

RAINTREE ROAD LAND FOR SALE

\$635,104



RAINTREE ROAD AND ADAMS STREET, MANKATO, MN 56001

Property Description

Premier commercial development lot adjacent to the Courtyard Marriot Hotel and River Hills Mall. Highway visibility from US Hwy 14 with over 20,000 VPD traveling past the location. Raintree Road is a heavily used traffic corridor to Mankato's major retail center location.

Property Highlights

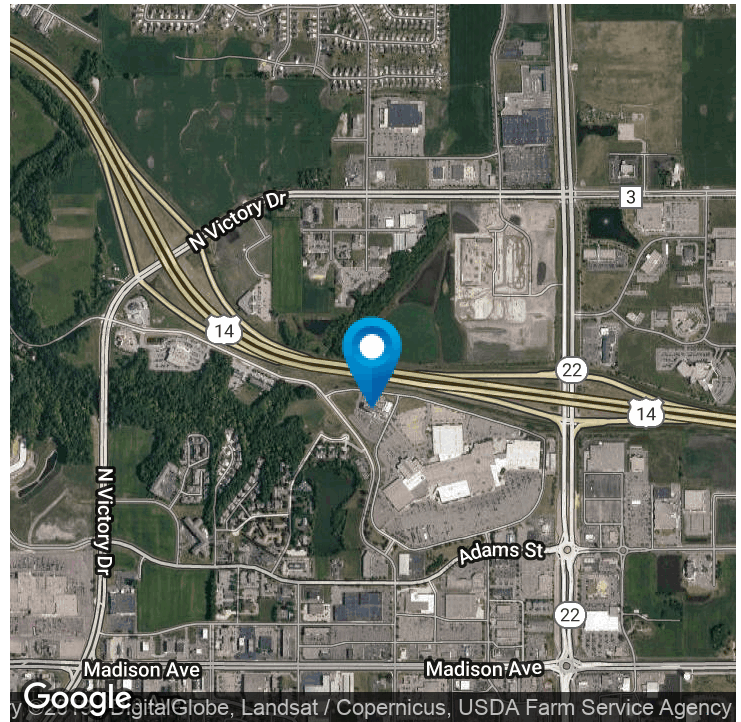
- Excellent highway visibility
- Corner location
- High traffic counts on both roadways



David Schooff CCIM SIOR
507.625.0985
david@cbcfishergroup.com

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OFFERING SUMMARY

Sale Price: \$635,104

Lot Size: 1.62 Acres

Zoning: Commercial

Sale Price / SF: \$9.00

AVAILABLE SPACES

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

	5 MILES	10 MILES	15 MILES
Total Households	22,973	34,635	42,507
Total Population	60,398	91,784	113,032
Average HH Income	\$55,535	\$61,245	\$62,333



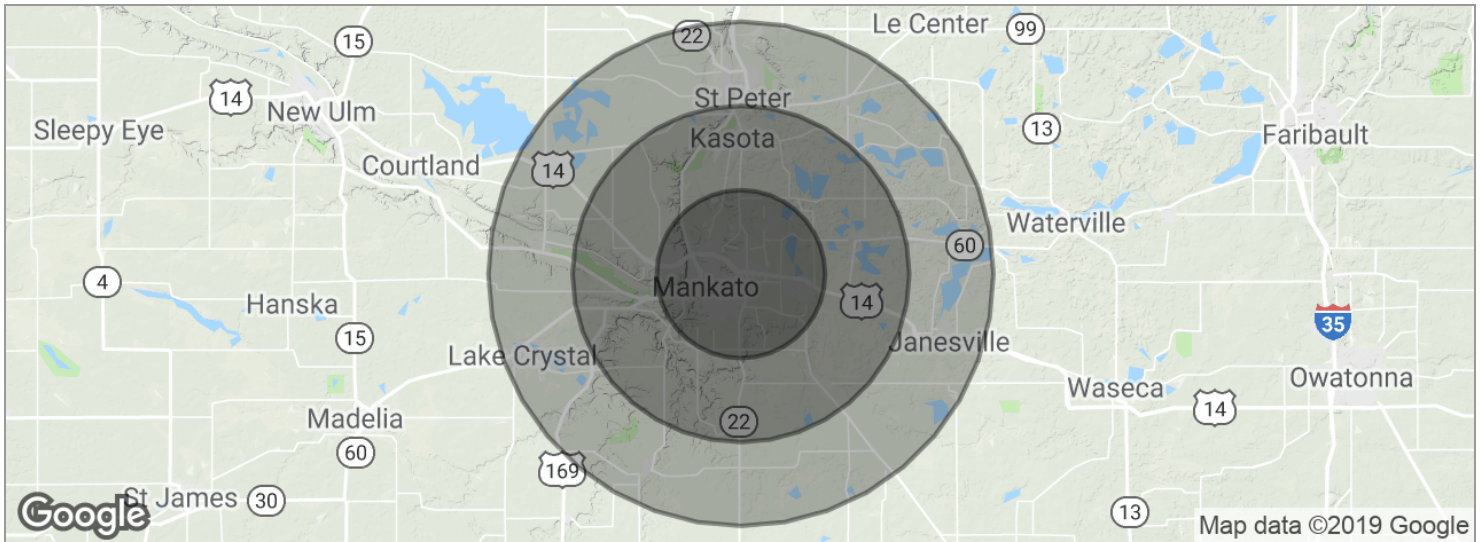
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	60,398	91,784	113,032
Median age	29.4	31.0	32.1
Median age (male)	28.4	30.1	31.2
Median age (Female)	31.2	32.8	33.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	22,973	34,635	42,507
# of persons per HH	2.6	2.7	2.7
Average HH income	\$55,535	\$61,245	\$62,333
Average house value	\$182,793	\$196,082	\$199,652

