



FOR LEASE

## VICTORY CENTER

201 N Victory Dr, Mankato, MN 56001

JON KIETZER

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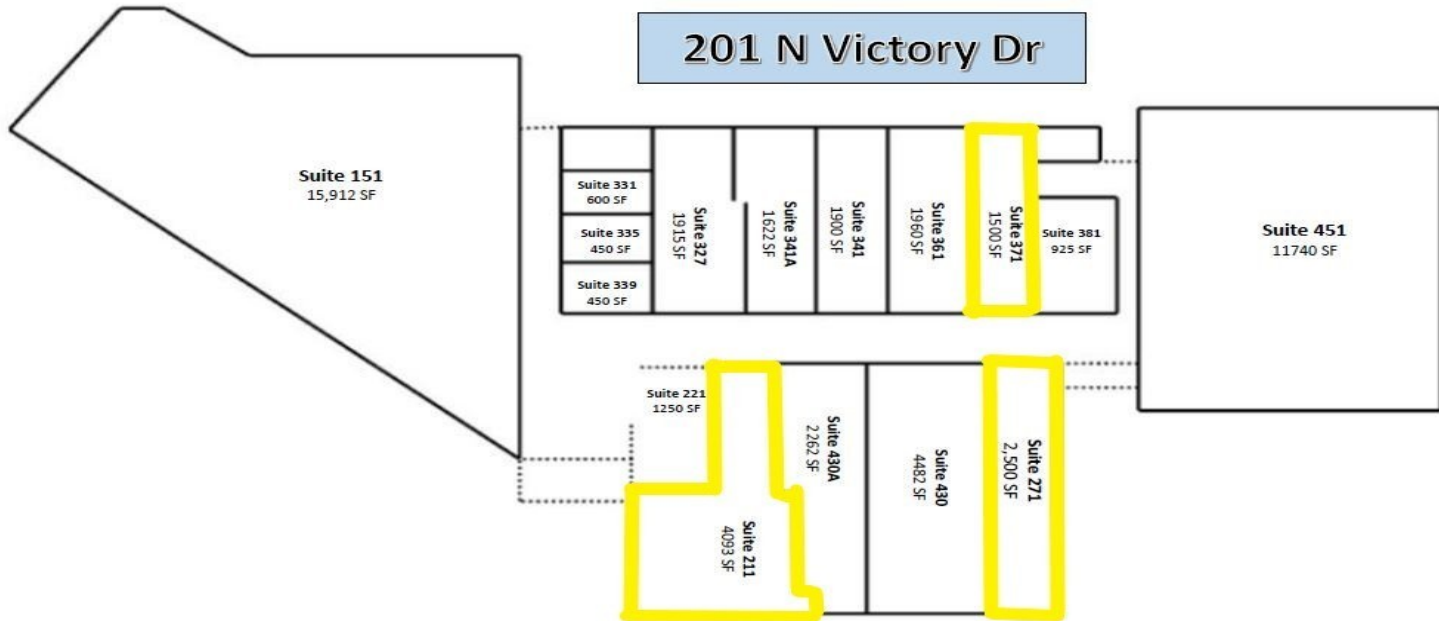
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## OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Building Size:	63,792 SF
Available SF:	1,500 - 4,093 SF
Lot Size:	6.22 Acres
Year Built:	1964

## PROPERTY OVERVIEW

Here is a great opportunity to locate your business in the Victory Center, a staple in Mankato for retail for over 50 years! Common mall area along with front & back access. Anchor tenants in the mall are MGM liquor and the new home for River Bend Business Products! Other tenants include Dan's Barber Shop, Joyce's Hair Care, Kato Karate, and Quality Appliance to name a few. This highly developed area is located just off Victory Dr. and Madison Ave. This highly developed area include the following businesses: McDonald's, Madison East Center, Walgreens, Mankato Clinic, US Bank, Wendy's, Cub Foods, Hardees, Kwik Trip, Jo-Ann, Fitness for 10, KFC, CVS, Grizzly's, Dickey's, Jimmy Johns, Open Door Clinic. MNDOT traffic counts around 23,000 vehicles per day. Base rent: \$7/SF/YR NNN plus operating expenses estimated at \$5.56/sf/yr.

