



## 1720 Bassett Drive

1720 Bassett Dr  
Mankato, Minnesota 56001

### Property Overview

This purpose-built childcare facility at 1720 Bassett Drive presents a prime owner-occupier opportunity for daycare operators, early-education providers, therapy practices, or other family-service businesses seeking a fully equipped, code-ready environment within Mankato's high-growth Hilltop district. The property offers a strategic blend of operational efficiency and long-term asset value, featuring dedicated classrooms, secure entry and check-in areas, age-appropriate restrooms, integrated storage, and flexible activity rooms designed to streamline supervision and meet licensing requirements. Durable finishes, life-safety systems, handwashing stations, and modern mechanicals reduce upfront capital investment and enable immediate utilization. With its adaptable layout, the asset can easily convert to specialty uses such as tutoring centers, pediatric therapy, enrichment programs, or professional service practices seeking segmented, multifunctional space. Ample surface parking, convenient drop-off/pick-up circulation, and direct access to Madison Avenue and Highway 22 enhance daily efficiency and elevate the customer experience.

### Property Highlights

- Turnkey childcare configuration
- Code-compliant infrastructure
- Flexible multi-use layout
- High-visibility Hilltop location
- Efficient parking and circulation
- Ideal owner-user opportunity
- Adaptable professional layout
- Prime high-growth corridor
- Strong access and parking

### For More Information

**David Schooff**

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# For Sale & Lease

## \$15/sf/yr | \$999,000

### Daycare/Office Space



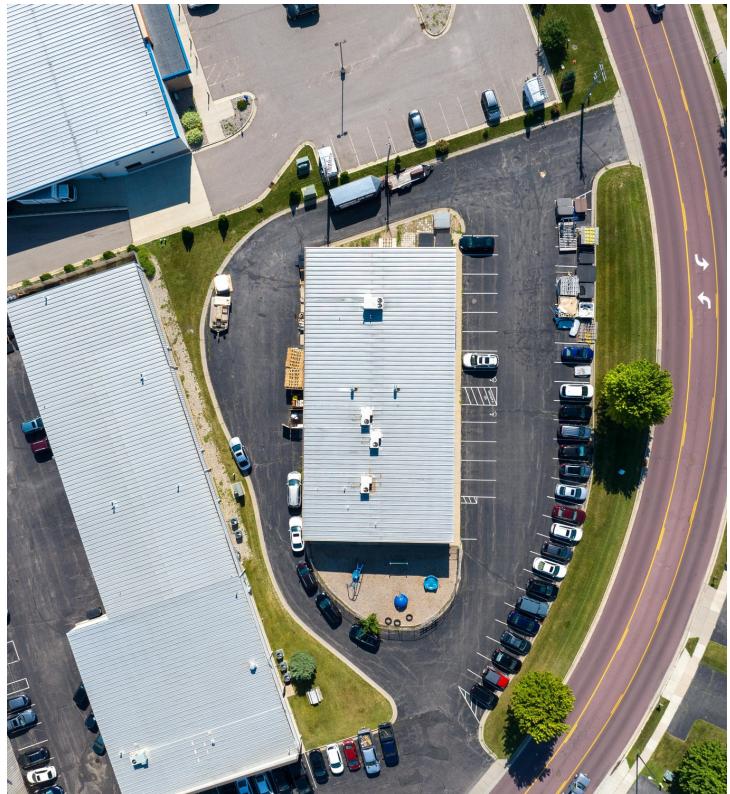
**BROCHURE** | 1720 Basset Drive 1720 Bassett Dr Mankato, MN 56001

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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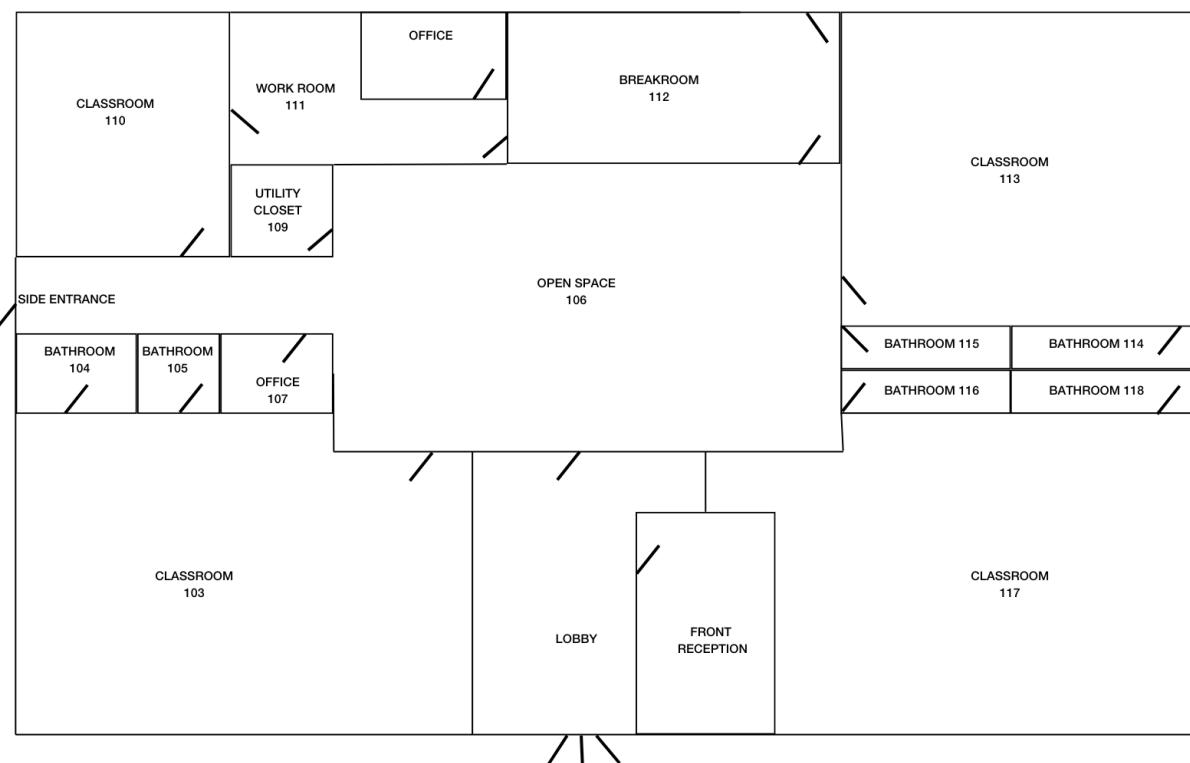


