

SWEET SOUNDS RETAIL SPACE PRICE REDUCED! FOR LEASE \$1,950 PER MONTH



1420 N RIVERFRONT DR, MANKATO, MN 56001

Property Description

PRICE REDUCED! Great rate -- under \$2000/Mo. for more than 3,200 SF with dock access! Located on very busy North Riverfront Drive, this flexible use property offers a great combination of high traffic counts, fantastic visibility, parking, and easy access. The available suite has an open floor plan which could easily be modified to suit a variety of users, including show room space. Under market value rent and operating expenses make this property very appealing. Call today to see this property!

Property Highlights

- Open Floor Plan
- Excellent Visibility
- High Traffic Counts



Dave Bergmark
507.625.0983
dave@cbcfishergroup.com

1420 N RIVERFRONT DR, MANKATO, MN 56001

SWEET SOUNDS RETAIL SPACE



OFFERING SUMMARY

| | |
|----------------|------------------------|
| Available SF: | 3,200 SF |
| Lease Rate: | \$1,950 per month (MG) |
| Year Built: | 1951 |
| Building Size: | 8,000 SF |
| Zoning: | Commercial |

DEMOGRAPHICS

| | 5 MILES | 10 MILES | 15 MILES |
|-------------------|----------|----------|----------|
| Total Households | 27,031 | 34,806 | 42,959 |
| Total Population | 70,192 | 92,886 | 114,063 |
| Average HH Income | \$58,036 | \$60,817 | \$61,735 |



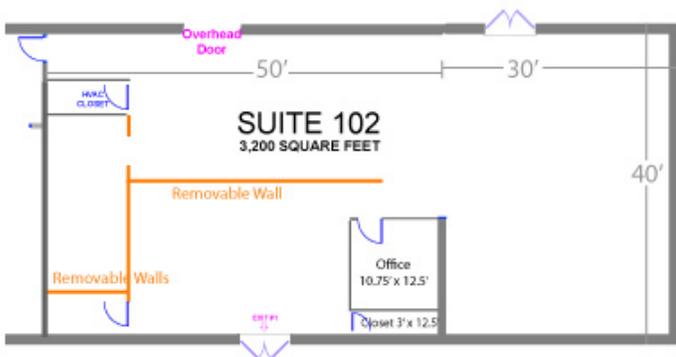
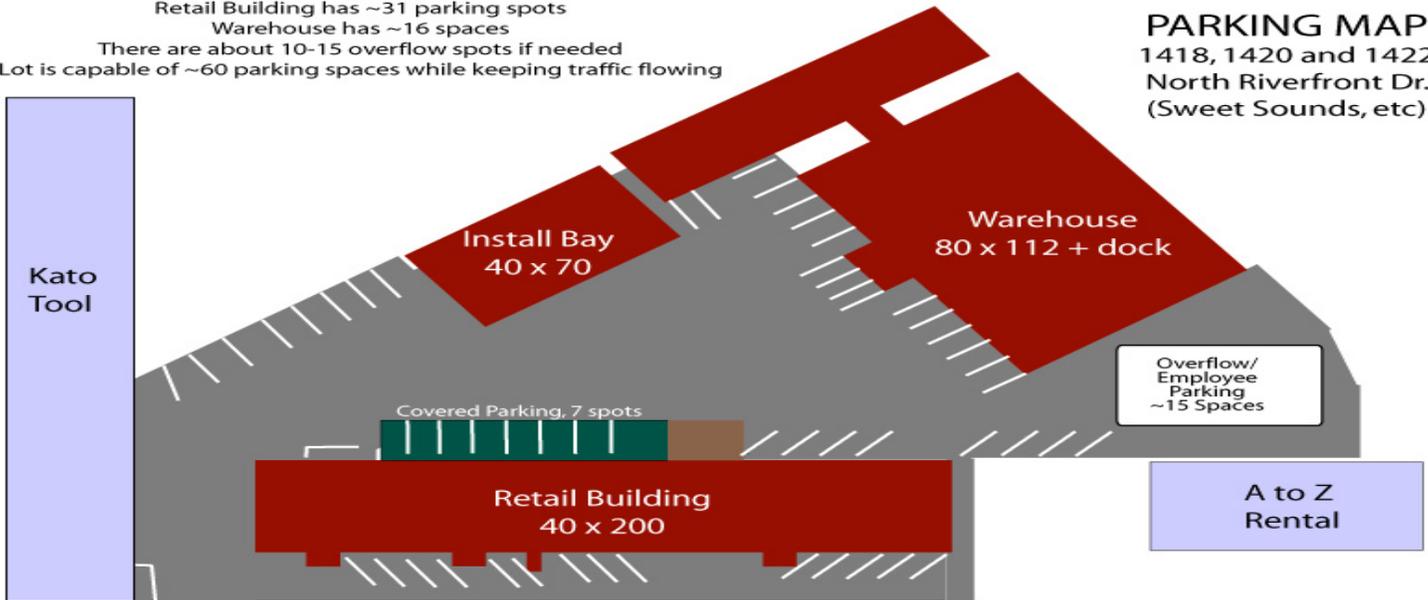
Dave Bergmark
 507.625.0983
 dave@cbcfishergroup.com

