

RIVERFRONT DRIVE - 523 - N FOR LEASE

\$1,500.00 SF/MONTH



523 NORTH RIVERFRONT DRIVE, MANKATO, MN 56001

Property Description

Fantastic space located in the heart of Mankato's Old Town district, just steps away from the Minnesota River and a bustling local retail strip. This property is multi-functional and can serve retail or warehouse needs. Equipped with two OHDs and nearby parking, these amenities are few and far between in this premier downtown location.

Property Highlights

- High Foot Traffic
- Two OHDs
- Nearby Parking
- Up-and-Coming Old Town District



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OFFERING SUMMARY

Available SF: 1,505 SF

Lease Rate: \$1,500.00 SF/month (Gross)

Lot Size: 0.0 Acres

Building Size: 1,505 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	4,155	12,696	19,806
Total Population	9,776	32,027	52,267
Average HH Income	\$48,534	\$49,994	\$54,709

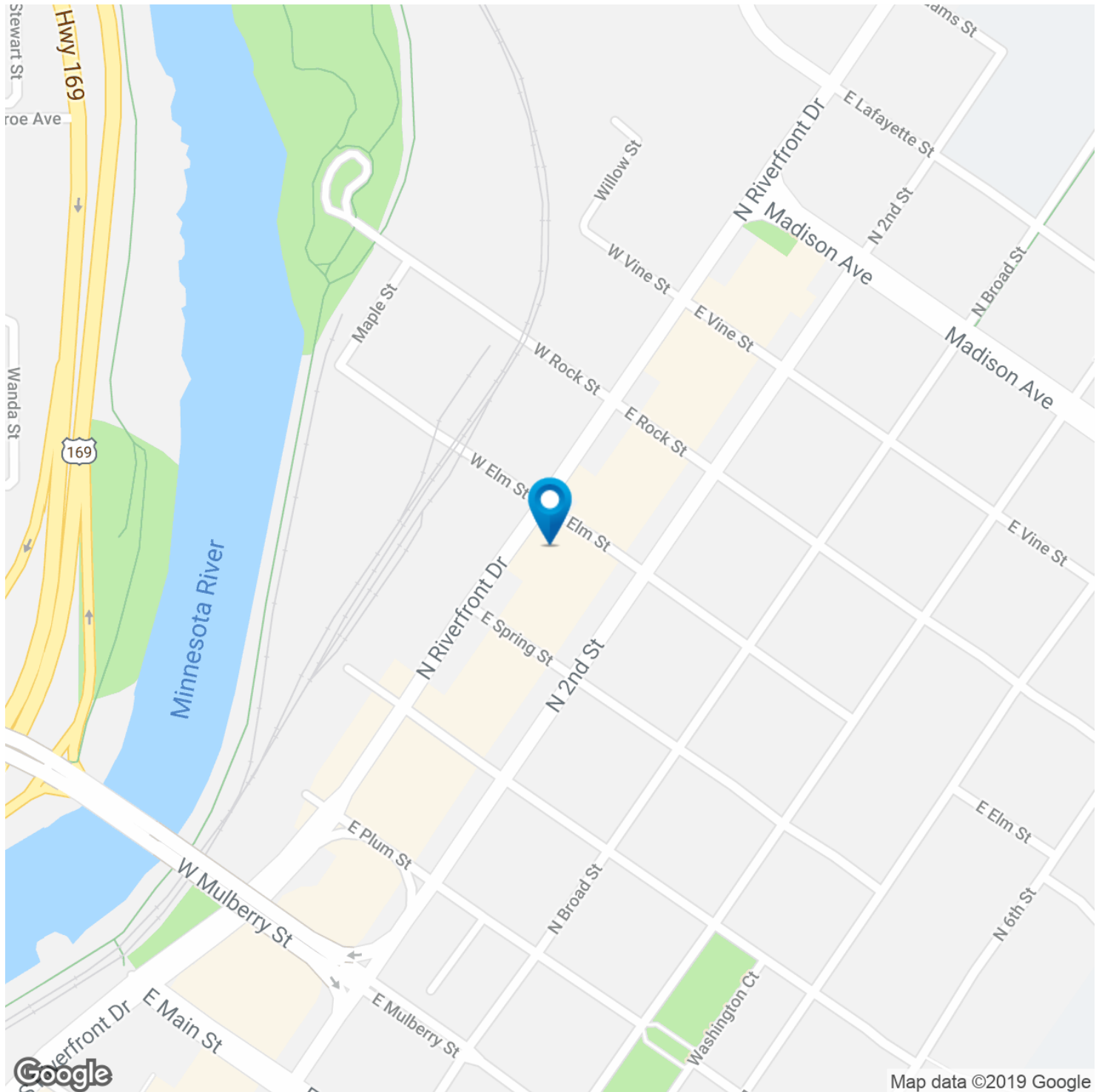
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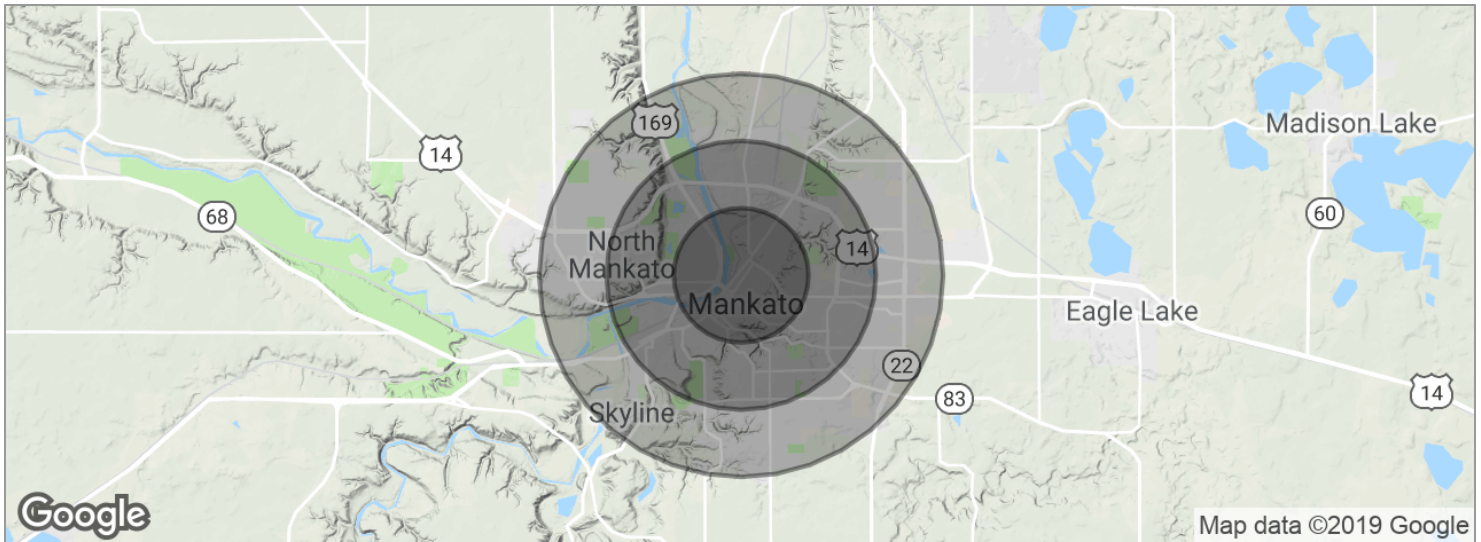
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	9,776	32,027	52,267
Median age	28.8	29.0	29.2
Median age (male)	28.3	27.8	28.2
Median age (Female)	30.3	30.9	31.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,155	12,696	19,806
# of persons per HH	2.4	2.5	2.6
Average HH income	\$48,534	\$49,994	\$54,709
Average house value	\$144,335	\$157,021	\$176,690

* Demographic data derived from 2010 US Census



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