

HWY 22 & CO RD 3

FOR SALE

\$3.50 / SF



HWY 22 & CO RD 3, MANKATO, MN 56001

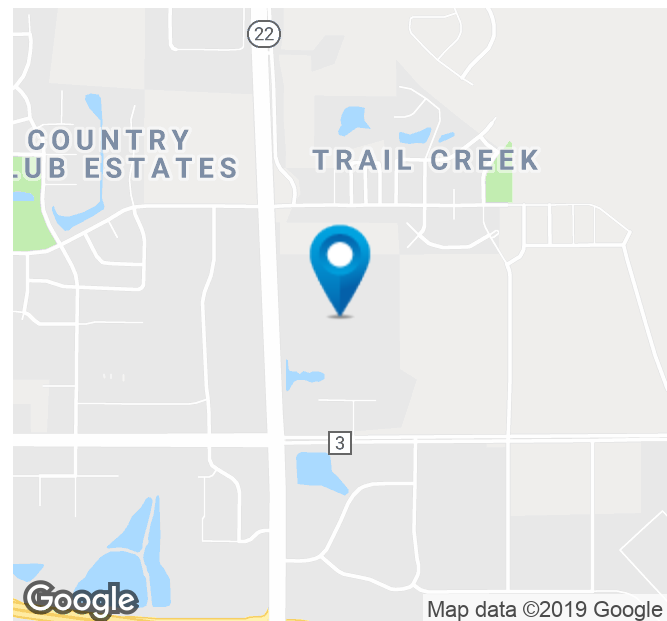
Property Description

Highly visibility land for development along US Highway 22 at County Road 3.

\$4.00 SQ/FT or \$174,240.00 Per Acre No Assessments
\$6.00 SQ/FT or \$261,360.00 Per Acre With Assessments

Property Highlights

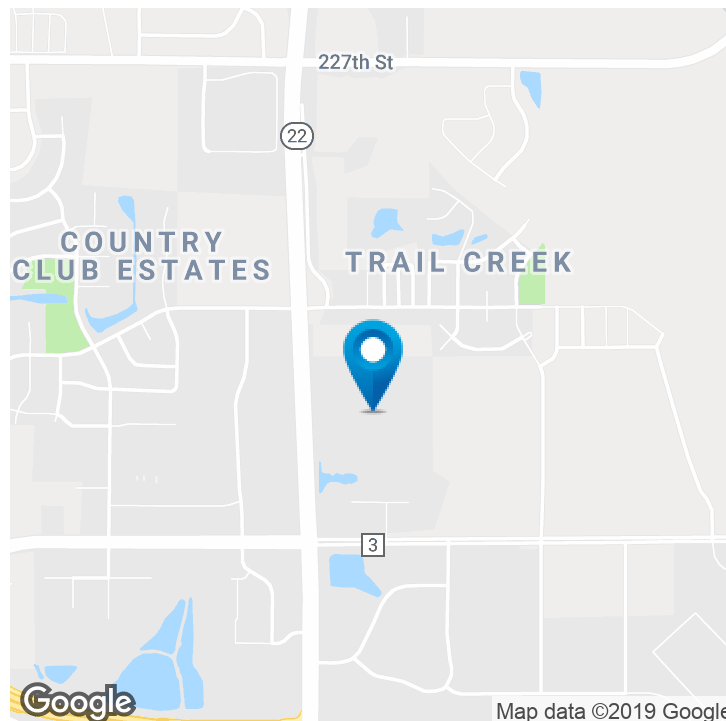
- High Traffic Counts
- Direct Route to St Peter & Hwy 169
- Growing Commercial and Industrial District
- Near New Wal-Mart Distribution Ctr and New Fleet Farm



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OFFERING SUMMARY

Sale Price: \$3.50 / SF

Lot Size: 37.21 Acres

Traffic Count: 15,900

Sale Price / SF: \$3.50

DEMOGRAPHICS

	10 MILES	25 MILES	50 MILES
Total Households	35,344	61,170	182,507
Total Population	94,707	160,515	483,160
Average HH Income	\$60,930	\$62,405	\$68,116

