

RIVERFRONT DRIVE - 920 N. FOR LEASE \$8.00 SF/YR



920 N. RIVERFRONT DRIVE, MANKATO, MN 56001

Property Description

FOR LEASE! This building would suite a retail or office tenant who is in need of an open-concept space. This building has been used as a laundromat for many years, but could be redesigned to fit most tenants' needs.

Property Highlights

- Excellent visibility
- High traffic count roadway
- Paved drive-up parking



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OFFERING SUMMARY

Available SF: 2,002 SF

Lease Rate: \$8.00 SF/yr (NNN)

Lot Size: 0.21 Acres

Year Built: 1959

Building Size: 2,002 SF

Zoning: Commercial

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Whole Building	\$8.00 SF/yr	NNN	2,002 SF	\$3.75

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	27,372	34,259	43,632
Total Population	71,101	91,192	116,137
Average HH Income	\$58,330	\$60,595	\$61,613

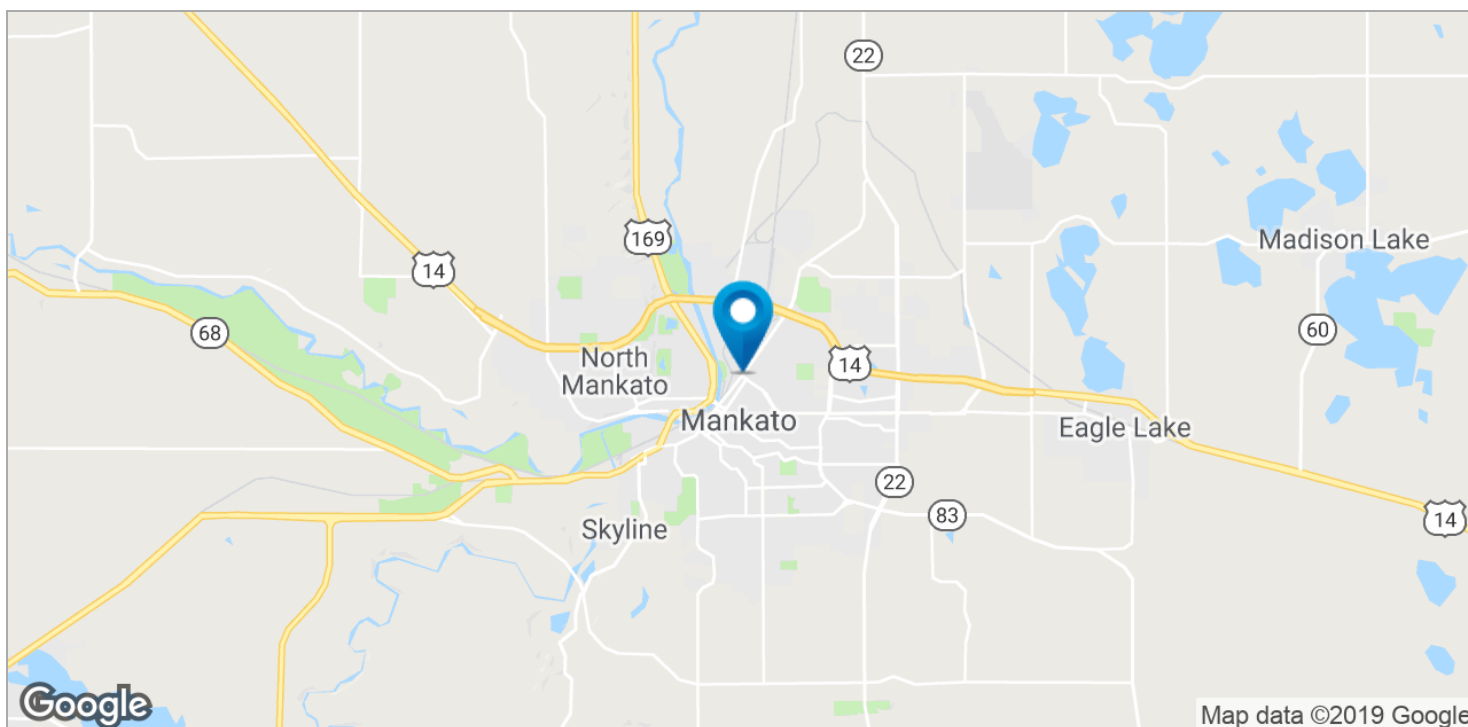
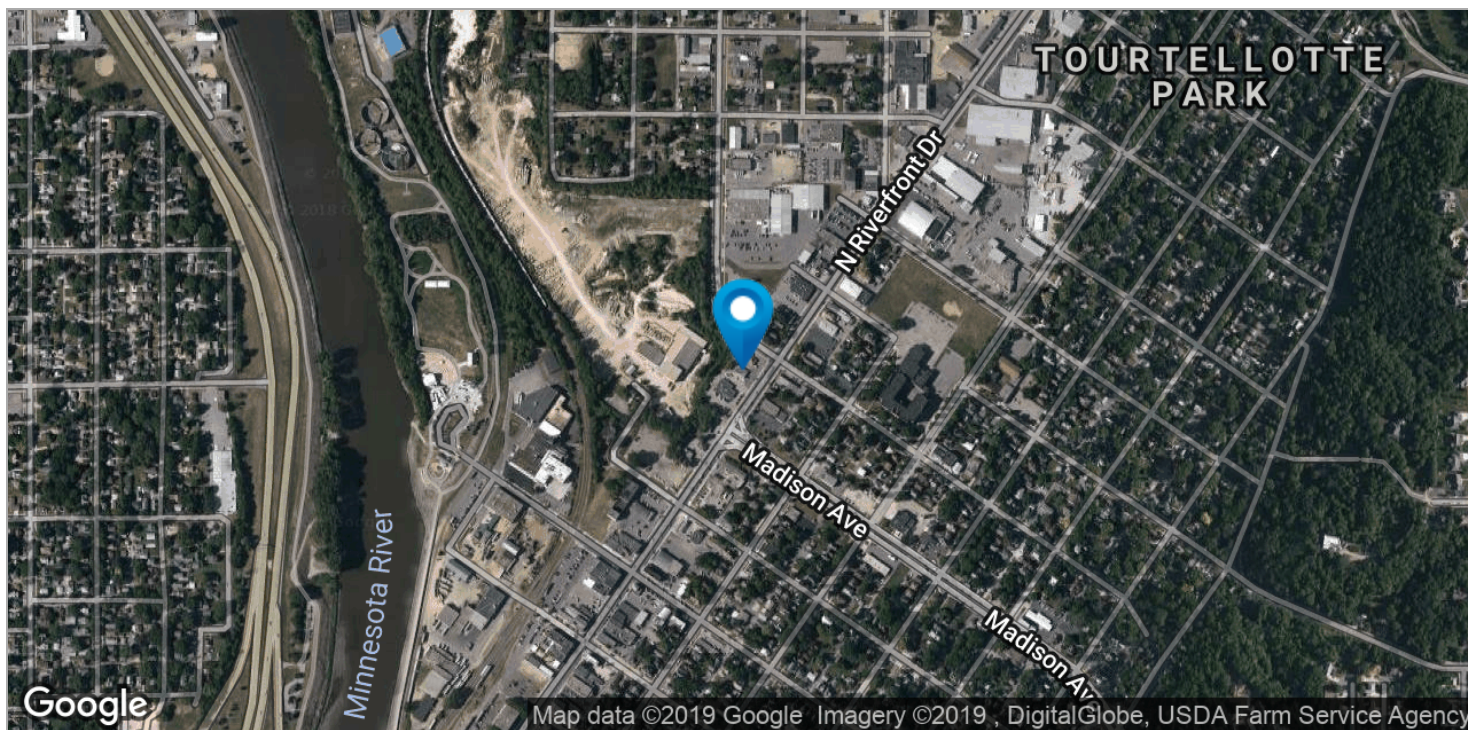
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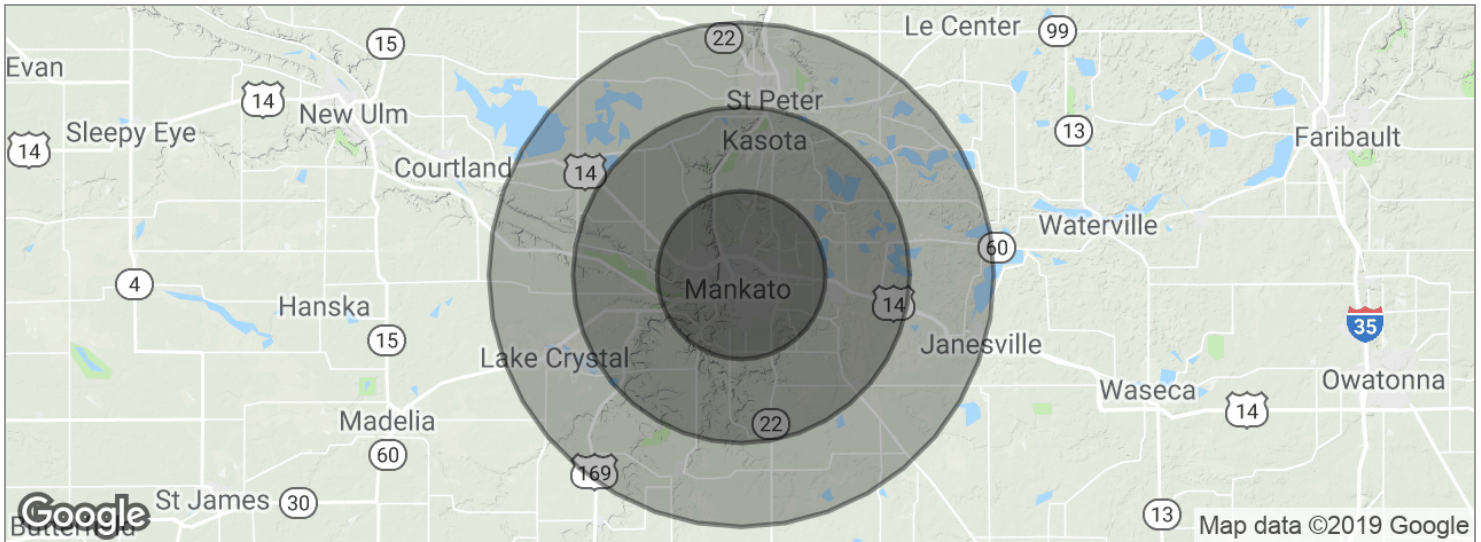
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	71,101	91,192	116,137
Median age	30.5	30.7	31.8
Median age (male)	29.4	29.8	30.9
Median age (Female)	32.6	32.5	33.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	27,372	34,259	43,632
# of persons per HH	2.6	2.7	2.7
Average HH income	\$58,330	\$60,595	\$61,613
Average house value	\$186,264	\$195,033	\$198,851

