this historic train depot along the Minnesota River has been converted into a very nice office building. There is one space available on the main level with two separate offices. This is a great location with plenty of parking, high traffic counts and great roadside visibility along Riverfront Drive! Call today for additional information or to schedule a showing!

Property Highlights

- Frontage on Riverfront Drive
- Easy access to parking lot
- Excellent visibility



David Schooff CCIM SIOR
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OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

0.0 Acres

Year Built:

1925

Building Size:

8,967 SF

Zoning:

CBD - Central Business
District

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
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DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	27,983	33,331	43,385
Total Population	72,609	87,911	115,373
Average HH Income	\$58,537	\$60,907	\$61,301

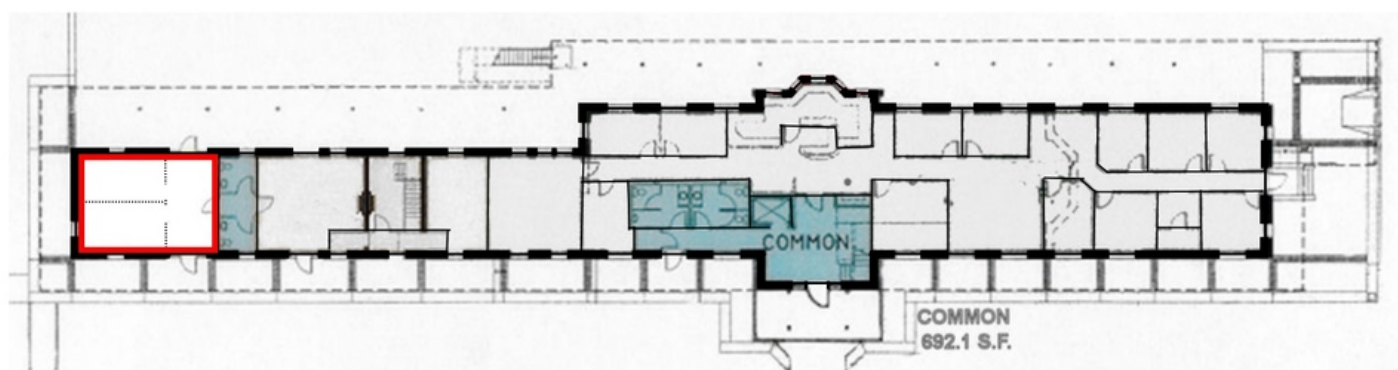
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Riverfront Drive