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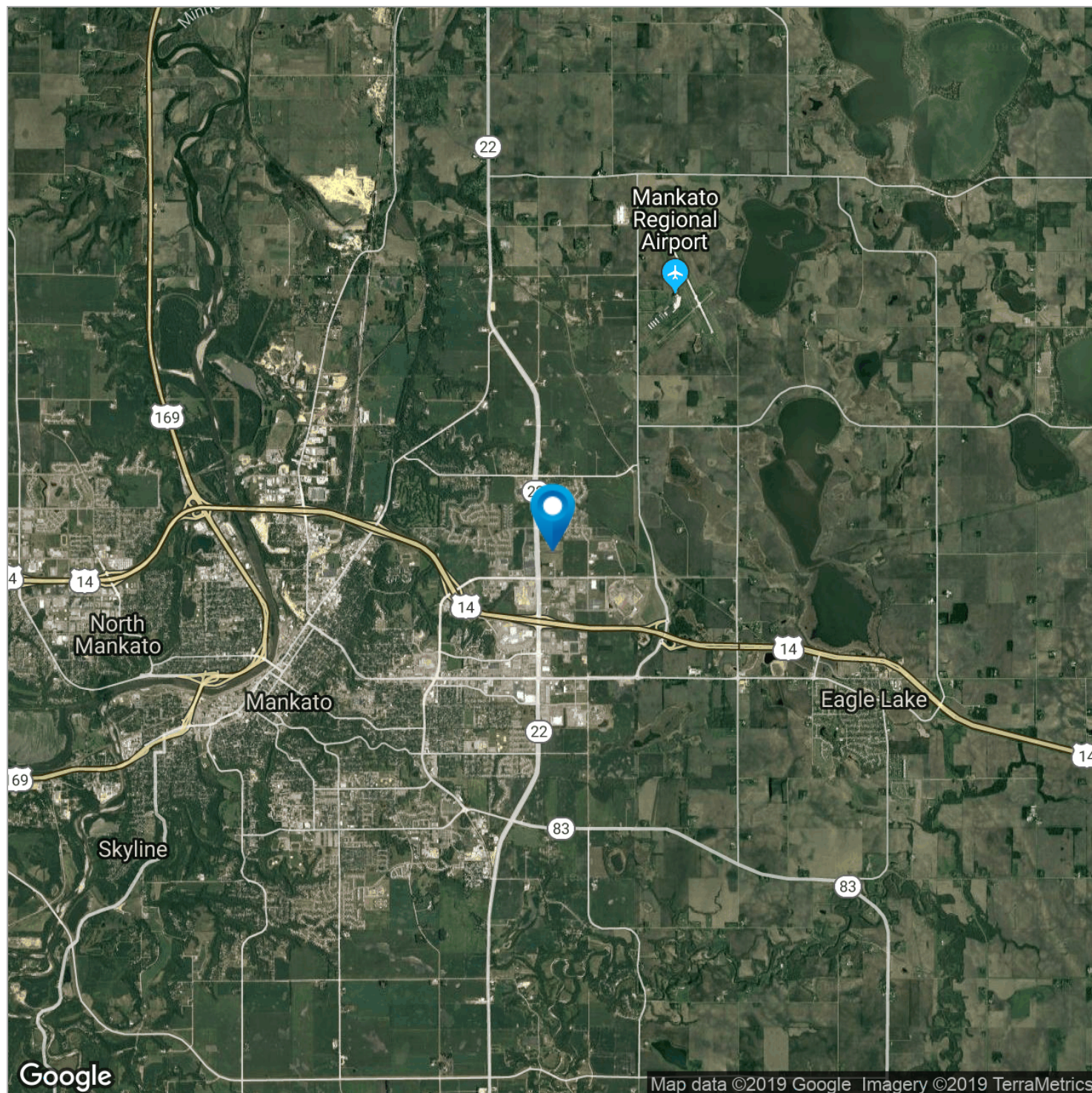
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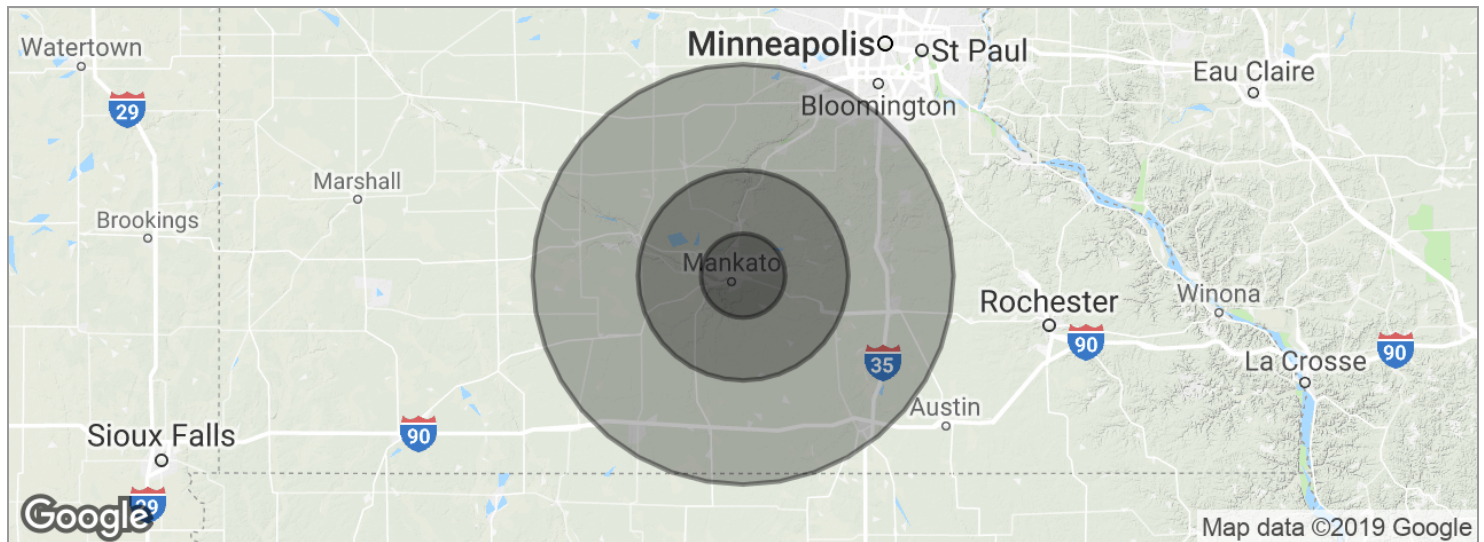
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POPULATION	10 MILES	25 MILES	50 MILES
Total population	94,707	160,515	483,160
Median age	30.6	33.9	36.6
Median age (male)	29.8	33.0	35.8
Median age (Female)	32.3	35.1	37.5
HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total households	35,344	61,170	182,507
# of persons per HH	2.7	2.6	2.6
Average HH income	\$60,930	\$62,405	\$68,116
Average house value	\$197,287	\$202,510	\$227,124

* Demographic data derived from 2010 US Census



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COLDWELL BANKER COMMERCIAL FISHER GROUP
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FOR MORE INFORMATION



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