

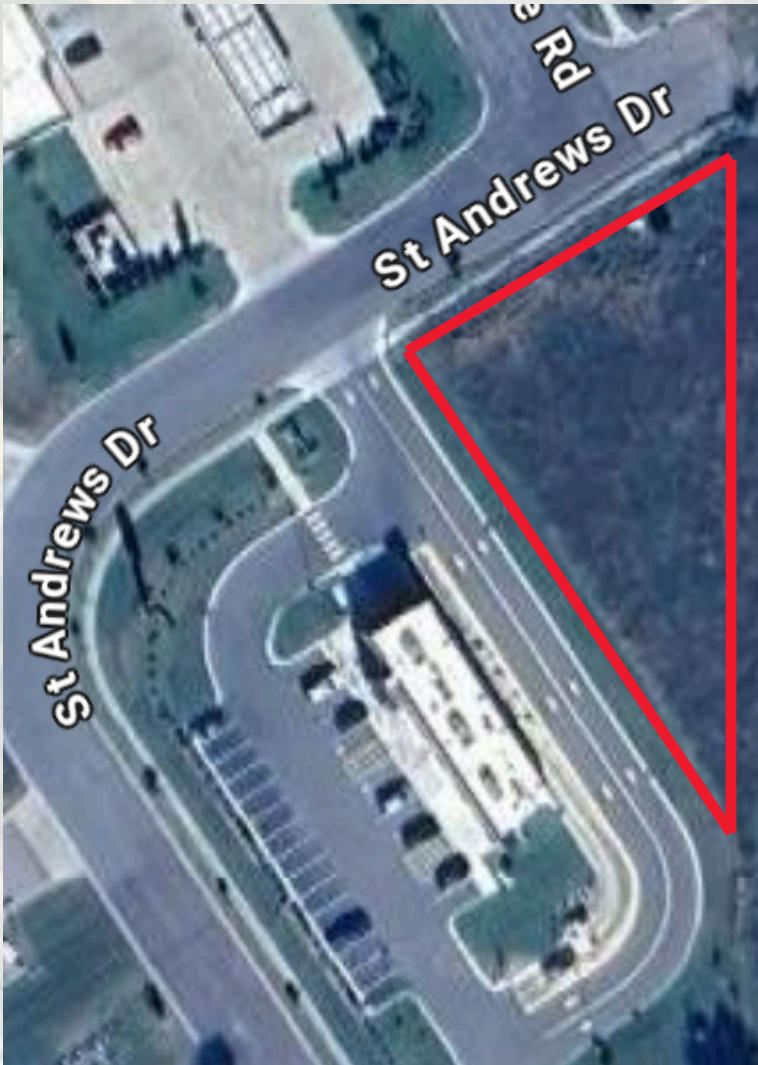
# COMMERCIAL LAND

*FOR SALE OR GROUND LEASE*

N VICTORY DR & HAZELTINE RD, MANKATO, MN

**AVAILABLE**  
0.75 ACRES

# SITE INFO



## Address

- N Victory Dr & Hazeltine Rd (Mankato, MN)

## Space

- Land: 31,833 sq ft (0.73 acres)
- For Sale or Ground Lease

## Accessibility

- Full movement. Intersections of Hazeltine Rd & Victory Dr. Access off of US Hwy 14/Hwy 60

## Features:

- Proposed end cap space with drive thru capability
- Great access and visibility





# MARKET AREA

## Proposed Layout



4,800 sq ft  
AVAILABLE

## DEMOGRAPHICS

### Population (2025)

- 3 miles: **42,242**
- 5 miles: **66,959**
- 10 miles: **82,955**

### Avg Income (2025)

- 3 miles: **\$86,708**
- 5 miles: **\$100,187**
- 10 miles: **\$105,485**

### Traffic Volume

- Highway 14/60: **13,628** per day (2025)
- N Victory Dr: **8,539** per day (2025)

## NEARBY RETAILERS

**SUPER TARGET**



**MENARDS**



**TACO BELL**



**TSC TRACTOR SUPPLY CO**



**SCHEELS**

**SHERWIN WILLIAMS**

# MARKET AREA



14

N Victory Dr

3

N Victory Dr



SITE

TACO BELL

St Andrews Dr

Premier Dr

Fleet Farm

Premier Dr

HYUNDAI

Raintree Rd

TOYOTA

14

Raintree Rd

14

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