



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

631 S FRONT STREET - RETAIL

\$7.50 SF/yr (NNN)

631 S Front Street
Mankato, MN 56001

AVAILABLE SPACE
2,992 SF

FEATURES

- Unique Newly Remodeled Retail Location
- NEW OFFERING in the Heart of the S. Front Retail District
- Available Immediately



AGENT CONTACT

Rosie Brunmeier
507 340 2463
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**COLDWELL BANKER COMMERCIAL
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715

FOR LEASE

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631 S FRONT STREET - RETAIL

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,992 SF
Lease Rate:	\$7.50 SF/yr (NNN)
CAM Rate:	\$3.66 SF/yr
Lot Size:	0.08 Acres
Year Built:	1879
Renovated:	1950
Taxes:	\$3,330 (2021)

PROPERTY OVERVIEW

Unique newly remodeled retail/office location with large open retail area, exposed brick interior wall and large front windows. It also includes a warehouse/shop space in the back of the building.

LOCATION OVERVIEW

Located in Mankato's historic South Front Street District which is home to unique coffee shops, a variety of restaurants and interesting retail stores.

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ADDITIONAL PHOTOS

LEASE



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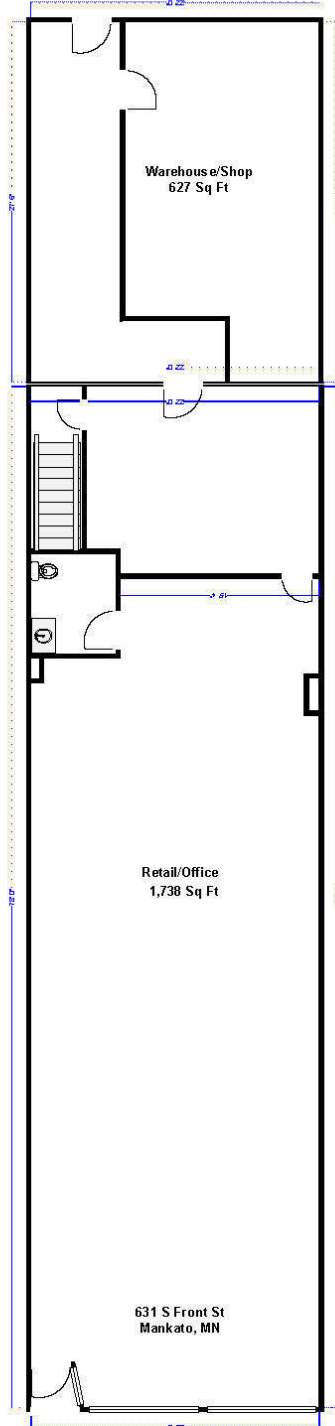
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FLOOR PLAN

