



St. Peter Office Investment

622 Sunrise Dr
Saint Peter, Minnesota 56082

Property Overview

Purchase or lease this multi-tenant office space in St. Peter MN. This property is near the Gustavus Campus and the St. Peter high school. This space offers off-street parking, hilltop setting, and is affordable. Tenants in this building include a daycare, cultural center, and H&R Block.

Excellent retail/office location available. Former nutrition shop has additional plumbing for small cafe or food use.

Property Highlights

- Room for Expansion/Outdoor Space
- Long Term Tenants
- Net Leased Investment

Offering Summary

Sale Price:	Inquire for Financials
Lease Rate:	Price Upon Request
Building Size:	11,256 SF
Available SF:	1,431 SF

For More Information

David Schooff

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Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,431 SF	Lease Rate:	Price Upon Request

Available Spaces

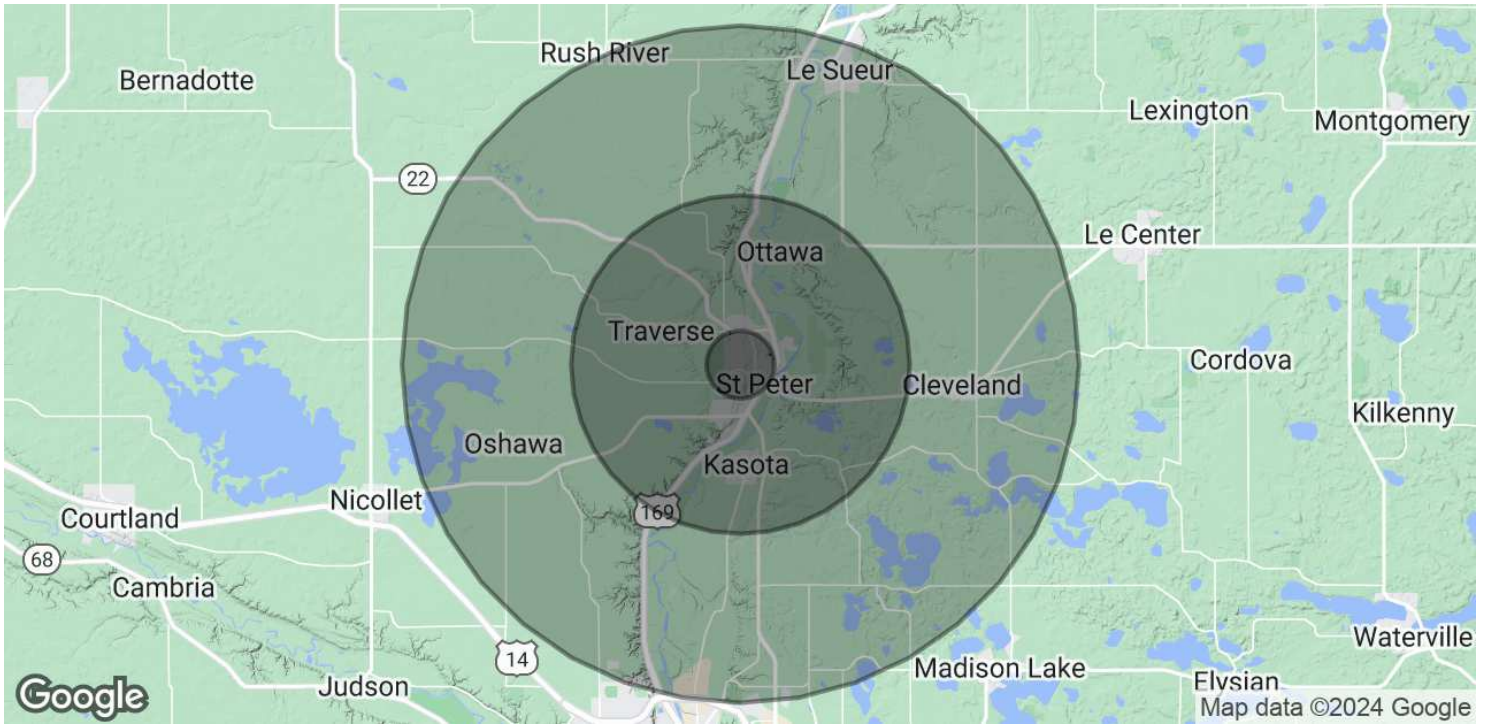
Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite B	Available	1,431 SF	Gross	Price Upon Request





Suite	Tenant Name	Size SF	% Of Building	Lease Start	Lease End
1	Jamac Enterprises	597 SF	5.30%	10/15/2017	M2M
200	H&R Block	1,636 SF	14.53%	01/01/2021	12/31/2025
A	Childcare	5,428 SF	48.22%	01/01/2023	12/31/2027
B	Vacant	1,431 SF	12.71%	-	-
C	Religious Site	1,431 SF	12.71%	07/15/2017	M2M
Totals		10,523 SF	93.47%		





Population	1 Mile	5 Miles	10 Miles
Total Population	7,857	14,632	36,158
Average Age	35	38	40
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,520	4,676	13,319
# of Persons per HH	3.1	3.1	2.7
Average HH Income	\$113,298	\$113,059	\$116,817
Average House Value	\$283,669	\$305,804	\$331,548

Demographics data derived from AlphaMap



David Schooff

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Professional Background

David Schooff has been an active real estate broker since 2006. David's personal portfolio boasts nearly 1 million square feet of commercial investments and he has produced more than \$40 Million in total transaction volume in his 17 years of practice. He is the only Broker in Greater Mankato to hold the prestigious SIOR, CCIM and CPM commercial real estate designations. His long term relationships with investors, developers and lenders have contributed to his widespread success.

David was formerly President and CEO of a CBC affiliate office in Mankato, Minn. He franchised the local office with the CBC brand, making it a household name in the region. In his role, he grew the company to an annual transaction volume of more than \$50 million and oversaw all sales and leasing activity. David was one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than four times during his real estate career.

Prior to his work in CRE, David was the President/CEO of the Greater Mankato Chamber of Commerce and the Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. He continues to play an integral role in growing businesses in the area by investing in, and revitalizing properties across rural Minnesota. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

David is passionate about travel and loves to experience new destinations with his wife, Michelle. David loves giving back to the community and has a soft spot for Feeding Our Communities Partners, Minnesota State Hockey and Athletics, and has a scholarship fund with the Mankato Area Foundation to support students pursuing degrees in trade industries. He and Michelle recently adopted an aging shih tzu, Juno, who keeps them on their toes daily. David continues to inspire young investors and support professional development within the industry, having recruited and trained top performers in sales, leasing and property management.

Education

M.S. Iowa State University; Community/Regional Planning

B.S. Iowa State University; Journalism/Mass Communications

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