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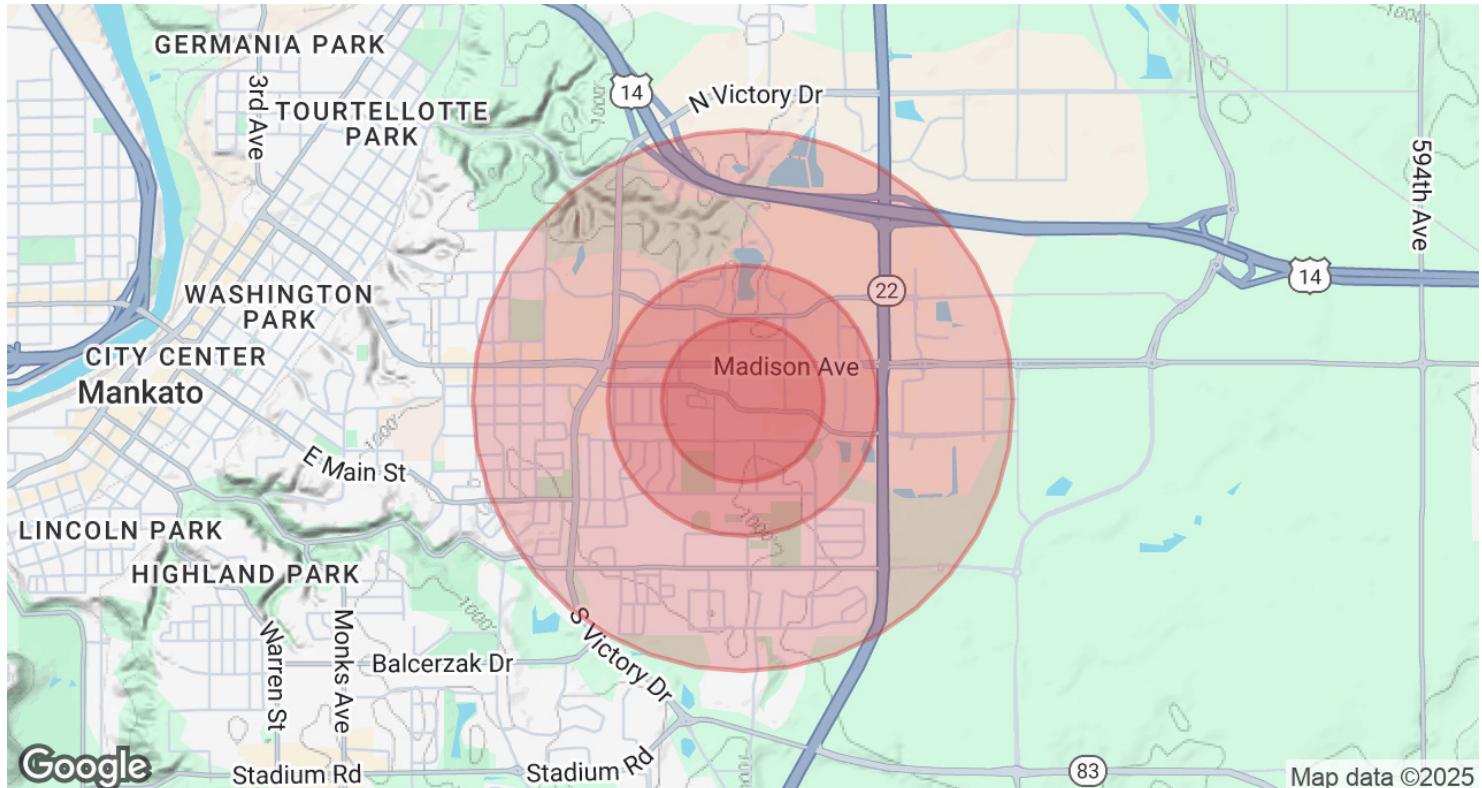
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4,818 SF | \$995,000  
Office Space



Legend



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	487	1,876	7,003
Average Age	41	41	42
Average Age (Male)	39	39	40
Average Age (Female)	42	43	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	214	845	3,195
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$87,936	\$92,411	\$93,832
Average House Value	\$416,532	\$454,768	\$394,844

*Demographics data derived from AlphaMap*



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Daycare/Office Space



**David Schooff**

CEO | Broker

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MN #40137517

### 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

### Memberships

SIOR CCIM CPM

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