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RETAILERS MAP

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Google

Map data © 2021 Google

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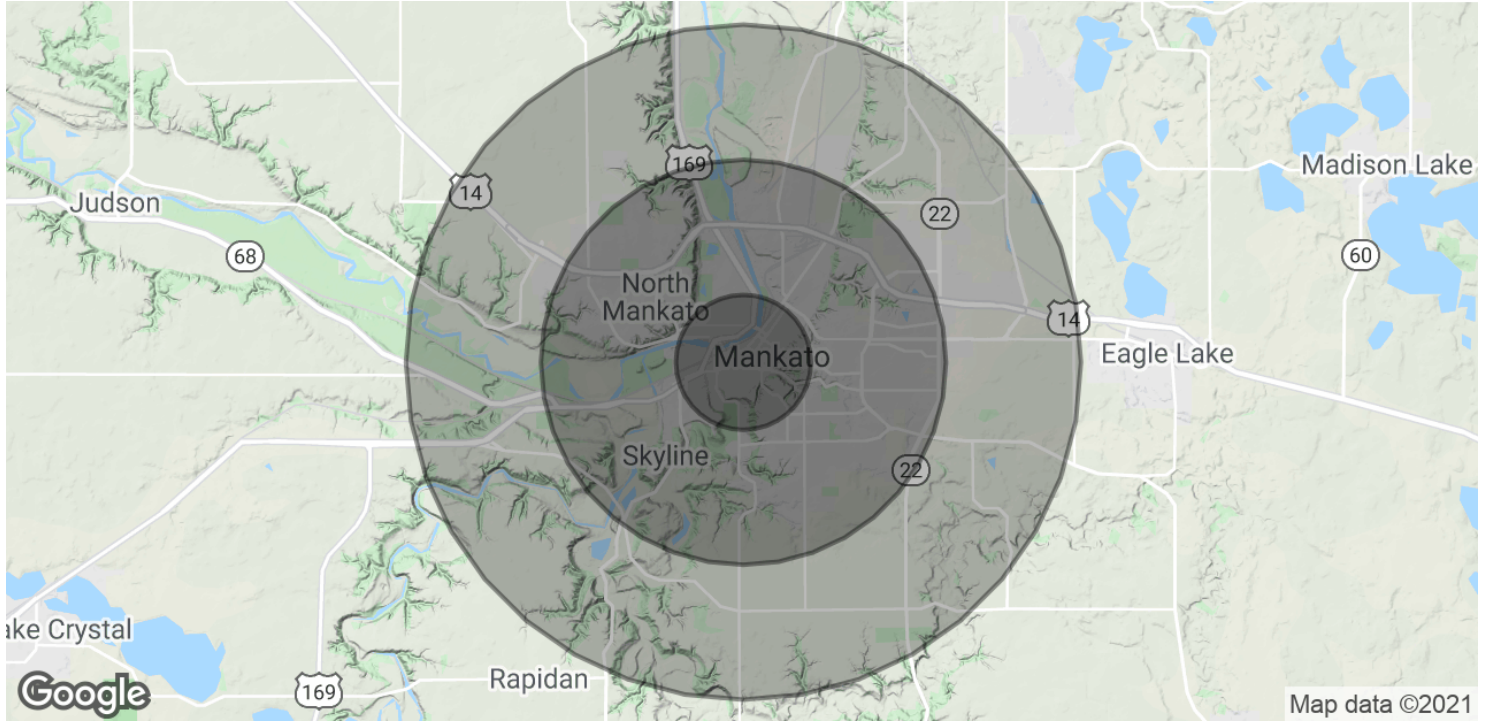
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DEMOGRAPHICS MAP

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,098	53,525	72,359
Average age	26.7	29.1	30.5
Average age (Male)	26.7	28.2	29.4
Average age (Female)	27.0	30.8	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,982	20,182	27,897
# of persons per HH	2.4	2.7	2.6
Average HH income	\$45,870	\$55,256	\$58,309
Average house value	\$145,096	\$178,679	\$185,718

* Demographic data derived from 2010 US Census

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AGENT BIOGRAPHY

LEASE



ROSIE BRUNMEIER

Sales & Leasing Agent

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PROFESSIONAL BACKGROUND

Rosie Brunmeier joined Coldwell Banker Commercial Fisher Group (formerly Fisher Commercial Realtors) more than 20 years ago. She has been active in the real estate industry for more than 50 years in sales, leasing, marketing and financing, and was the first female agent to make the move to commercial real estate.

Client referrals are the key to her success. She has built her clientele by providing results, integrity, satisfaction, creativity, and experience. Several of her clients have been with her since the start of her career and have built their real estate investment portfolio with her trusted advise. Having been a commercial owner/operator herself, she understands her clients' concerns, goals, fears, and most importantly, their dreams.

Rosie's extensive experience in all areas of commercial real estate sales and leasing plus her sales and marketing background has earned her Regional, State and International recognition. Her gratification comes from being able to provide the understanding of what clients need and want. Her joy is matching clients with the right property and watching their businesses grow.

MEMBERSHIPS

Minnesota Real Estate License since 1997

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