

RIVERFRONT PLAZA FOR LEASE \$14.00 SF/YR



500 S RIVERFRONT DR, MANKATO, MN 56001

Property Description

Located along South Riverfront Drive near Mankato's city center, this strip center offers a former restaurant space. Adjacent to this property is a major downtown redevelopment project including: a brand new 7 story office tower and mixed use buildings of retail, dining and high-end apartment living. High traffic counts of 20,700 VPD. Great visibility, large lot for customers and in the midst of all the excitement.

Property Highlights

- Highly visible location
- Ample paved parking
- High traffic counts



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OFFERING SUMMARY

Available SF: 2,453 SF

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 0.0 Acres

Year Built: 1995

Building Size: 9,000 SF

Zoning: B-2 General Business

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Suite 504	\$14.00 SF/yr	NNN	2,453 SF	\$7.19

DEMOGRAPHICS

	1 MILE	5 MILES	15 MILES
Total Households	4,867	27,768	42,840
Total Population	11,571	72,182	113,896
Average HH Income	\$46,965	\$58,501	\$61,552

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Walk-in Cooler



Back Kitchen/Prep Area



Front Kitchen/Serving Area



Office



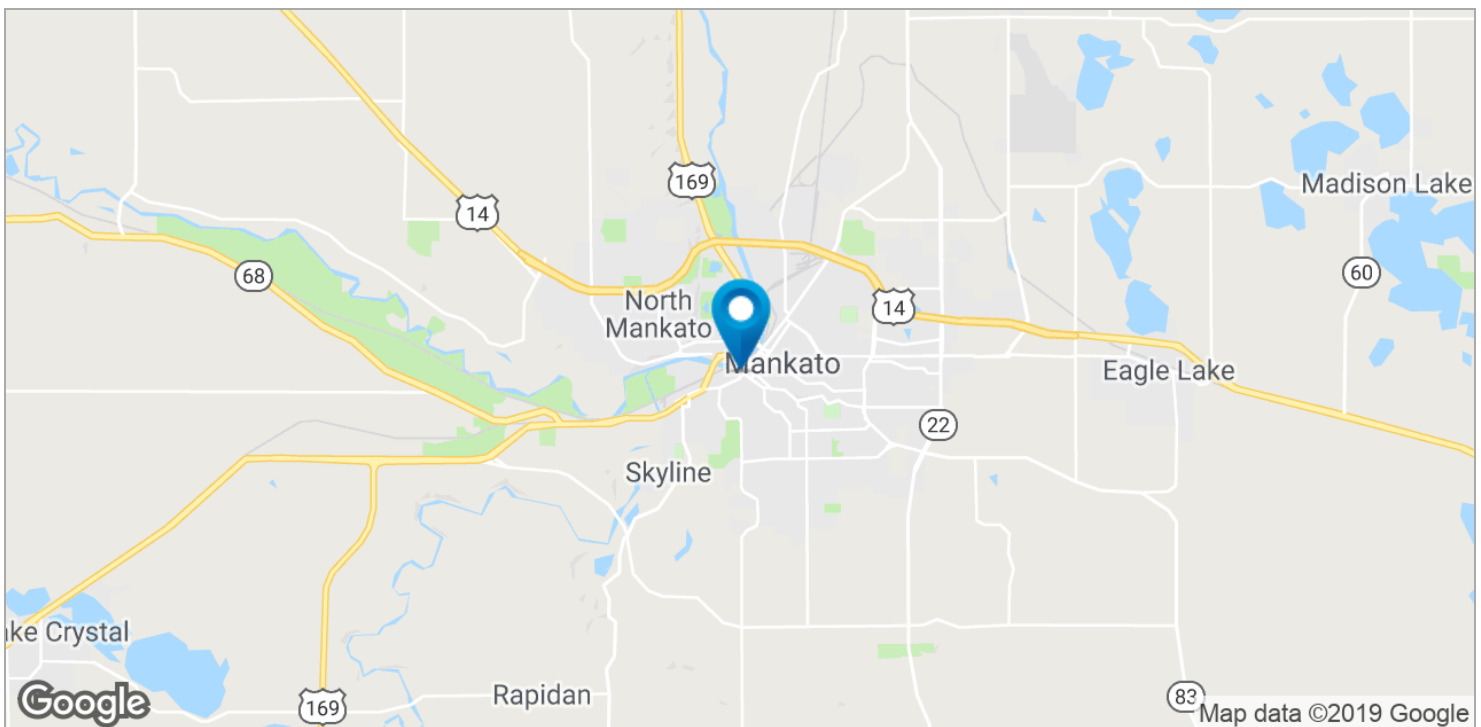
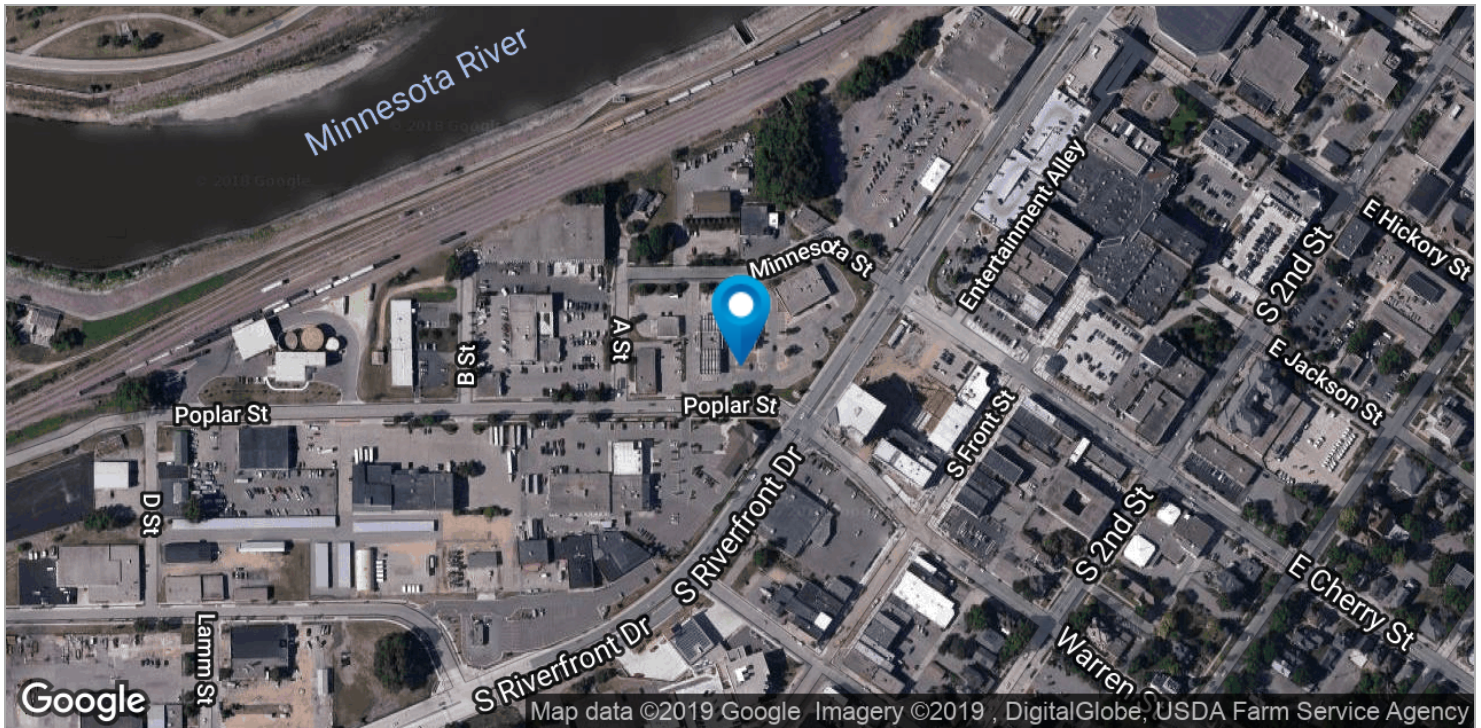
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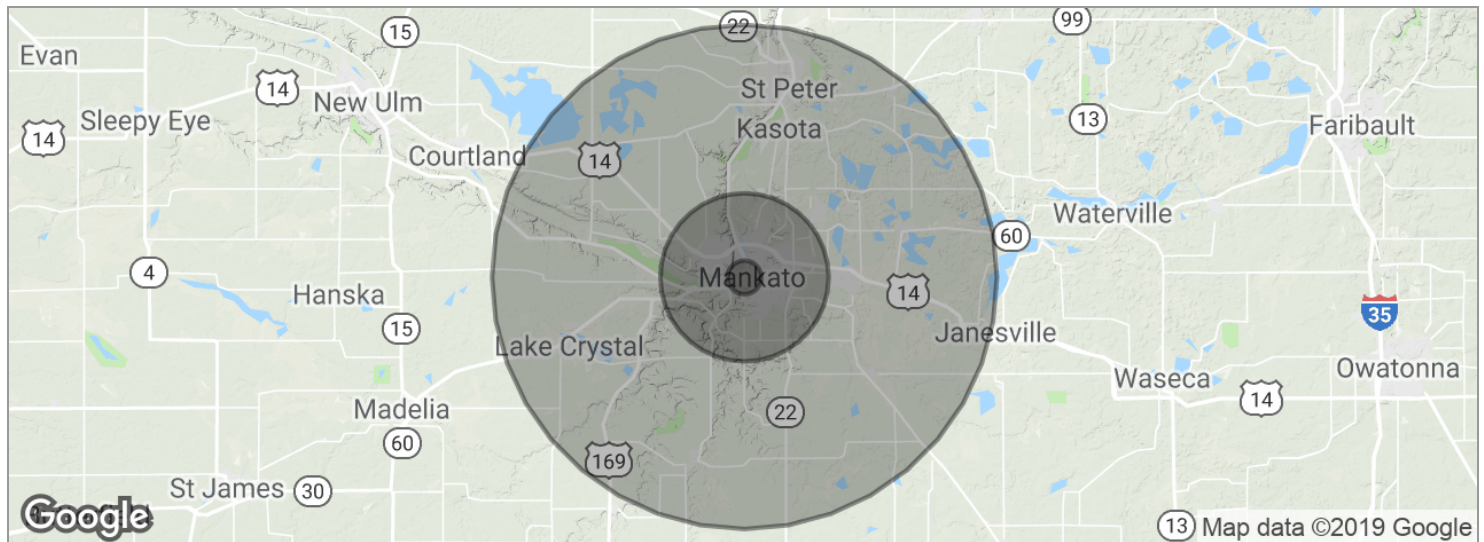
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**POPULATION****1 MILE****5 MILES****15 MILES**

Total population	11,571	72,182	113,896
Median age	27.4	30.5	31.7
Median age (male)	27.3	29.4	30.8
Median age (Female)	27.9	32.7	33.2

HOUSEHOLDS & INCOME**1 MILE****5 MILES****15 MILES**

Total households	4,867	27,768	42,840
# of persons per HH	2.4	2.6	2.7
Average HH income	\$46,965	\$58,501	\$61,552
Average house value	\$145,499	\$185,841	\$197,089

* Demographic data derived from 2010 US Census

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