* Demographic data derived from 2010 US Census

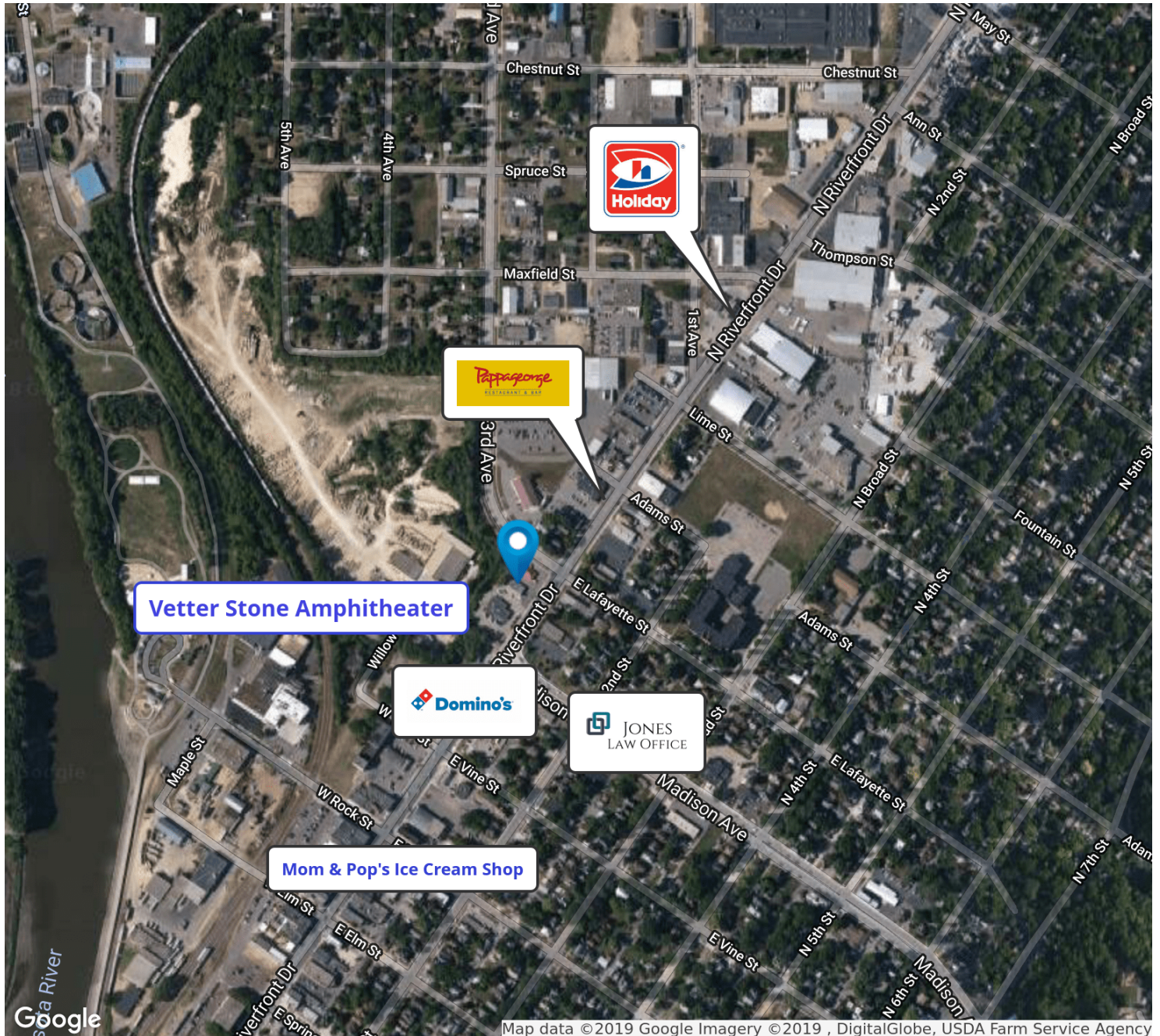


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