

# LEASE

## THE SILOS

302 N 2nd Street Mankato, MN 56001



### PROPERTY DESCRIPTION

Discover a prime leasing opportunity in Old Town Mankato with this sophisticated 1,400 sq. ft. space in a newly constructed, high-end mixed-use building. The space is currently unfinished and ready for a custom buildout tailored to your needs. Featuring exceptional visibility and high traffic count on 2nd St, this luxurious space is perfect for a chic café, boutique retail, or a trendy small restaurant. Surrounded by the charm and historic allure of Old Town, this versatile space offers endless possibilities in a thriving and growing environment.

### PROPERTY HIGHLIGHTS

- New Construction
- Located in Historic Old Town Mankato
- Great Visibility
- Build to Suit

### LOCATION DESCRIPTION

Situated at the vibrant corner of 2nd St and Plum St in historic Old Town Mankato, this prime location offers exceptional visibility, high foot traffic and easy access to Hwy 169 and Hwy 14. This unique opportunity allows a business to establish itself in a historic neighborhood within a newly constructed, sophisticated mixed-use building featuring modern finishes.

#### SPACES

302 N 2nd St, Mankato, MN 56001

#### LEASE RATE SPACE SIZE

Negotiable

1,400 SF

#### Landon Brown

Commercial Sales and Leasing Agent  
(507) 625-4715  
landon@cbcfishergroup.com

#### Dain Fisher

Managing Broker | Owner | CCIM  
(507) 625-4715  
dain@cbcfishergroup.com



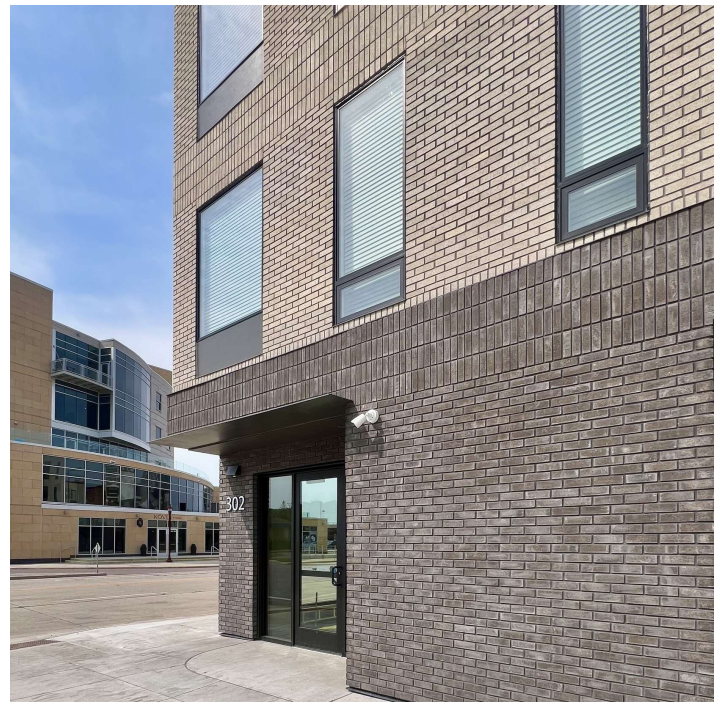
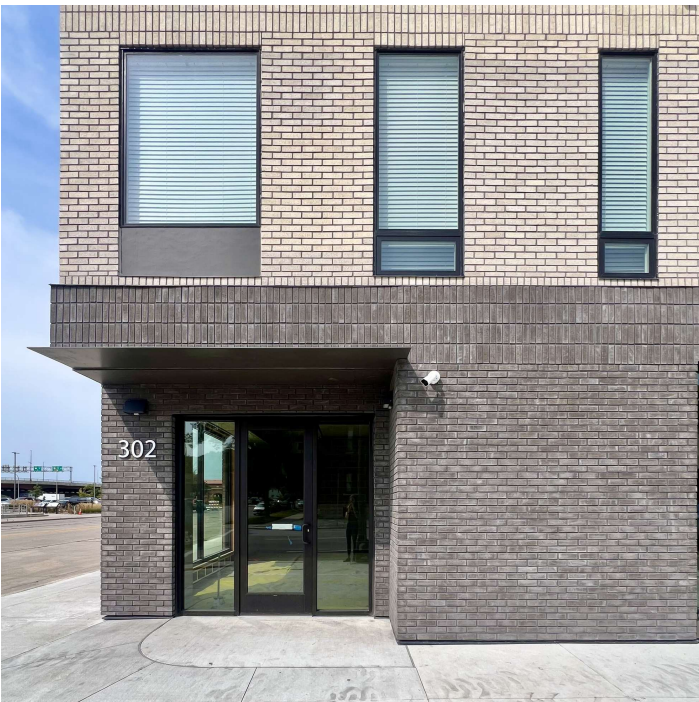
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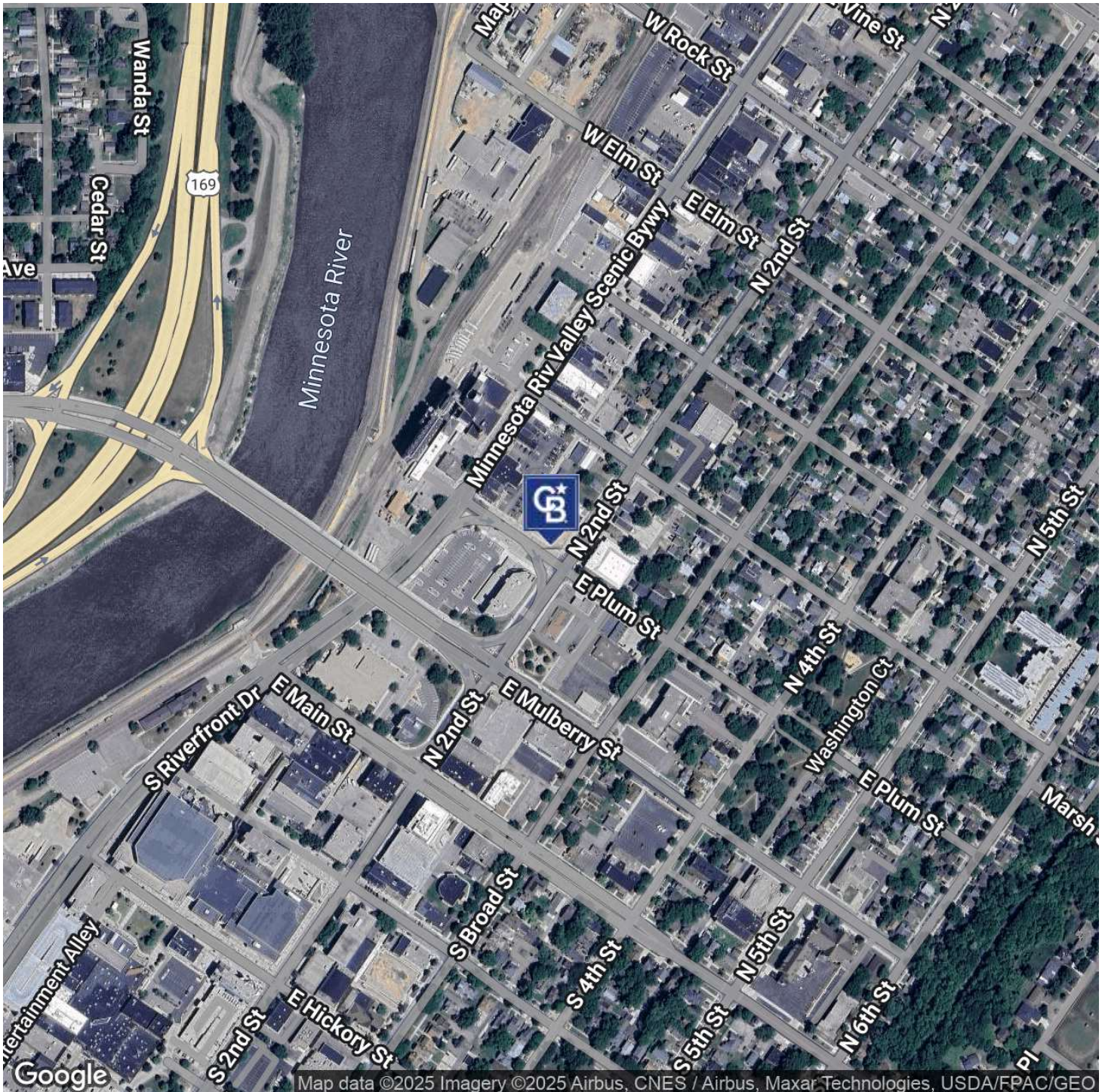
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Map  
data  
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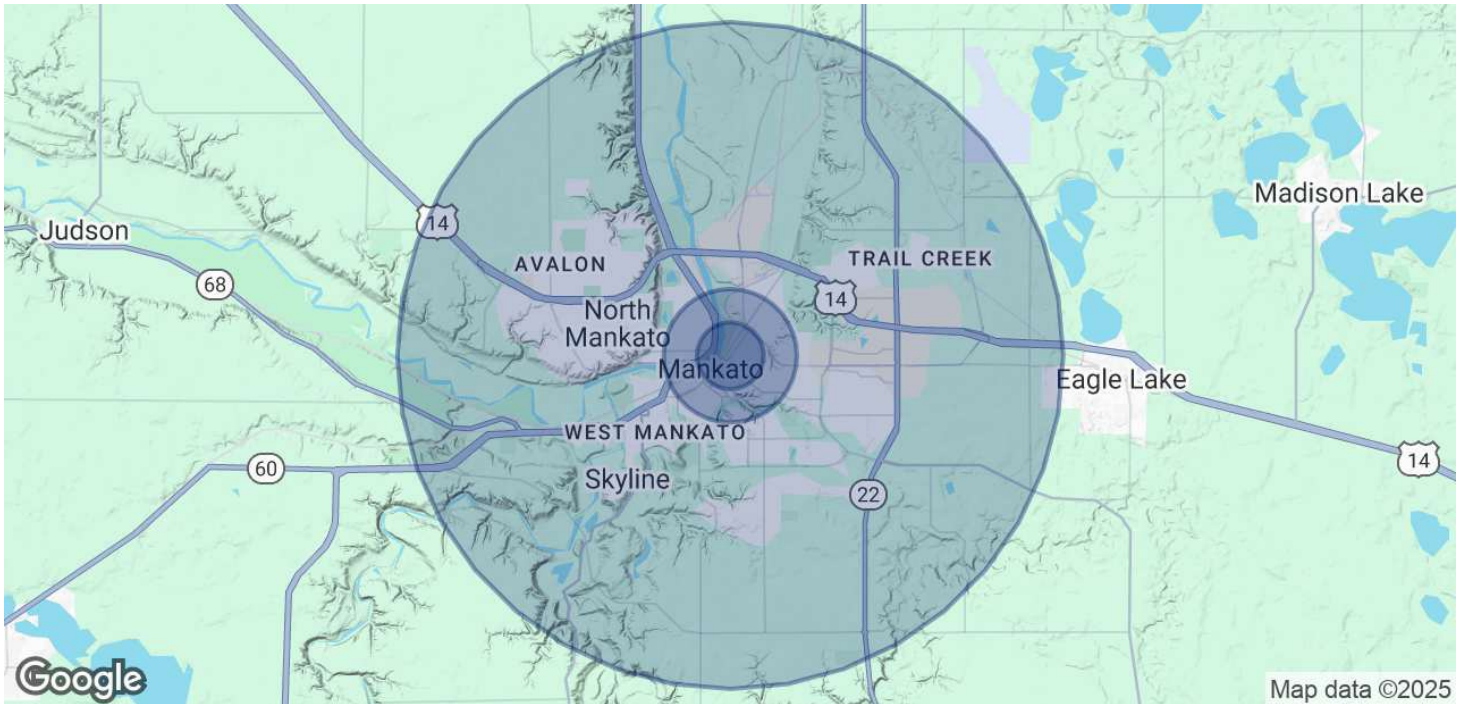


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POPULATION	0.5 MILES	1 MILE	5 MILES
Total Population	3,737	12,357	64,823
Average Age	34	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	38	38

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
Total Households	1,713	5,547	25,908
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$62,625	\$78,071	\$96,592
Average House Value	\$226,928	\$217,847	\$298,287

Demographics data derived from AlphaMap

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### DAIN FISHER

Managing Broker | Owner | CCIM

dain@cbcfishergroup.com

Direct: (507) 625-4715 | Cell: (507) 469-0545

MN #40722471

### PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative—a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

#### Fisher Group

201 North Riverfront Drive Suite 230  
Mankato, MN 56001  
507.625.4715

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### LANDON BROWN

Commercial Sales and Leasing Agent

landon@cbcfishergroup.com

Direct: (507) 625-4715 | Cell: (507) 327-6621

MN #40846472

### 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!

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