1420 N RIVERFRONT DR, MANKATO, MN 56001

SWEET SOUNDS RETAIL SPACE

Retail Building has ~31 parking spots
Warehouse has ~16 spaces
There are about 10-15 overflow spots if needed
Lot is capable of ~60 parking spaces while keeping traffic flowing

PARKING MAP
1418, 1420 and 1422
North Riverfront Dr.
(Sweet Sounds, etc)



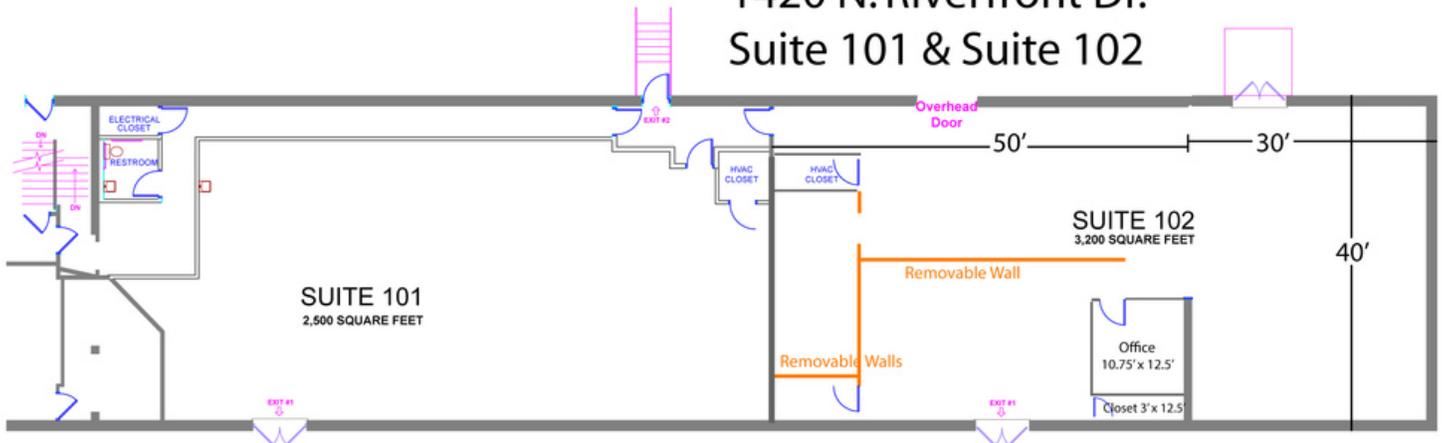
Dave Bergmark
507.625.0983
dave@cbcfishergroup.com

