

FOR LEASE

101 W LIND CT

MANKATO, MN 56001



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Available for lease, this highly visible freestanding commercial property presents a rare drive-thru opportunity in a premier Mankato retail corridor. The flexible building layout supports a variety of uses, including restaurant, retail, catering, food production, or mixed-use concepts. Existing improvements include three commercial kitchen hoods, a dual-room walk-in freezer, and infrastructure designed to accommodate both quick-service and full-service operations. The property features ample parking, excellent ingress and egress, and strong surrounding demographics, providing an ideal environment for businesses seeking high visibility and convenient customer access.

PROPERTY HIGHLIGHTS

- Functional quick-service layout
- Drive-thru
- Three commercial hoods
- Dual-room walk-in freezer
- Ample parking (44+ spaces)
- High visibility site with 26,000+ vehicles per day

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Number of Units:	1
Available SF:	3,008 SF
Lot Size:	55,359 SF
Building Size:	3,008 SF

JON KIETZER

Broker/Owner
507.381.1773
jon@landmarkminnesota.com

LANDMARK REAL ESTATE

931 Madison Ave, Mankato, MN 56001
507.345.1599
landmarkminnesota.com

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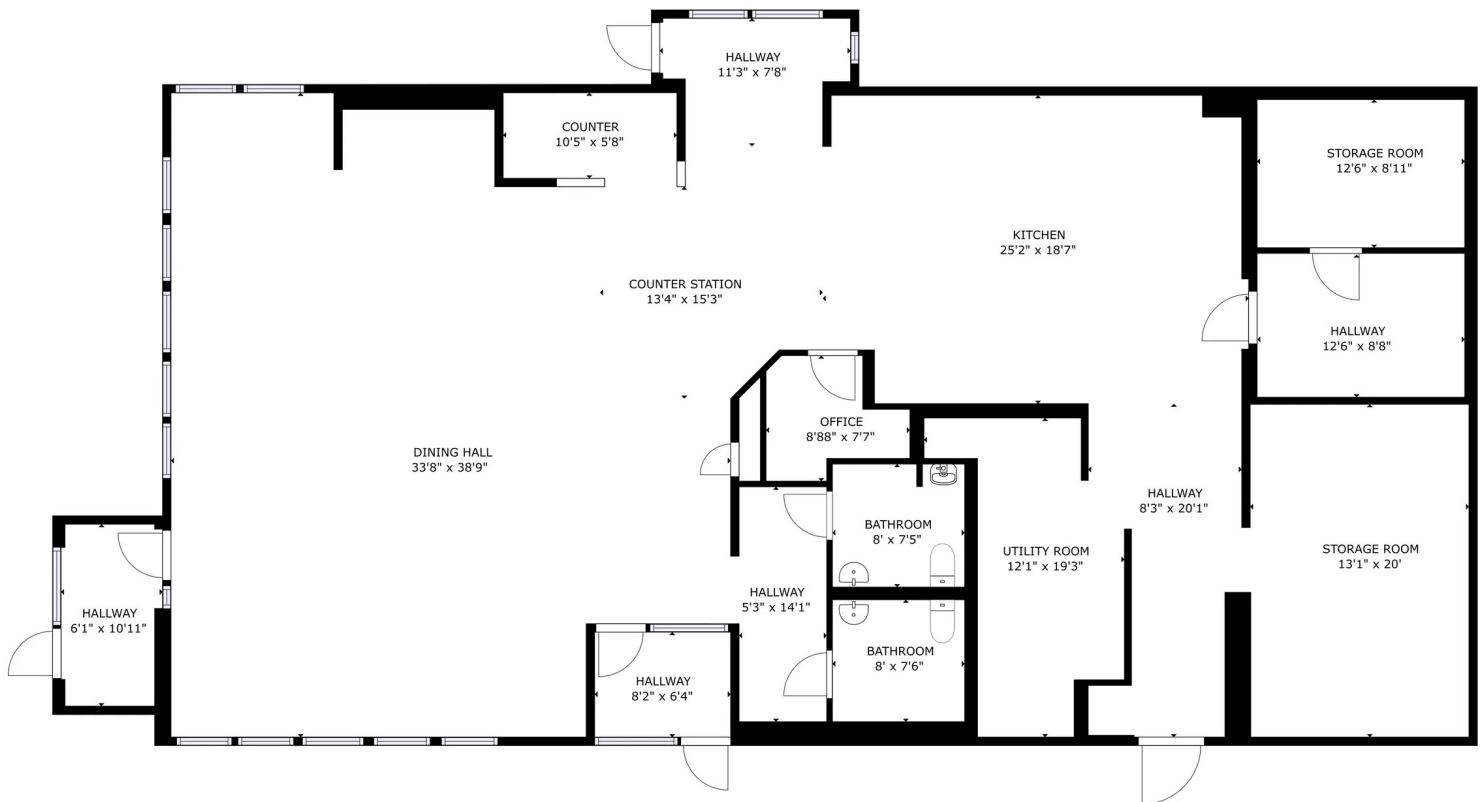
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GROSS INTERNAL AREA
FLOOR 1: 3140 sq ft
TOTAL: 3140 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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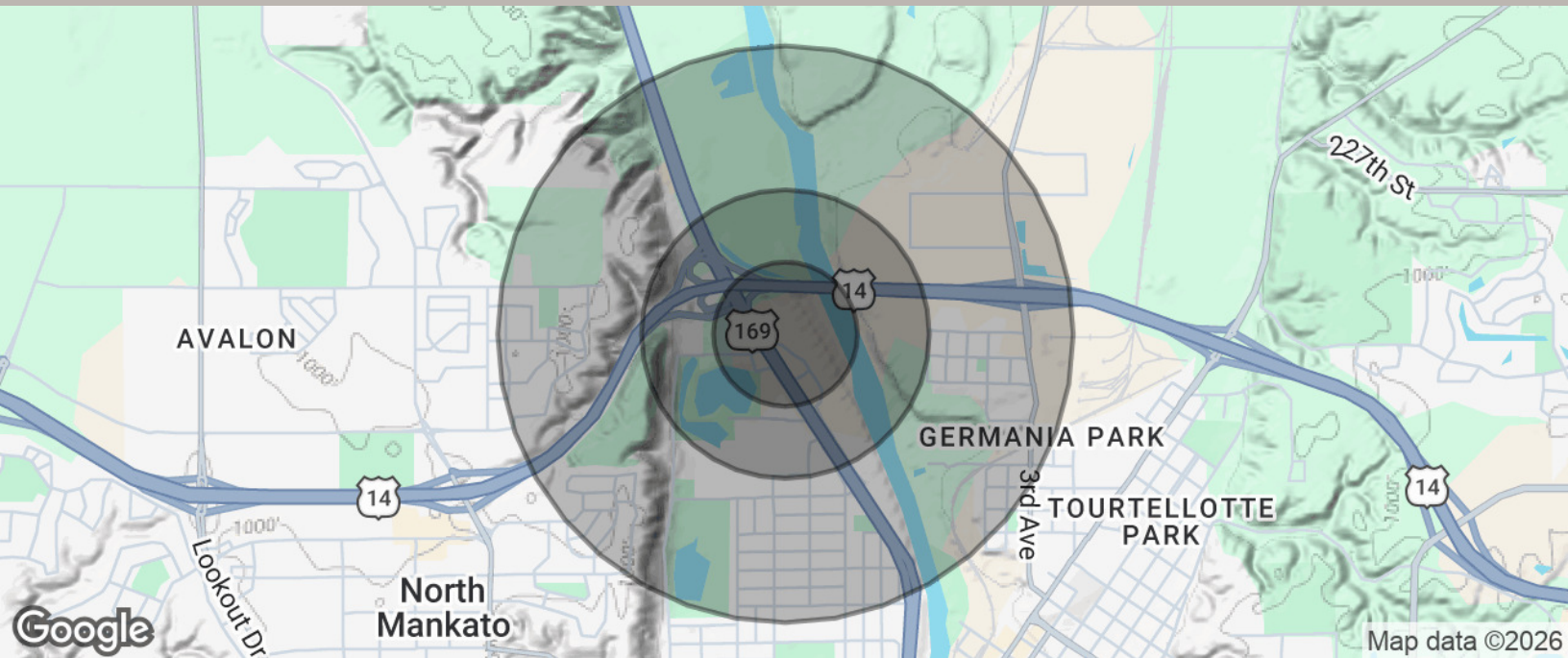
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	126	742	3,753
Average Age	31.9	36.6	38.2
Average Age (Male)	34.6	37.5	37.9
Average Age (Female)	28.9	35.7	38.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	45	279	1,443
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$90,161	\$114,095	\$117,910
Average House Value	\$303,221	\$315,918	\$304,166

2023 American Community Survey (ACS)

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