

551 BELLE AVENUE

MANKATO, MN 56001

PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the vibrant community surrounding our prime location in Mankato, MN. Situated in a bustling retail corridor, the area offers high visibility and easy access for Retail/Strip Center tenants. Just a short drive from the property, tenants and their customers can explore the Mankato City Center with its eclectic mix of shops, restaurants, and entertainment venues. Nearby, the beautiful Riverfront Park provides a picturesque setting for outdoor activities and events. With a strong consumer base and a range of popular attractions, the area is an ideal destination for retail businesses looking to thrive in a dynamic and growing market.

PROPERTY HIGHLIGHTS

- Prime location in a bustling commercial area
- Professional and welcoming atmosphere
- Proximity to major transportation arteries
- Convenient access to local amenities and services

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	4,506 SF
Building Size:	7,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,969	18,061	25,326
Total Population	6,675	47,644	66,011
Average HH Income	\$56,719	\$51,929	\$56,646

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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RETAILER MAP



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209 Powell Place

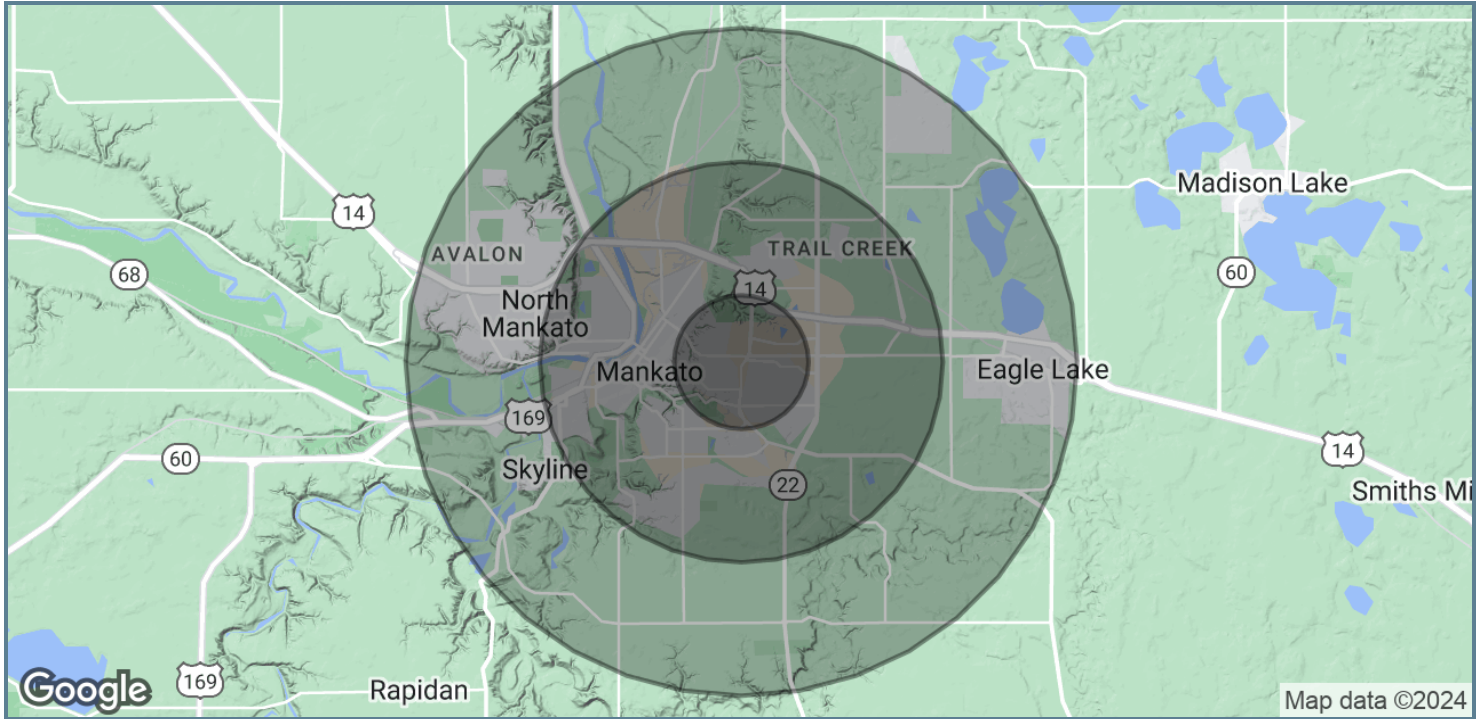
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,675	47,644	66,011
Average Age	38.8	28.7	29.9
Average Age (Male)	34.7	27.5	29.0
Average Age (Female)	43.9	30.7	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,969	18,061	25,326
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$56,719	\$51,929	\$56,646
Average House Value	\$177,379	\$175,608	\$182,633

2020 American Community Survey (ACS)

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