

INTERCHANGE DEVELOPERS - MANKATO FOR SALE \$4,516,300



U.S. HWY 14 AND VICTORY DRIVE, MANKATO, MN 56001

Property Description

This site is located in a rapidly growing commercial development area in Mankato's hilltop. Surrounded by many national and local retailers. With excellent visibility from all directions and high regional traffic from Hwy 14 and North Victory Drive, this land is a prime location for a wide variety of development ventures.

Property Highlights

- Highly visible from both US Hwy 14 and North Victory Drive
- Close proximity to many national retailers
- High traffic counts



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OFFERING SUMMARY

Sale Price: \$4,516,300

Lot Size: 12.96 Acres

Zoning: B-3 Highway
Commercial

Sale Price / SF: \$8.00

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	24,365	35,148	44,342
Total Population	63,625	93,749	118,311
Average HH Income	\$56,135	\$60,824	\$61,407



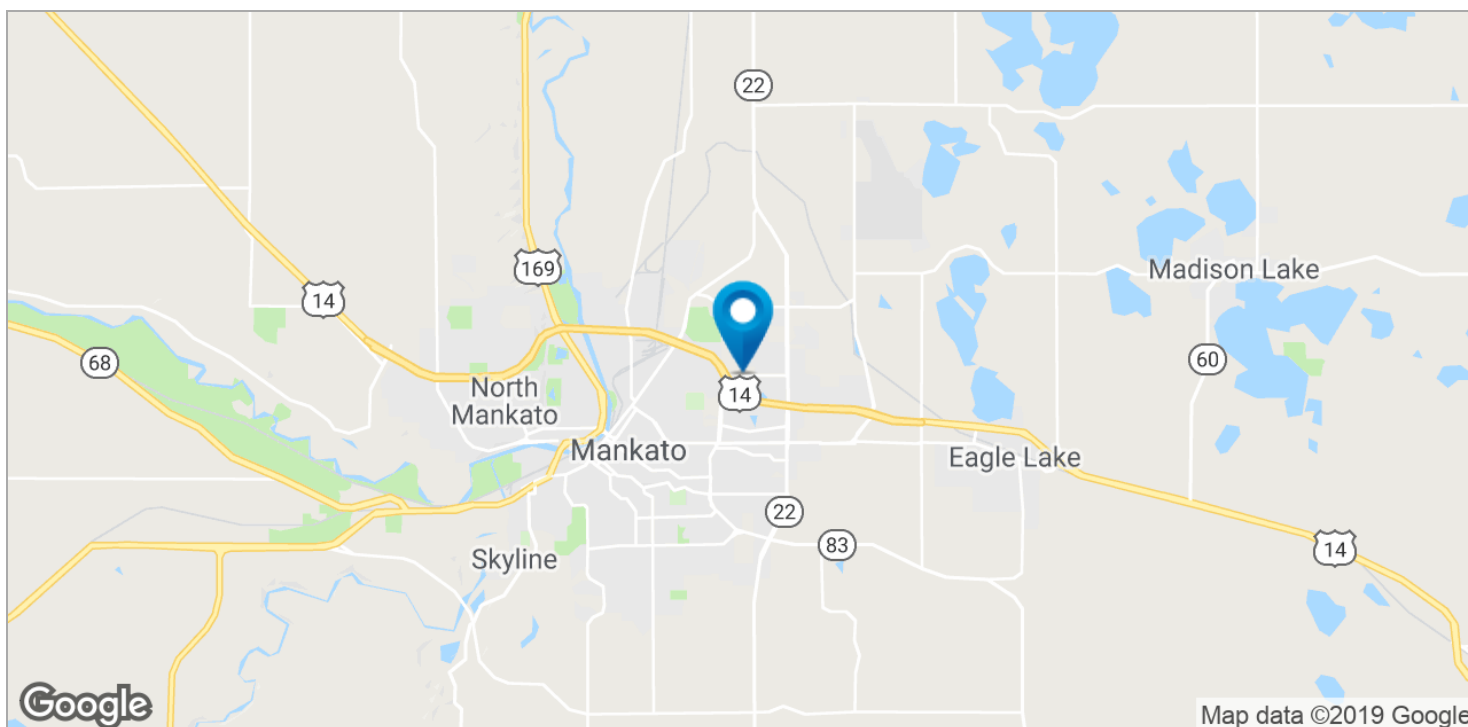
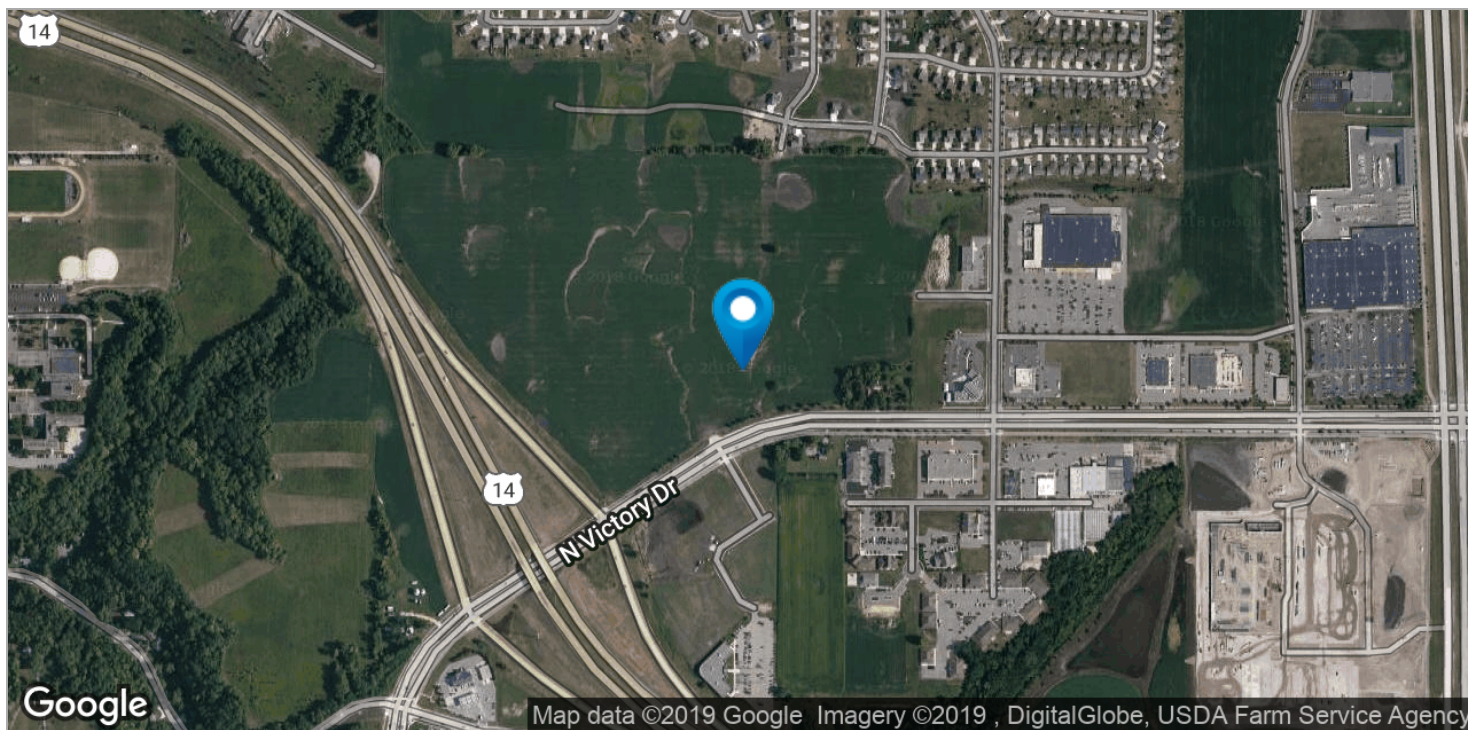
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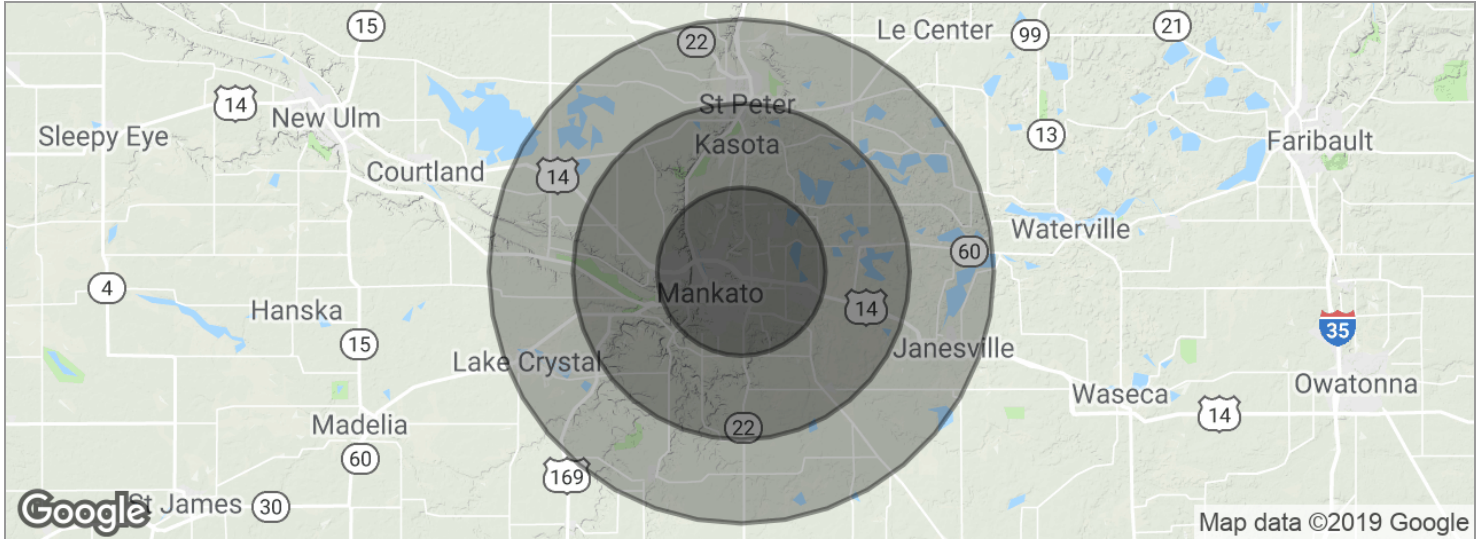
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	63,625	93,749	118,311
Median age	29.7	30.7	31.6
Median age (male)	28.7	29.8	30.8
Median age (Female)	31.5	32.4	33.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	24,365	35,148	44,342
# of persons per HH	2.6	2.7	2.7
Average HH income	\$56,135	\$60,824	\$61,407
Average house value	\$183,599	\$196,320	\$199,545

* Demographic data derived from 2010 US Census

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