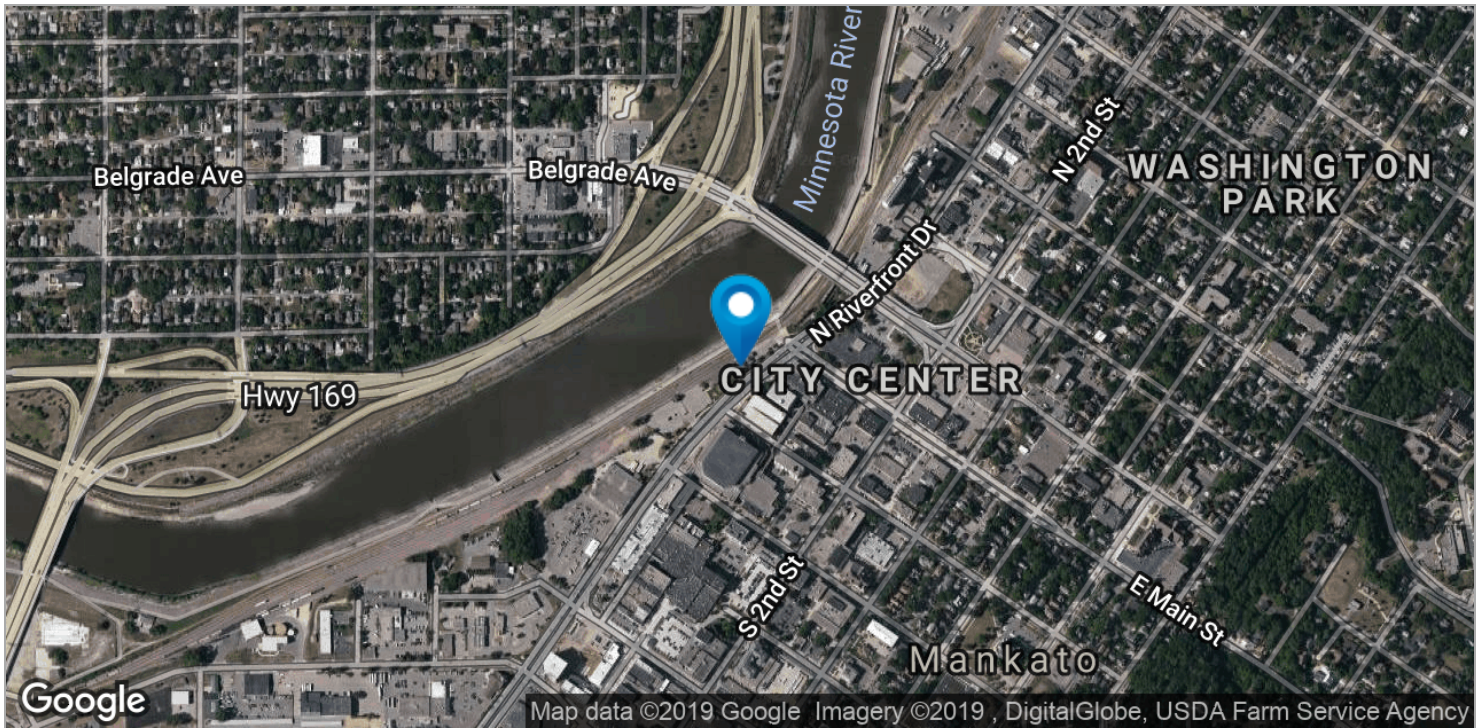
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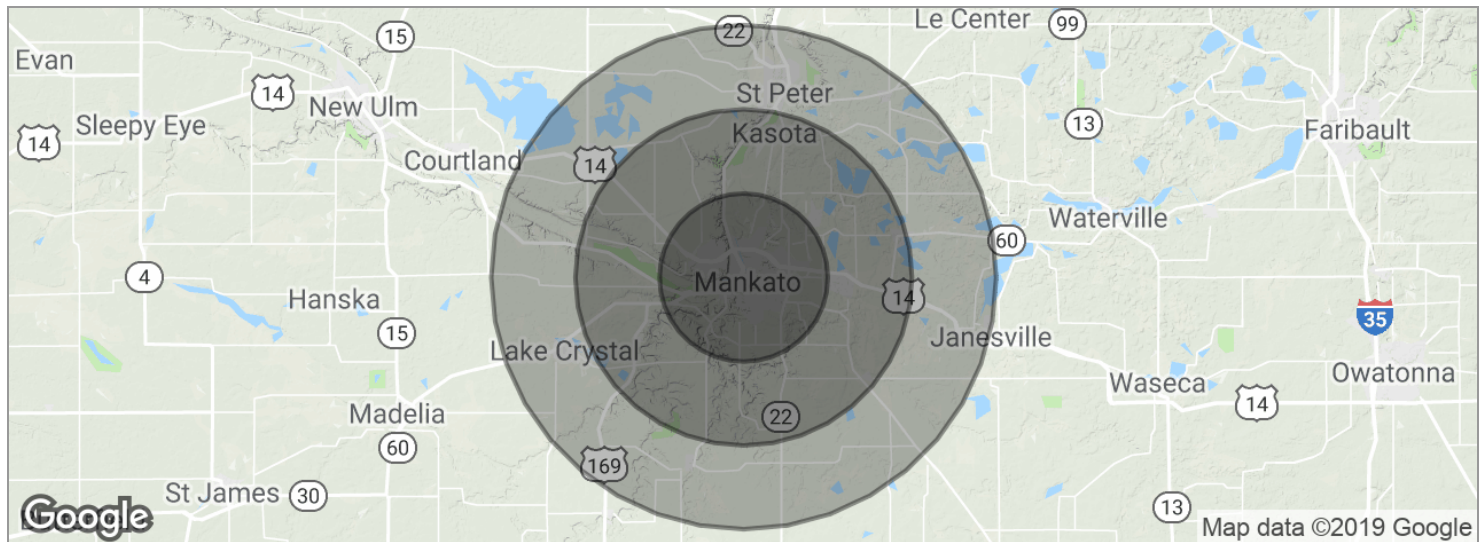
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	72,609	87,911	115,373
Median age	30.6	31.1	31.6
Median age (male)	29.4	30.1	30.7
Median age (Female)	32.7	33.0	33.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	27,983	33,331	43,385
# of persons per HH	2.6	2.6	2.7
Average HH income	\$58,537	\$60,907	\$61,301
Average house value	\$186,047	\$194,371	\$198,553

* Demographic data derived from 2010 US Census



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