

LEASE

RIVERFRONT DRIVE CORNER RETAIL

110 E Washington Street Mankato, MN 56001



PROPERTY DESCRIPTION

Lease a space in downtown Mankato!

This building features high ceilings, brick walls, open floor plan, large windows and plenty of character. This former retail space is move in ready for the next boutique, retail, or office user. Lots of natural light make this location a must see. Lease is Modified Gross, Tenant pays electric. Landlord pays snow removal, garbage, and window washing.

LOCATION DESCRIPTION

This building is located in the historic "Old Town" area of Mankato. Great visibility along busy Riverfront Drive with excellent traffic counts and easy access to Hwy 169 and 14. Location offers plenty of foot traffic and is situated near shopping, dining and pending retail/office development.

PROPERTY HIGHLIGHTS

- Old Town District Buildout Opportunity
- 20,000 VPD
- Tenant Improvement Allowance and Financing Negotiable
- Ample Free City On-Street Parking

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Number of Units:	1
Available SF:	1,232 SF
Lot Size:	0.08 Acres
Building Size:	1,320 SF

Cate DeBates
507 676 4327
cate@cbcfishergroup.com



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SITE PLAN



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RETAILER MAP



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RIVERFRONT DRIVE CORNER RETAIL

AGENT BIOGRAPHY



CATE DEBATES

Vice President | Agent

cate@cbcfishergroup.com

Direct: 507.676.4327

PROFESSIONAL BACKGROUND

Cate is the Vice President for Coldwell Banker Commercial Fisher Group, positioning our company as the #1 commercial real estate office in the marketplace, handling our brand and marketing strategy, while engaging new and existing clients. 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 \$10.9M in transactions and sold or leased 231,000+ square feet in 2021. Cate continues to help our sales team grow our portfolio of satisfied owners and tenants. A member of the CBC Worldwide Circle of Distinction, she was also the recipient of the 2021 Pathfinder in Innovation Award. This award is presented annually to the owner, manager, sales professional or Coldwell Banker Commercial affiliate company employee who found an innovative solution to guide their clients or their business to achieve exceptional outcomes in 2021.

Cate is active 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 the City Center Partnership Board of Directors, Twin Rivers Council for the Arts Board of Directors, is a founding member of the Women's Giving Circle, Volunteers with the Mankato Area Foundation and was the 2019-2021 Chair of the Minnesota Chamber of Commerce Leaders Lab program.

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

RECENT TRANSACTIONS



SOLD!

Industrial | 20,000+SF



LEASED!

Retail/Industrial | 7,000 SF



SOLD!

Retail/Office | 10,000 SF



SOLD!

Multi-Family/Office | 60,000 SF
(3 asset transaction over asking)

Fisher Group

201 North Riverfront Drive Suite 230

Mankato, MN 56001

507.625.4715

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