

WESTWOOD COMMERCIAL CENTER FOR LEASE

\$15.00 SF/YR



285 ST. ANDREWS DR., MANKATO, MN 56001

Property Description

Looking for a great retail spot on hilltop Mankato? This 2,562 SQ FT space is in a high traffic area near many national retailers and has great visibility from North Victory Drive. The commercial park is home to Drummers Garden Center, Boulder Tap House, Main Street Dental, and Degroods, not to mention several large office users. Building and monument signage is available to boost your visibility. Landlord is ready to negotiate to move your business today!

Property Highlights

- Excellent visibility from Victory Drive
- Modern open floor plan
- High traffic counts



David Schooff CCIM SIOR
507.625.0985
david@cbcfishergroup.com

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OFFERING SUMMARY

Available SF: 1,200 - 2,562 SF

Lease Rate: \$15.00 SF/yr (NNN)

Lot Size: 0.74 Acres

Year Built: 2006

Building Size: 9,227 SF

Zoning: B-3 Highway Commercial

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Suite 200	\$15.00 SF/yr	NNN	1,200 SF	\$0.00
Suite 1	\$15.00 SF/yr	NNN	2,562 SF	\$5.90

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	23,050	35,831	44,223
Total Population	60,544	95,993	117,497
Average HH Income	\$55,321	\$61,095	\$61,632

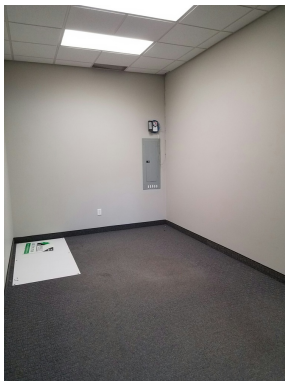
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DETAILS

Space Type	Street Retail
Space	Suite 200
Size (SF)	1,200 SF
Lease Rate	\$15.00 SF/yr
CAM/SF	\$0.00
Lease Term	Negotiable



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DETAILS

Space Type	Strip Center
Space	Suite 1
Size (SF)	2,562 SF
Lease Rate	\$15.00 SF/yr
CAM/SF	\$5.90
Lease Term	Negotiable



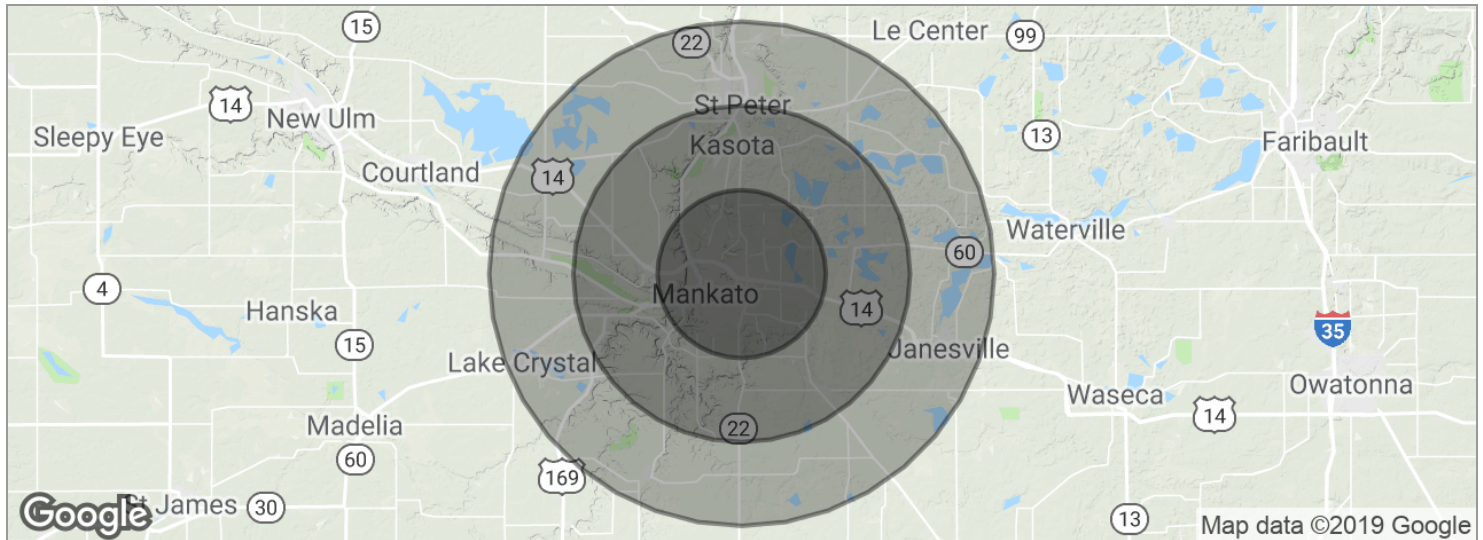
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	60,544	95,993	117,497
Median age	29.3	30.6	31.8
Median age (male)	28.3	29.8	31.0
Median age (Female)	31.1	32.3	33.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	23,050	35,831	44,223
# of persons per HH	2.6	2.7	2.7
Average HH income	\$55,321	\$61,095	\$61,632
Average house value	\$183,171	\$195,988	\$200,960

* Demographic data derived from 2010 US Census

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