

TWO RIVER PLACE - PARCEL FOR SALE

\$219,000



600 S RIVERFRONT DR, MANKATO, MN 56001

Property Description

Located just south of Mankato's City Center along busy South Riverfront Drive is this 0.4 acre parcel. Area businesses include the Mankato Public Safety Center, Anytime Fitness, MinnStar Bank and several restaurants. Great visibility and high traffic counts are a plus with this site! Dimensions would allow for a stand alone building with drive thru. Quick and easy access to US Hwy's 14 and 169.

Property Highlights

- Great visibility along busy Riverfront Drive
- Adjacent to a variety of businesses
- High traffic counts



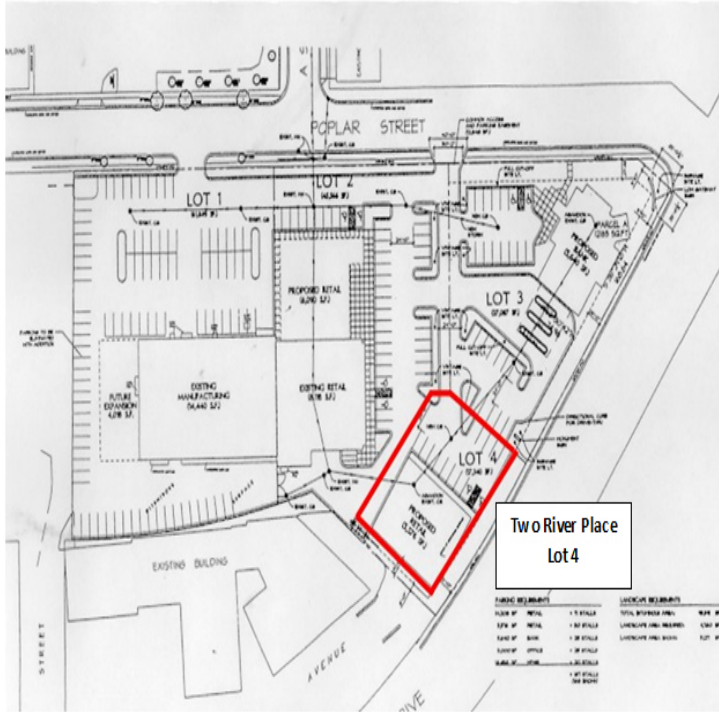
David Schooff CCIM SIOR

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OFFERING SUMMARY

Sale Price: \$219,000

Lot Size: 0.4 Acres

Zoning: B-2 General Business

Sale Price / SF: \$12.57

AVAILABLE SPACES

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

	5 MILES	10 MILES	15 MILES
Total Households	27,975	33,041	43,016
Total Population	72,376	86,534	113,940
Average HH Income	\$58,232	\$60,490	\$61,208