## PROPERTY HIGHLIGHTS

- AVAILABLE FOR LEASE:
- Suite 271: 2,500 SF
- Suite 371: 1,500 SF
- Suite 211: 4,093 SF

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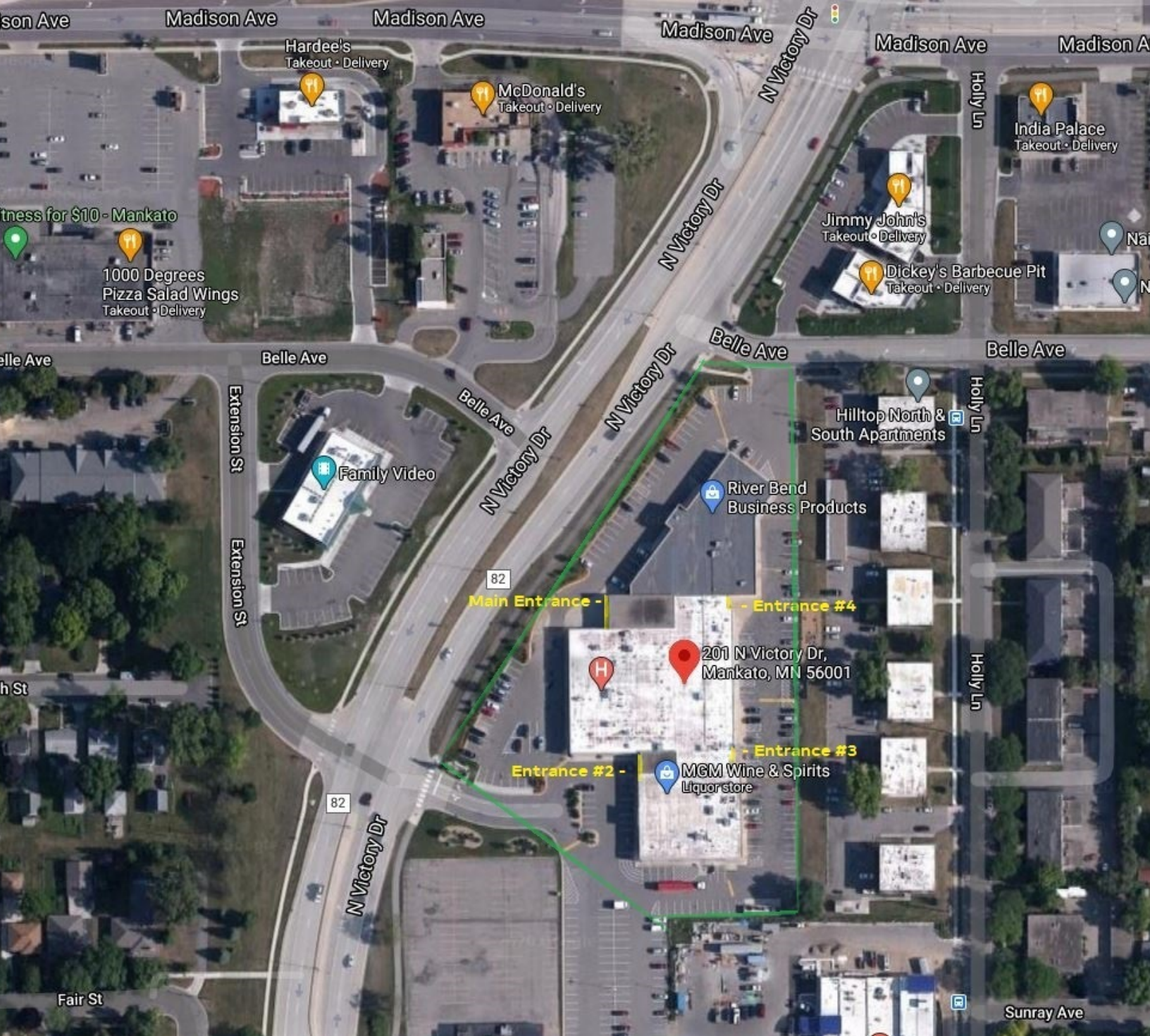


