

# RETAIL BUILDING FOR SALE

# 1940 ADAMS STREET

Mankato, MN 56001

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES



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# OVERVIEW



## SITE INFORMATION

- Address: SEC Hwy 14 & State Hwy 22 | Mankato, MN
- GLA: 177,412 sf
- Land Size: 12.99 Acres
- Year Built: 1994



## ASKING PRICE

- \$4,800,000

## EST. CAM & TAX

- \$2.92 psf Total  
(\$1.00 psf CAM/Ins | \$1.92 psf Taxes)



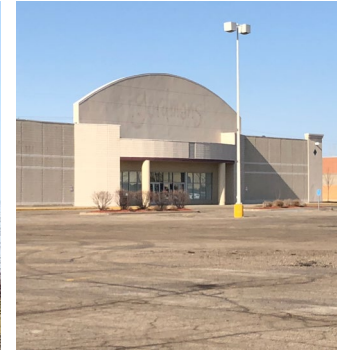
## TRAFFIC COUNTS

- 18,600 vpd - MN Hwy 22
- 20,700 vpd - Hwy 14



## HIGHLIGHTS

Located on the SE corner of Hwy 13 & 22, the most prominent intersection in the Mankato trade area, within the same retail development as Hy-Vee and Office Max. This site out positions any availability in the market. The building features 2 pylon positions along Hwy 22, ample parking, unmatched visibility, a pad opportunity and is immediately east of the River Hills Mall anchored by Scheels, JCPenny and Barnes & Noble. Mankato and North Mankato have experienced tremendous growth over the past decade, evolving into a regional center that provides services to a population of 1.6 million within a 60-mile radius.



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	2,037	31,016	59,088
Median HH Income	\$55,004	\$44,351	\$50,439
Average HH Income	\$67,651	\$62,467	\$68,210

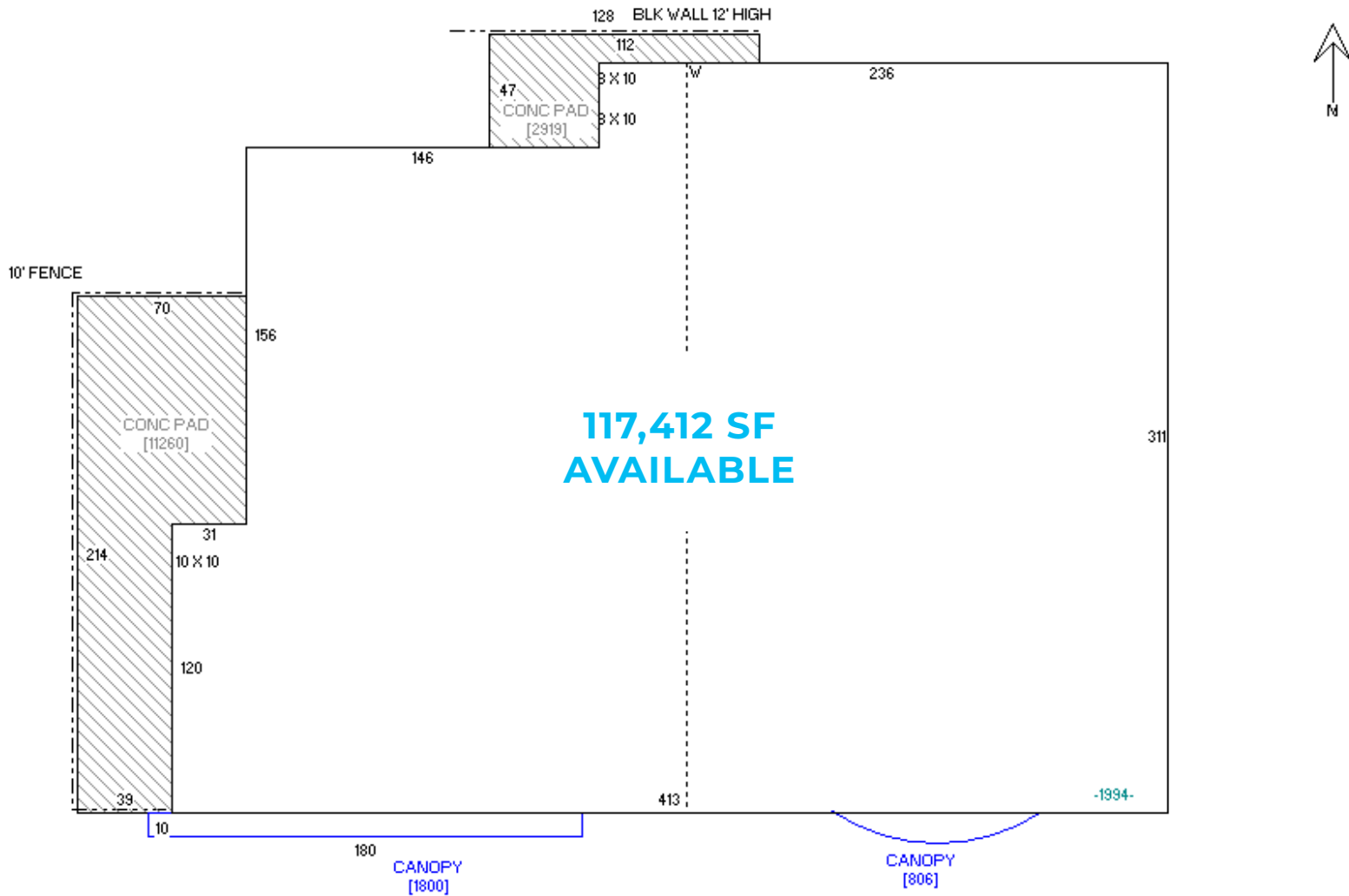
\* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day

**AREA TENANTS**



# SITE PLAN

## 1940 ADAMS STREET



Member of:



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