

# RIVERFRONT RETAIL/OFFICE STOREFRONT

Price Upon Request

411 N Riverfront Drive  
Mankato, MN 56001

AVAILABLE SPACE  
3,454 SF

## FEATURES

- High Traffic on Riverfront Drive
- Growing Old Town Retail District
- Renovated in 2020
- Free City Parking
- Gross Lease



## AGENT CONTACT

Cate DeBates  
507 625 0987  
cate@cbcfishergroup.com



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## PROPERTY OVERVIEW

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### OFFERING SUMMARY

Available SF: 3,454 SF

Lease Rate: Price Upon Request

VPD: 18,600 (2018)

Year Built: 1893

Building Size: 3,454 SF

Renovated: 2020

### PROPERTY OVERVIEW

Sublease a space in downtown Mankato! This space features an open floor plan with high ceilings and double Overhead Doors for back storage/shipping. The property features original tin ceilings and cement floor with large window display along Riverfront Drive with lighted panel signage. The lease terms are Gross with Landlord responsible for all operating expenses. Available May 1, 2021.

### LOCATION OVERVIEW

Located on Riverfront Drive in the historic "Old Town" area of Mankato, this building has high traffic counts (VPD = 20,000) and nearby public parking. Less than 2 miles from Highway 14, this property is in Mankato's CBD near up-and-coming developments, hospitality and other office/retail users.

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RETAILER MAP

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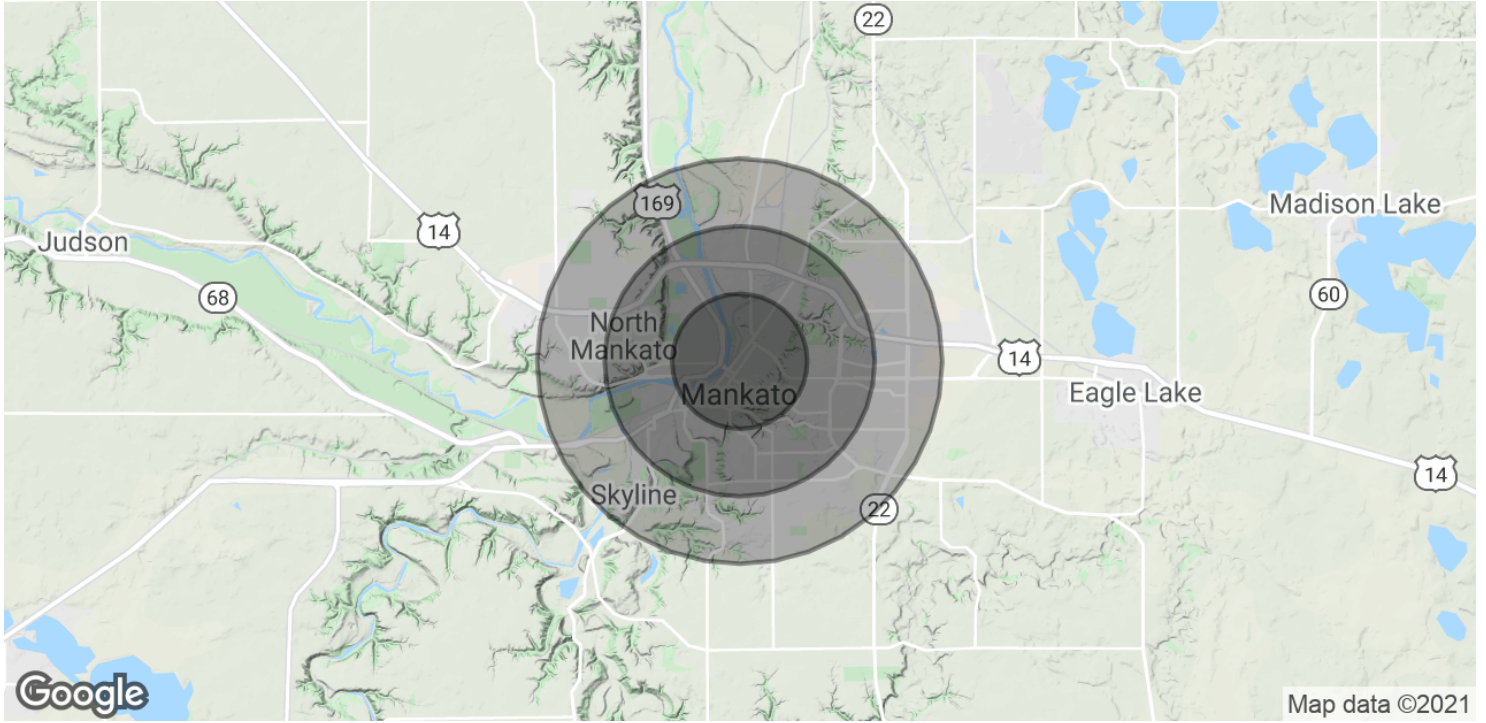
Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency



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## DEMOGRAPHICS

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,422	32,465	52,787
Average age	28.5	28.8	29.2
Average age (Male)	28.1	27.8	28.2
Average age (Female)	29.8	30.7	31.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,445	12,784	19,989
# of persons per HH	2.3	2.5	2.6
Average HH income	\$48,054	\$50,318	\$54,685
Average house value	\$143,359	\$158,887	\$176,605

\* Demographic data derived from 2010 US Census

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## RIVERFRONT RETAIL/OFFICE STOREFRONT

SGENT BIOGRAPHY

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### CATE DEBATES

Director | Agent

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### PROFESSIONAL BACKGROUND

Cate is the Director of Business Development for Coldwell Banker Commercial Fisher Group, positioning our company as the #1 commercial real estate office in the marketplace. Cate handles our brand and marketing strategy, while engaging new and existing clients. Our clients can rely on Cate to develop high-quality marketing materials for their listings, ensuring accurate and consistent data. She will make sure your listing is on the market as fast as possible -- using the latest technology in real estate syndication to maximize exposure. Cate bleeds CBC Blue and represents our company, tenants and clients in an approachable and professional manner. Cate also handles all internal and external communications, making sure our tenants know how to find information and feel connected to our services and expert staff.

Cate is also a CBC Fisher Group commercial agent, selling and leasing office, retail and industrial property in southern Minnesota. She has closed more than \$1.5M in transactions and sold or leased 40,000 square feet in 2020. Cate continues to help our sales team grow our portfolio of satisfied owners, tenants and landlords.

Cate is deeply involved in the Greater Mankato community, affording CBC Fisher Group the ability to directly communicate to potential clients and tenants in an unassuming and friendly fashion. She stays engaged in the community in a variety of roles including Greater Mankato Growth's City Center Partnership Board of Directors, is a founding member of YWCA Mankato's Empowerment Society and Co-Chair of the Women of Distinction event and is the 2020 Chair of the Minnesota Chamber of Commerce Leaders Lab program.

Cate is a graduate of Minnesota State University with her B.S. in Public Relations and an M.S. in Educational Leadership. A proud Maverick alumna, you can often find her at a Football or Hockey game with her husband, Greg. They live on Lake Washington where they enjoy walks and bonfires with their dog, Frank.

### EDUCATION

B.S. Public Relations/Mass Communications; Minnesota State University, Mankato (2010)

M.S. Educational Leadership; Minnesota State University, Mankato (2013)

#### Fisher Group

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