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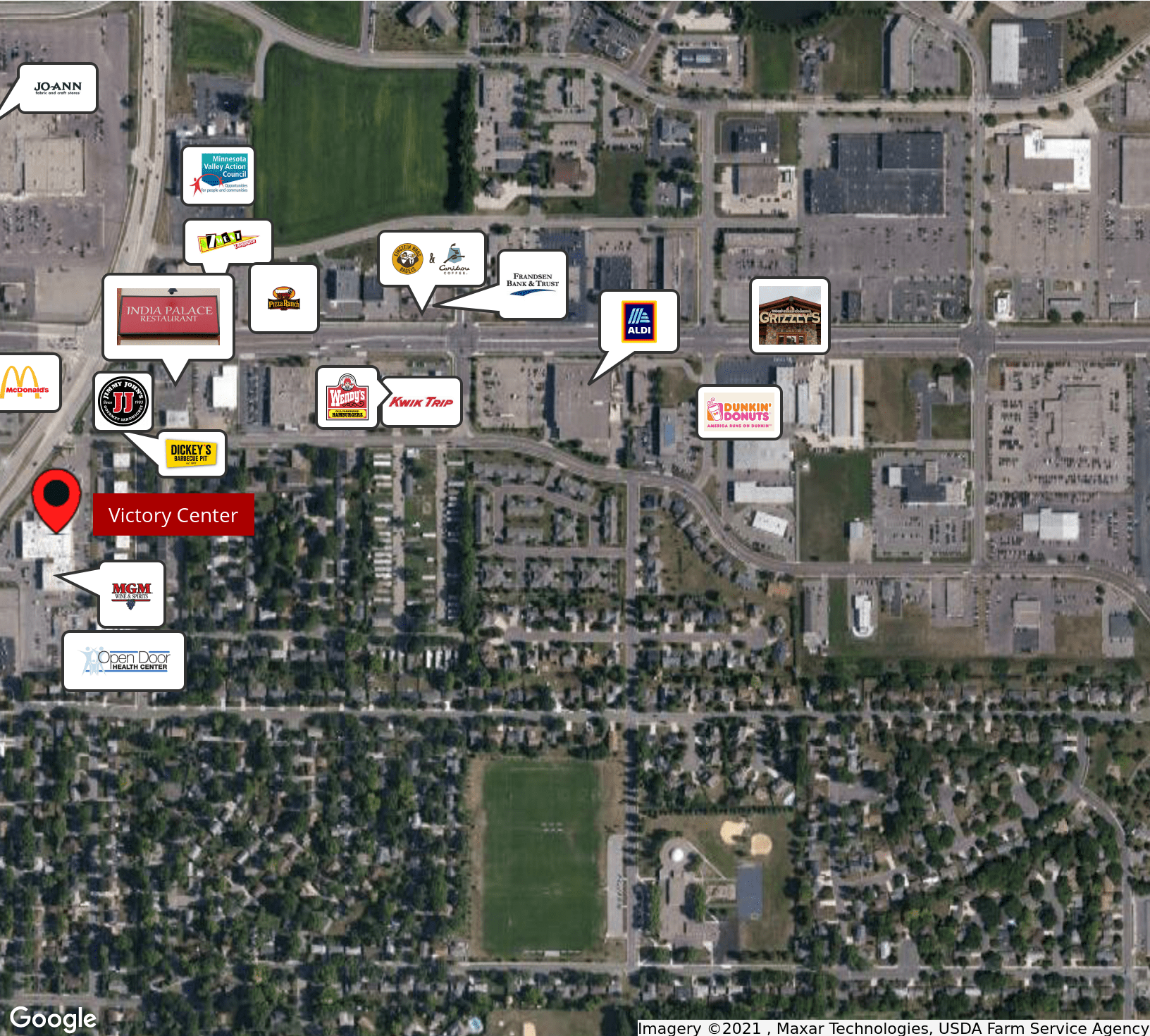


