

LEASE

BRIDGE PLAZA RETAIL OFFICE SPACE SUITE 220

201 N Riverfront Dr Mankato, MN 56001



PROPERTY DESCRIPTION

Bridge Plaza is downtown Mankato's newest Class A Development. The property is a mix of upscale office and retail users, along with luxury urban living on the upper floor. The building is 5 stories with 26,000 SF of Class A commercial space and 6 luxury apartments. There are plans for a restaurant user with expansive patio on the ground level. Tenant amenities onsite include a fitness center and a corporate training/conference room with an outdoor terrace. The exterior of the building is comprised of low-E glass curtain walls and windows, and limestone from Vetter Stone Company's Minnesota and Alabama quarries. A grand entrance is immediately proximate to a large private parking lot and leads into a two-story atrium featuring a curved monumental stair case with glass railings. Utilities are included in the estimated CAM of \$8.00/sf/yr.

PROPERTY HIGHLIGHTS

- Available Now
- Class A Mixed Use Space
- Private Downtown Parking Lot and Covered Parking Available

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Number of Units:	100
Available SF:	1,535 SF
Lot Size:	77,824 SF
Building Size:	58,677 SF
APN:	r010907379010

SPACES	LEASE RATE	SPACE SIZE
Suite 220	Price Upon Request	1,535 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,828	25,035	31,210
Total Population	12,153	58,577	73,659
Average HH Income	\$55,400	\$72,307	\$75,485

Landon Brown

Comm Sales Associate

507 625 4715

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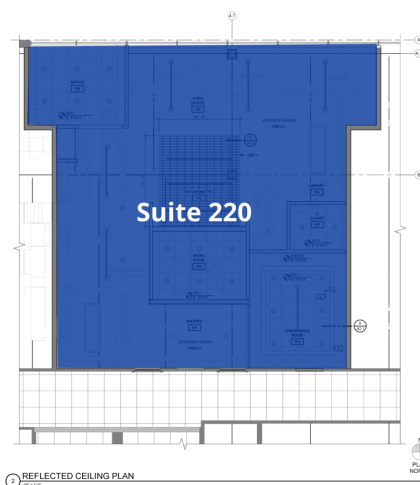
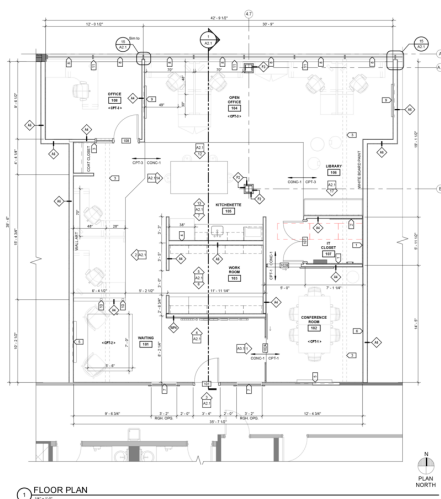


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LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,535 SF

Lease Term:	Negotiable
Lease Rate:	Price Upon Request

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 220	Available	1,535 SF	NNN	Price Upon Request	-

