

# SALE

## OUT LOT S BROADWAY

Outlot S Broadway New Ulm, MN 56073



### PROPERTY DESCRIPTION

Unlock the potential of your business with this exceptional 0.91-acre out-lot located off busy S Broadway in New Ulm, MN. Featuring great visibility and a high traffic count, this property offers an outstanding opportunity for development.

### PROPERTY HIGHLIGHTS

- Excellent Traffic Visibility
- Easy In & Out Access
- Development Opportunity

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.91 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	317	1,311
Total Population	70	733	3,209
Average HH Income	\$99,004	\$101,425	\$99,561

### Emily Griebel

Commercial Sales and Leasing Agent  
(507) 766-3325  
Emilyg@cbcfishergroup.com

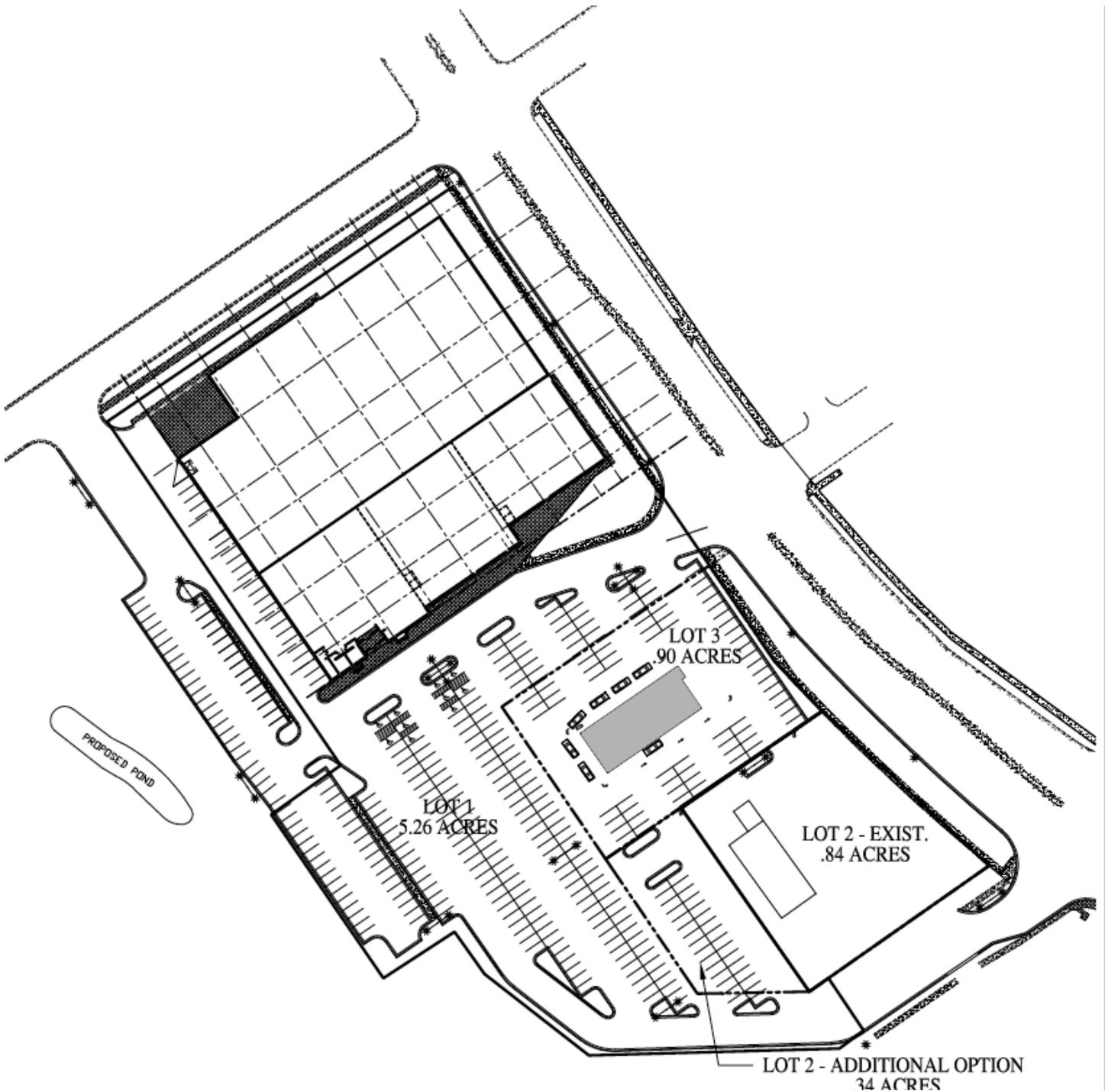


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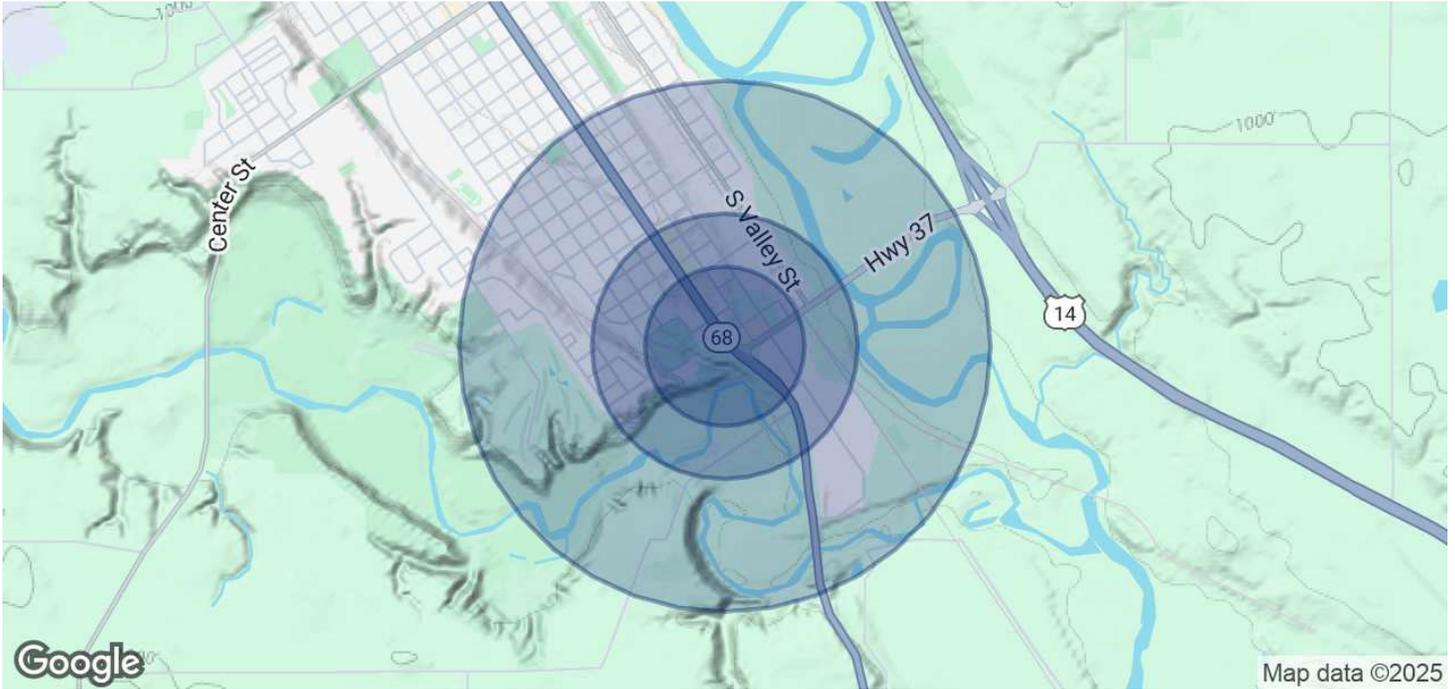


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### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	70	733	3,209
Average Age	45	45	42
Average Age (Male)	43	43	40
Average Age (Female)	47	46	43

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	31	317	1,311
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$99,004	\$101,425	\$99,561
Average House Value	\$231,681	\$243,277	\$236,622

Demographics data derived from AlphaMap

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**EMILY GRIEBEL**

Commercial Sales and Leasing Agent

Emilyg@cbcfishergroup.com

Direct: (507) 766-3325

**PROFESSIONAL BACKGROUND**

Emily Griebel, originally from the historic New Ulm area of Southern Minnesota, has called the vibrant community of Mankato home for the past 15 years. A seasoned professional in both accounting and real estate, Emily brings a unique blend of expertise and passion to her work.

In 2020, Emily embarked on a dynamic career in real estate, driven by her desire to assist clients in building robust investment portfolios through strategic property acquisitions. Her commitment to client success and her keen analytical skills make her a trusted advisor in the competitive real estate market.

Emily's journey into entrepreneurship began during her time at Concordia University in St. Paul, where she pursued a degree in accounting and business management. It was there that she founded an accounting business, which rapidly expanded into a thriving endeavor with a dedicated team serving clients nationwide. Her entrepreneurial spirit and comprehensive understanding of business operations, including marketing strategies, have uniquely positioned her as a commercial agent capable of navigating complex transactions with precision and insight.

Outside of her professional endeavors, Emily finds joy in every adventure shared with her daughter, Lucy. They share a love for camping and traveling to faraway places, creating cherished memories together. Emily also never denies an opportunity to bring out her power tools and immerse herself in a DIY project, channeling her creativity and hands-on skills into home improvement endeavors.

Emily's passion and energy for helping clients reach their financial dreams will get you across the finish line deal after deal!

**Fisher Group**

201 North Riverfront Drive Suite 230  
Mankato, MN 56001  
507.625.4715

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