1420 N RIVERFRONT DR, MANKATO, MN 56001

SWEET SOUNDS RETAIL SPACE



1420 N. Riverfront Dr. Suite 101 & Suite 102



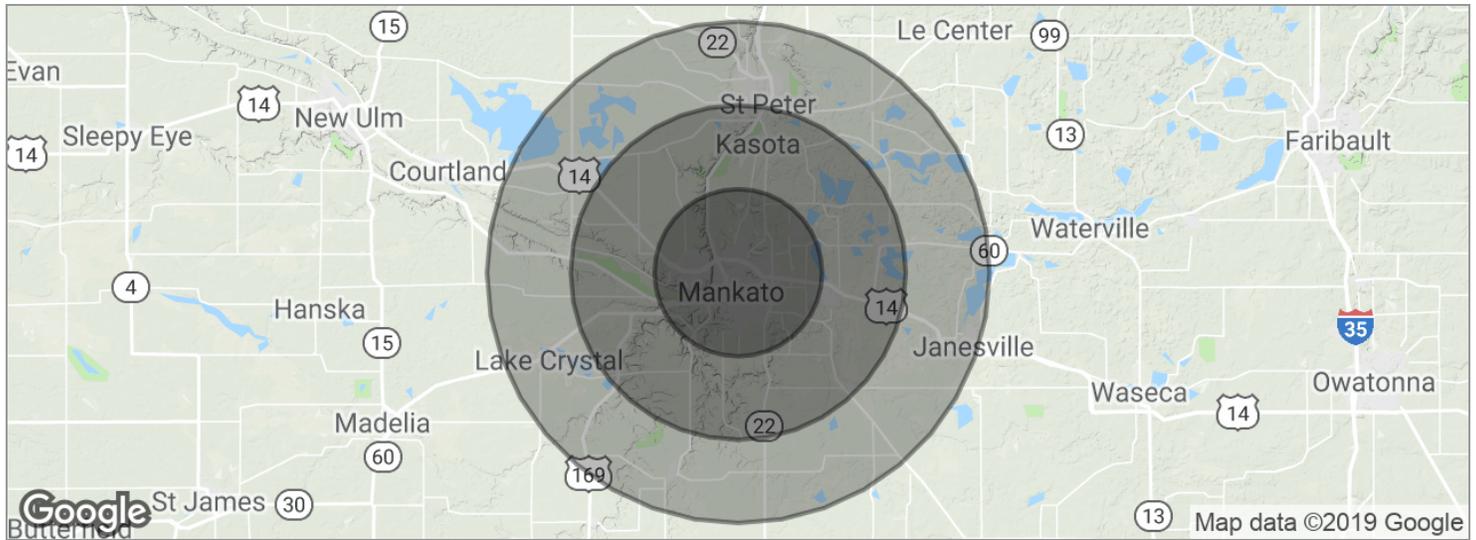
Dave Bergmark

507.625.0983

dave@cbcfishergroup.com

1420 N RIVERFRONT DR, MANKATO, MN 56001

SWEET SOUNDS RETAIL SPACE



| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 70,192 | 92,886 | 114,063 |
| Median age | 30.4 | 30.7 | 31.9 |
| Median age (male) | 29.3 | 29.8 | 31.0 |
| Median age (Female) | 32.5 | 32.5 | 33.4 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total households | 27,031 | 34,806 | 42,959 |
| # of persons per HH | 2.6 | 2.7 | 2.7 |
| Average HH income | \$58,036 | \$60,817 | \$61,735 |
| Average house value | \$186,220 | \$194,585 | \$199,531 |