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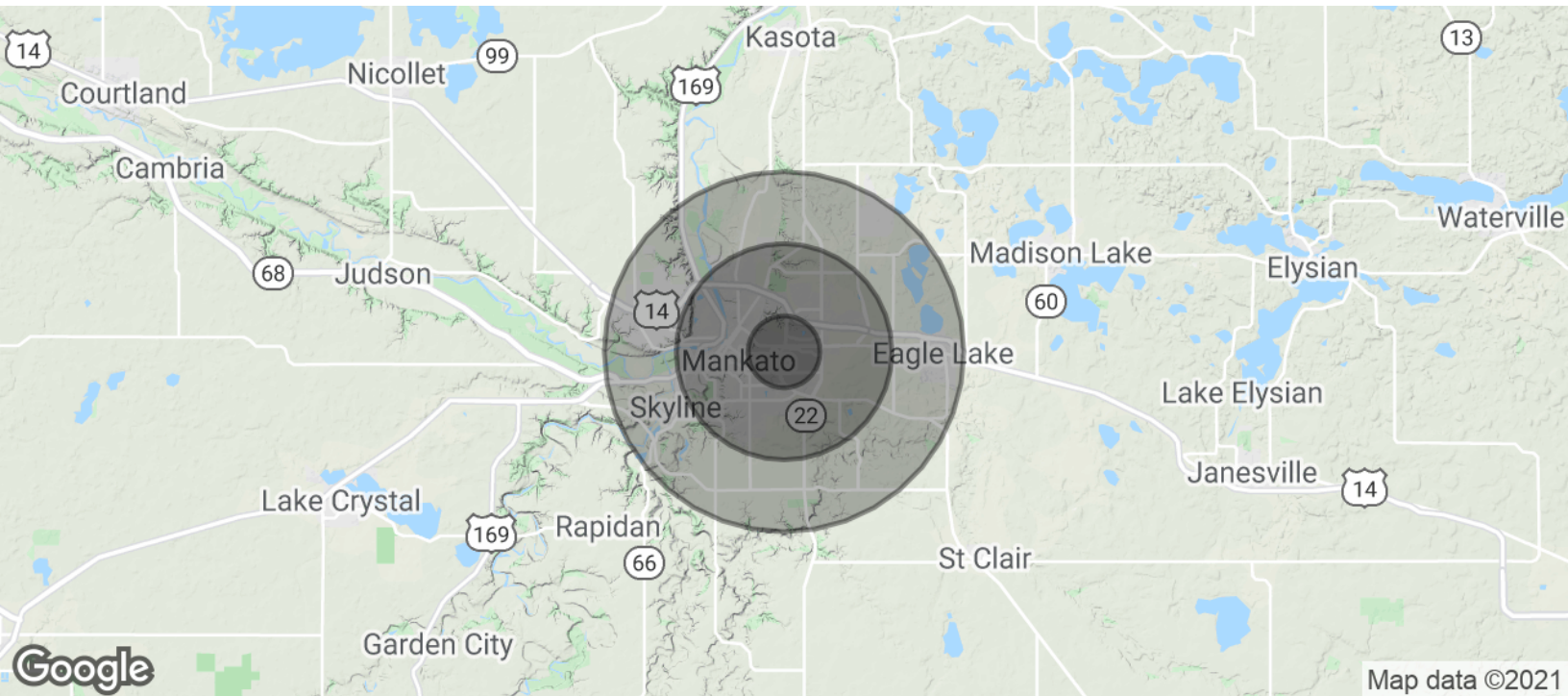


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,782	46,358	65,410
Average age	38.6	28.7	29.8
Average age (Male)	34.7	27.5	28.9
Average age (Female)	43.7	30.7	31.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,020	17,542	24,978
# of persons per HH	2.2	2.6	2.6
Average HH income	\$56,948	\$51,957	\$56,649
Average house value	\$177,616	\$176,732	\$183,357

\* Demographic data derived from 2010 US Census

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