* Demographic data derived from 2010 US Census



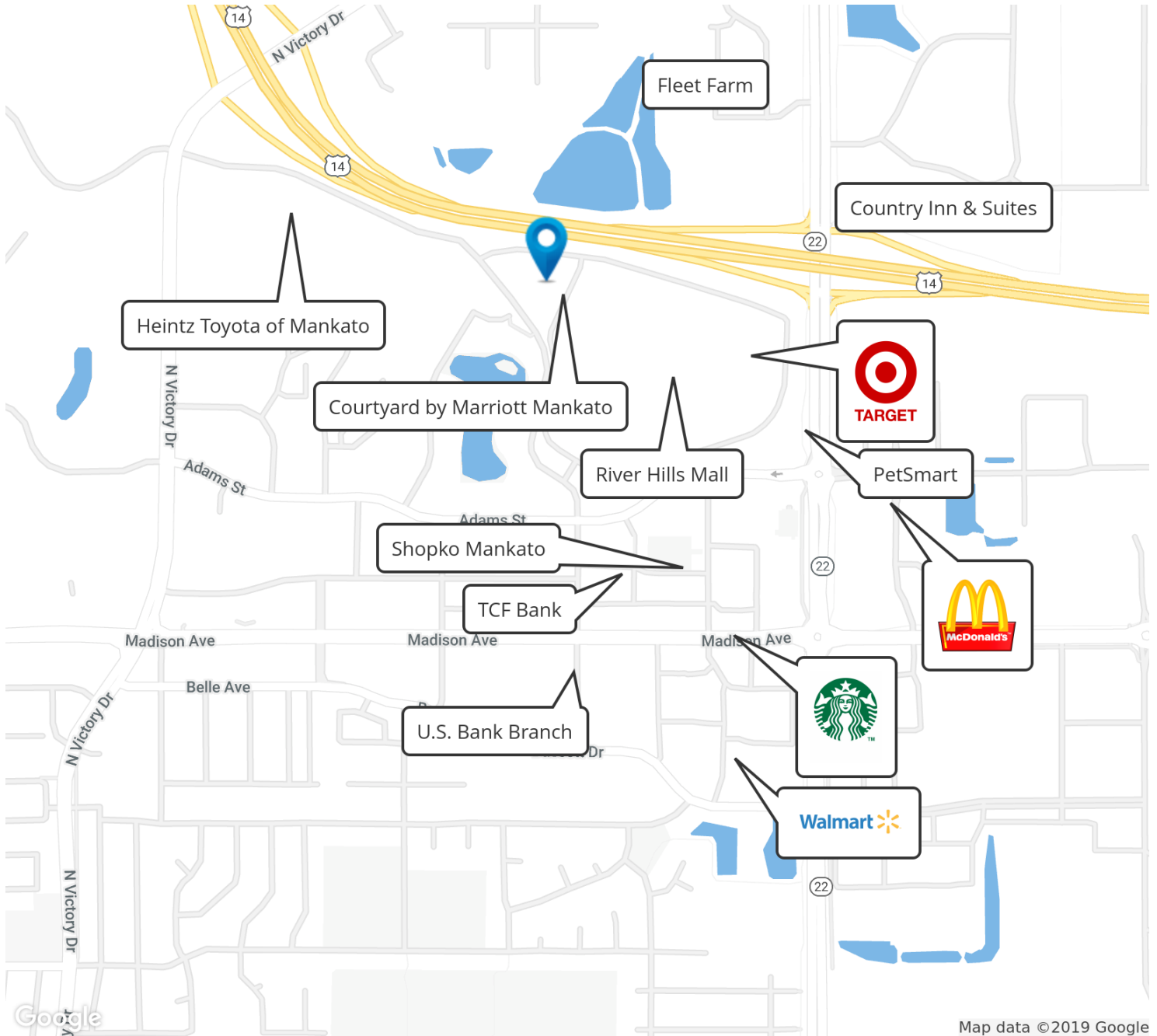
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