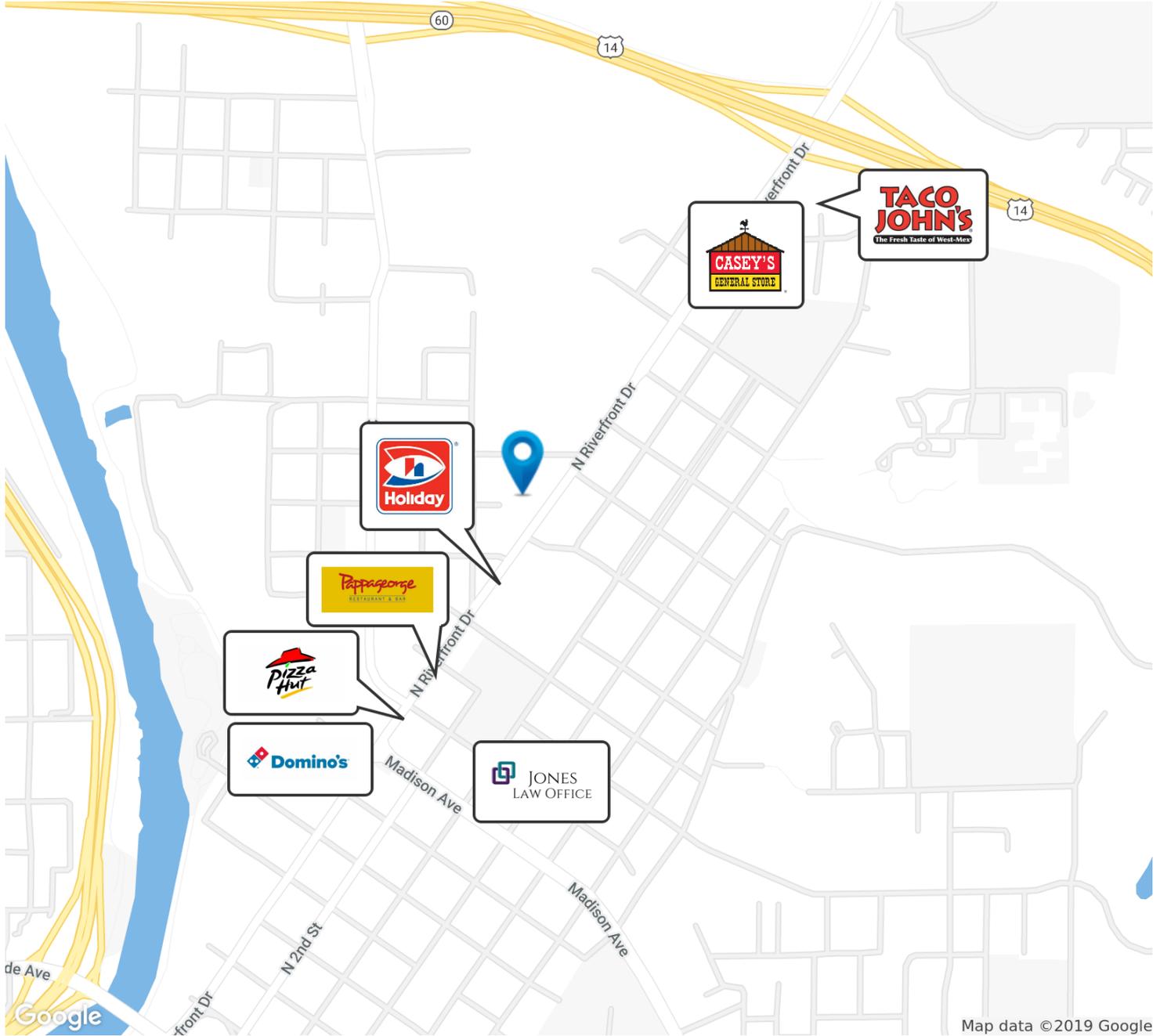
* Demographic data derived from 2010 US Census



Dave Bergmark
507.625.0983
dave@cbcfishergroup.com

1420 N RIVERFRONT DR, MANKATO, MN 56001

SWEET SOUNDS RETAIL SPACE



Dave Bergmark
507.625.0983
dave@cbcfishergroup.com