

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



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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

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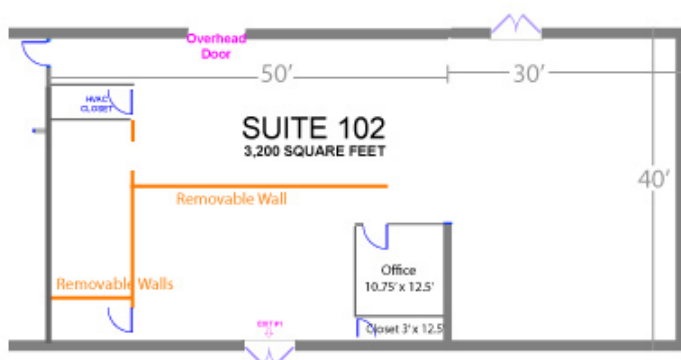
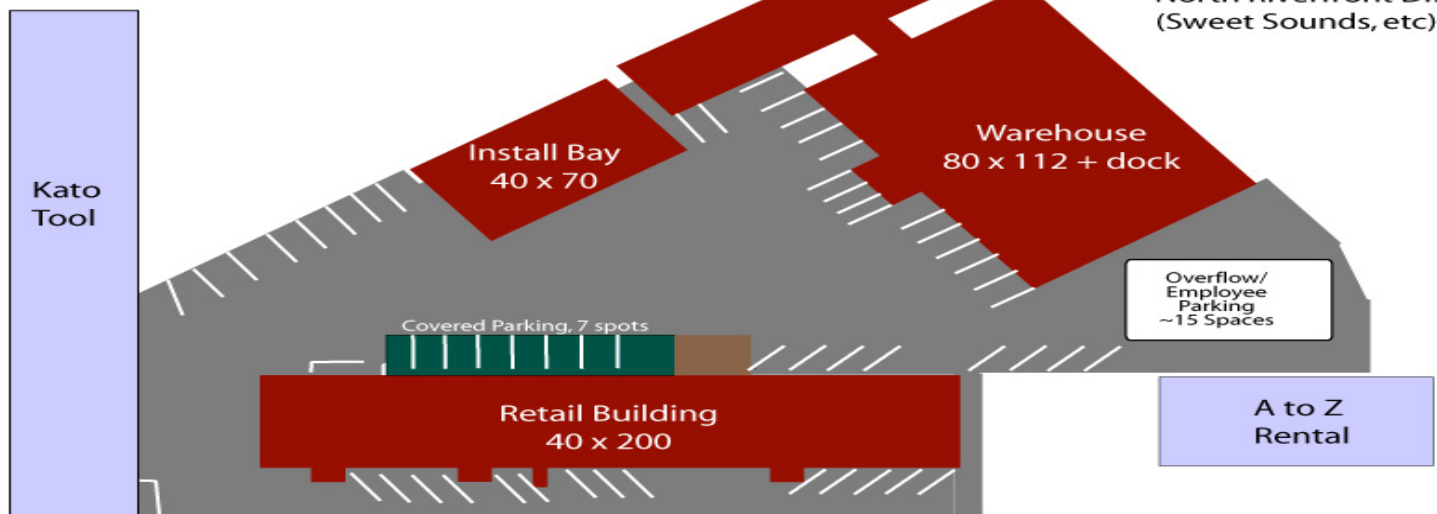
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Retail Building has ~31 parking spots
Warehouse has ~16 spaces
There are about 10-15 overflow spots if needed
Lot is capable of ~60 parking spaces while keeping traffic flowing