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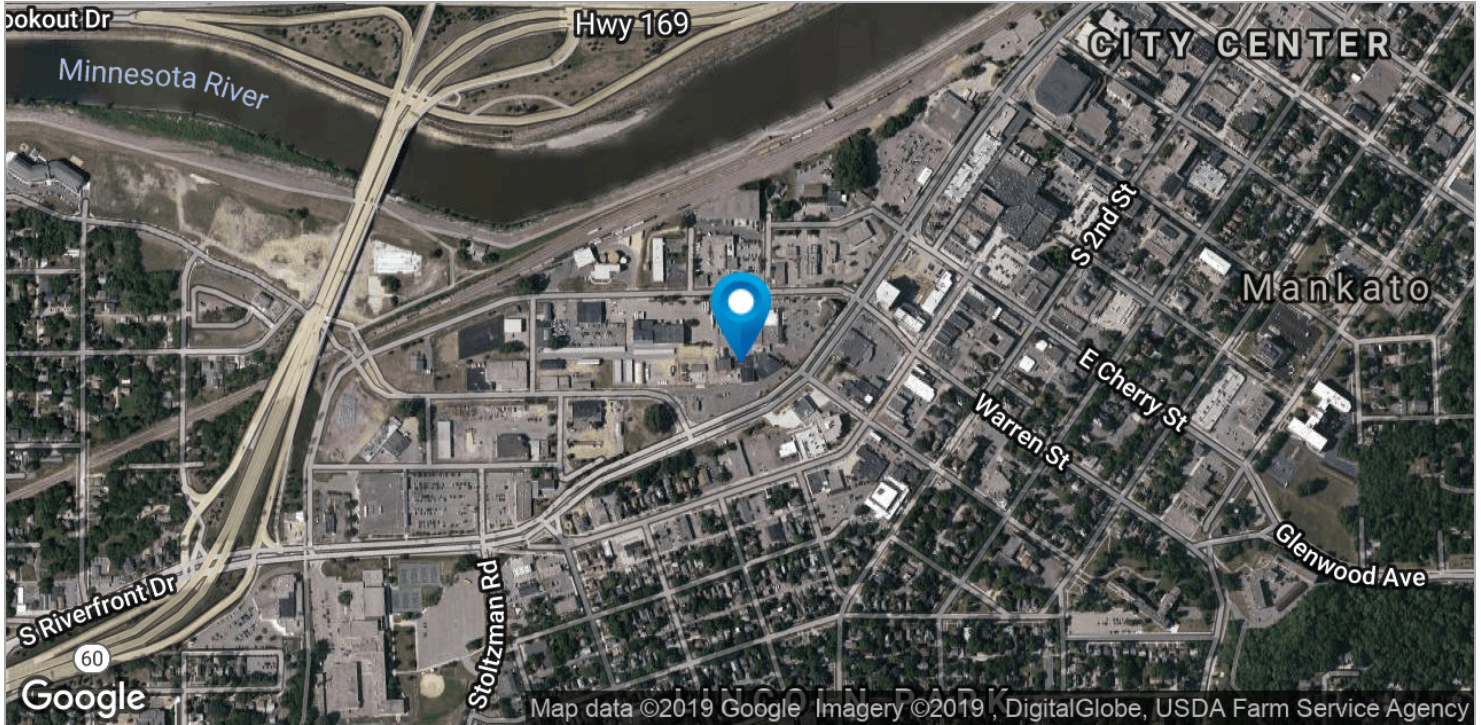
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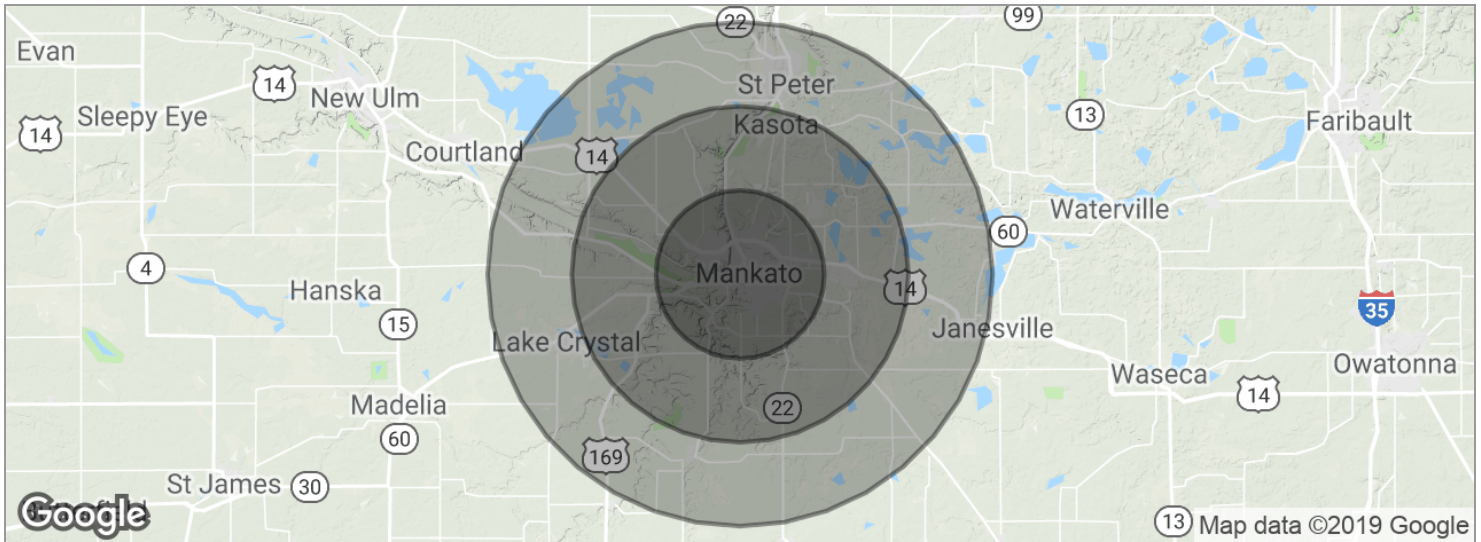
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**POPULATION****5 MILES****10 MILES****15 MILES**

Total population	72,376	86,534	113,940
Median age	30.6	31.1	31.7
Median age (male)	29.4	30.2	30.8
Median age (Female)	32.8	33.0	33.2

HOUSEHOLDS & INCOME**5 MILES****10 MILES****15 MILES**

Total households	27,975	33,041	43,016
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,232	\$60,490	\$61,208
Average house value	\$184,951	\$193,338	\$197,620

* Demographic data derived from 2010 US Census

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