

LEASE

TWO RIVERS PLACE, SUITE 300
600 South Riverfront Drive Mankato, MN 56001



PROPERTY DESCRIPTION

600 S Riverfront Drive offers a standout location with timeless curb appeal. The exterior showcases classic brick construction, awning-style windows, and well-maintained landscaping that creates a professional first impression. Inside, the 2,115 SF suite features high ceilings and abundant natural light throughout its open, flexible layout. The space includes a break room, 3 private offices, 2 in suite restrooms, and dedicated storage, providing a versatile setting designed to meet a wide range of business needs.

PROPERTY HIGHLIGHTS

- High Traffic Downtown
- Off-Street Parking
- New & Popular Neighboring Tenants
- Corner Location

LOCATION DESCRIPTION

Located on Riverfront Drive, this area is growing in popularity with a variety of retailers. This attractive strip center is located in Mankato's Central Business District and has vast opportunity for office, retail and much more. The available 2,115 sf corner office suite has an updated modern look inside and out. Plus, the off-street parking to keep customers happy. With excellent visibility off Riverfront Drive, the location provides a high volume vehicle traffic. With the neighboring Flex Fitness, Dunkin', Schwikert's Tecta America and Hyvee tenants, this is a prime location for your next office or retail business.

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	2,115 SF
Building Size:	14,879 SF

Landon Brown
Commercial Sales and Leasing Agent
(507) 625-4715
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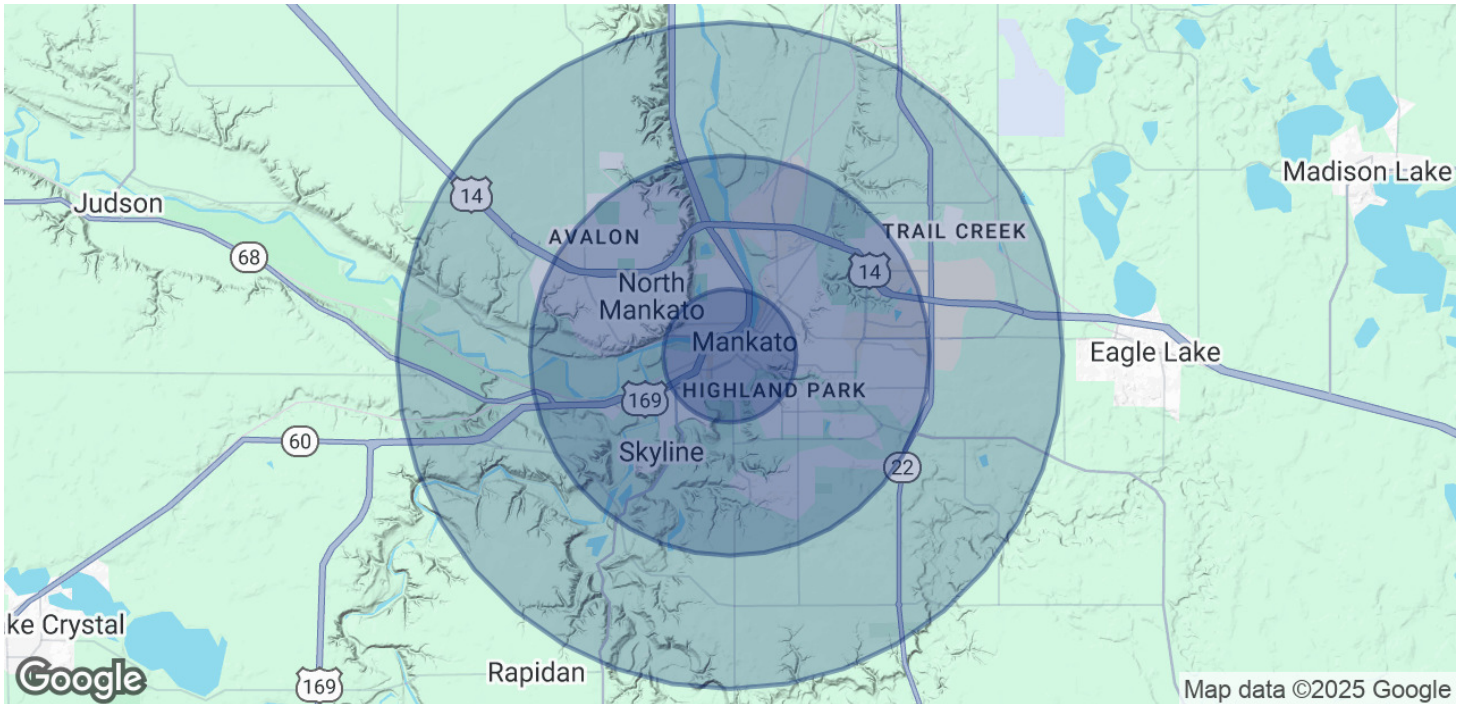


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,468	57,304	64,811
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,463	22,920	25,903
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$77,243	\$94,096	\$96,585
Average House Value	\$226,157	\$287,233	\$298,141

Demographics data derived from AlphaMap

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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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