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



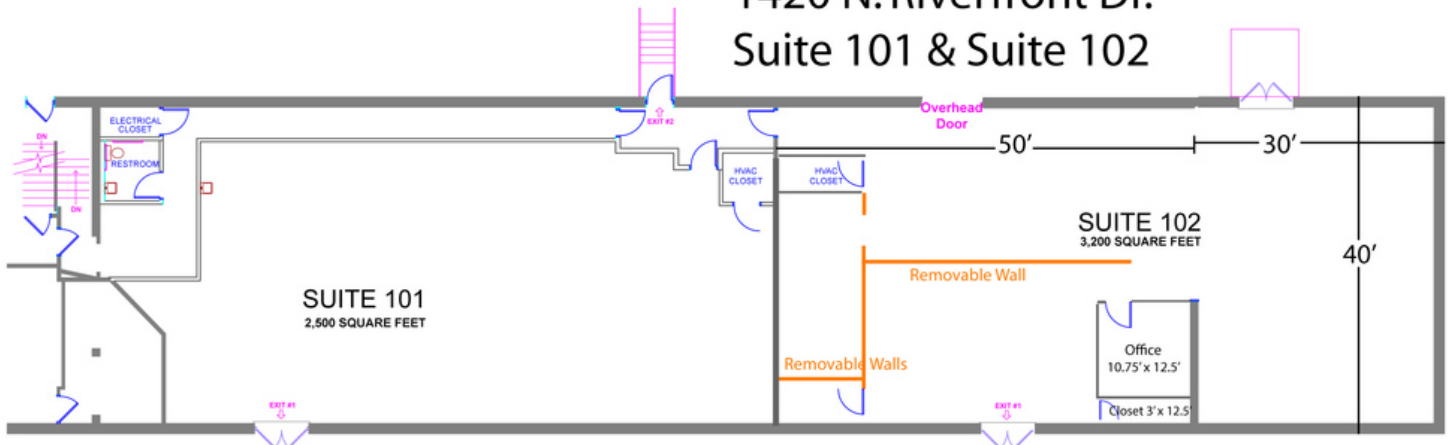
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1420 N. Riverfront Dr. Suite 101 & Suite 102



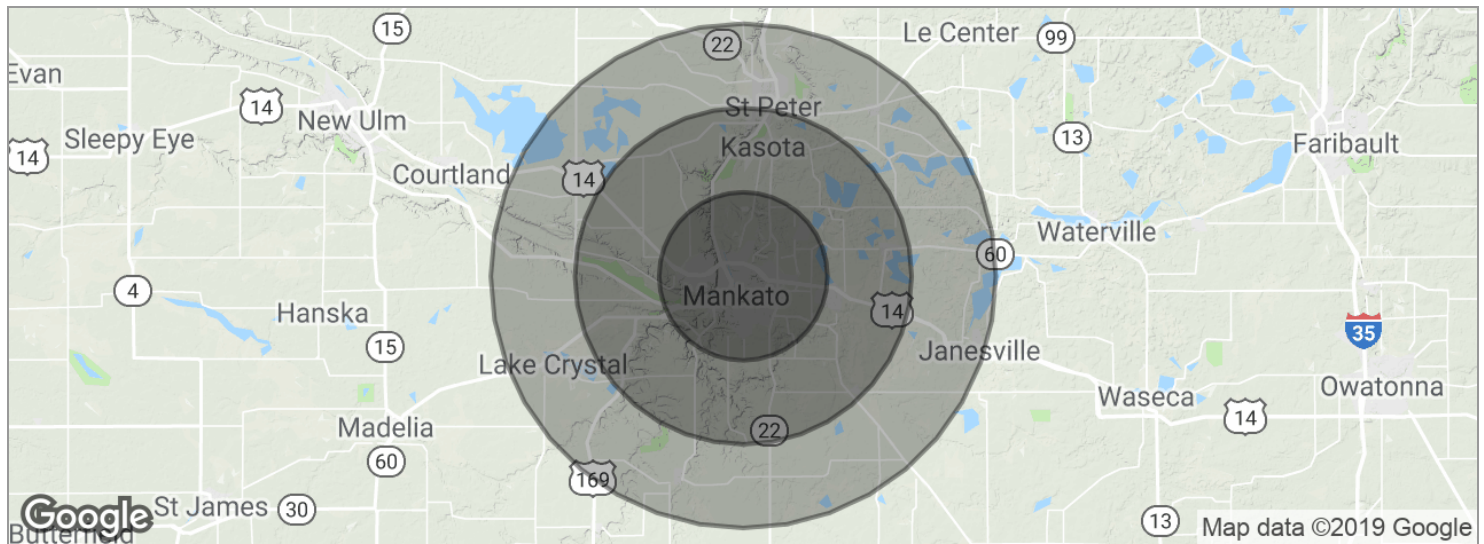
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	70,192	92,886	114,063
Median age	30.4	30.7	31.9
Median age (male)	29.3	29.8	31.0
Median age (Female)	32.5	32.5	33.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	27,031	34,806	42,959
# 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