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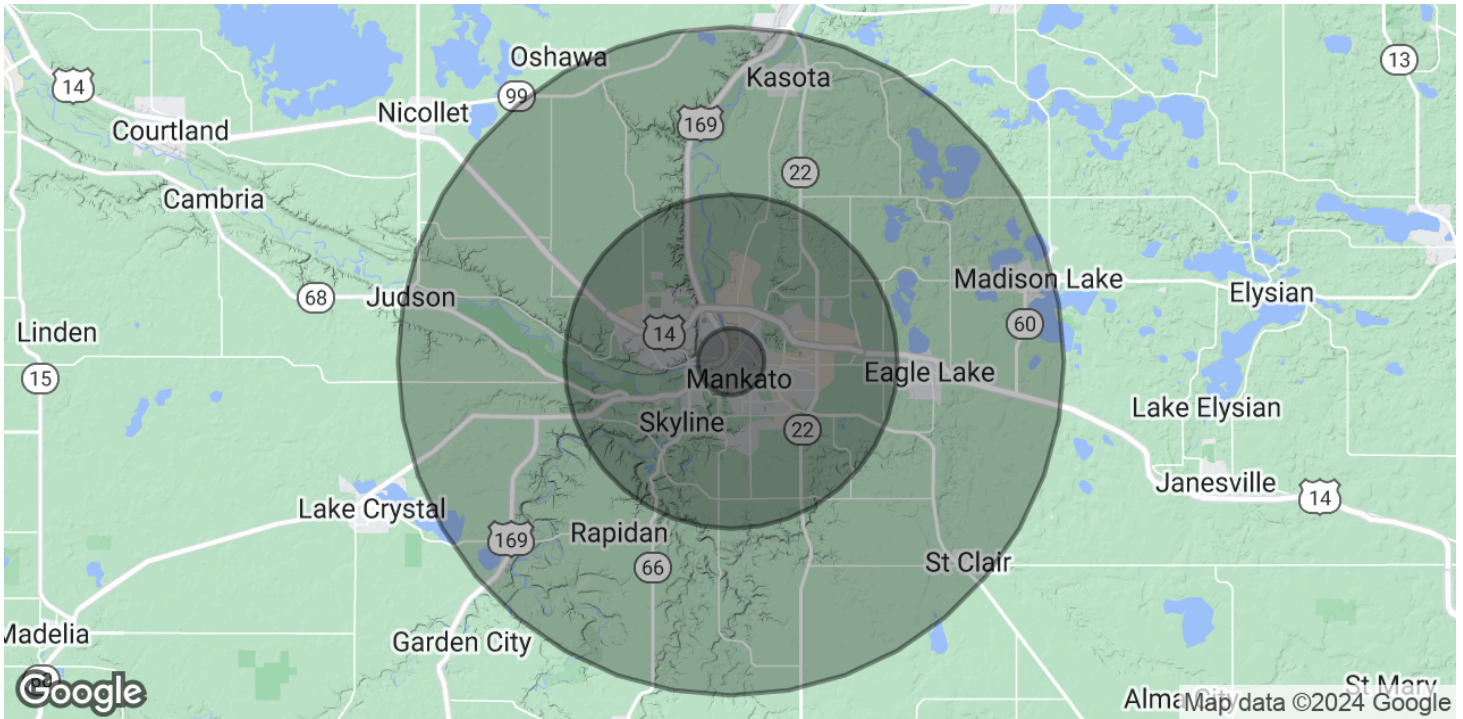


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,153	58,577	73,659
Average Age	29.5	32.3	33.7
Average Age (Male)	28.8	31.7	33.3
Average Age (Female)	32.8	34	35.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,828	25,035	31,210
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$55,400	\$72,307	\$75,485
Average House Value	\$145,140	\$192,947	\$202,798

* Demographic data derived from 2020 ACS - US Census

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LANDON BROWN

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PROFESSIONAL BACKGROUND

Landon Brown is a Mankato, MN native who began a career in real estate in 2020. He is based out of Mankato and regularly travels to Minneapolis, St. Paul, and Rochester for business.

Landon graduated from South Central College with a degree in Small Business Management and Marketing Management. He spent 7 years in hospitality before embracing a life of serial entrepreneurship. With start ups ranging from hydroponics to wholesale distribution to vending services, Landon has a unique toolkit centered around meeting specific client's needs. His goal is to bring that toolkit into real estate by providing individually customized representation that exceeds both the client and Fisher Group standards.

Outside of business, Landon enjoys spending time with his wife Maria and their two kids Emilia and Lincoln. He loves to cook homemade dinners like Shrimp Carbonara and Vegetable Ramen. Landon uses his vacation time to explore far away places, most recently Switzerland and Southern France. During the summer time, he spends most free time in Lake Okoboji with his family.

Whether buying or selling, Landon has the knowledge and network to get a deal done!

Fisher Group

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Mankato, MN 56001
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