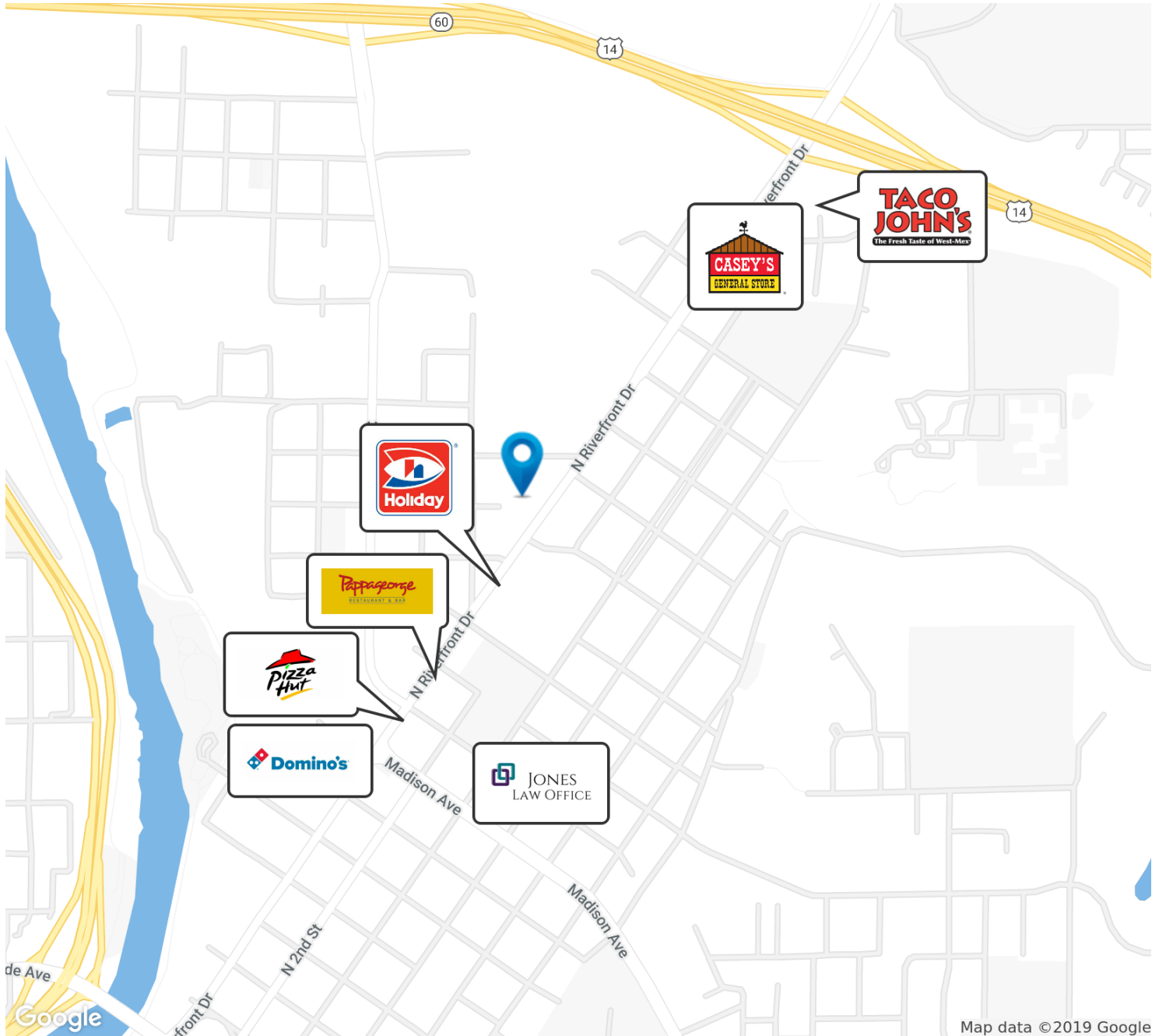
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