



## US-169 Retail Pad Development Site

1235 Range Street  
Mankato, Minnesota 56001

### Property Overview

Introducing a prime opportunity in Fairmont, MN — the “Shop Condo” concept delivers flexible, turnkey commercial units designed to accommodate build-to-suit configurations for sale or lease, or even delivered as a basic shell for end-user finish-out. Ideal for contractors, manufacturers, specialty service providers or owner-occupiers, each unit offers high-visibility frontage, functional warehouse/office build-out potential, generous truck access and functional parking. Customers may select a fully customized fit-up lease, purchase the unit tailored to their operations, or secure a shell and complete the finish-out according to their timing and budget. With professional property management and long-term asset strategy in place, this offering delivers owner control, scalability and

### Property Highlights

- US-169 Visibility
- Adjacent 72 New Construction Multi-Family Units
- 30,000+ VPD
- Excellent QSR/Drive-Thru Opportunity
- Purchase Land or Build to Suit Options

### Offering Summary

Sale Price:	\$795,000
Lot Size:	1.04 Acres

### For More Information

**David Schooff**

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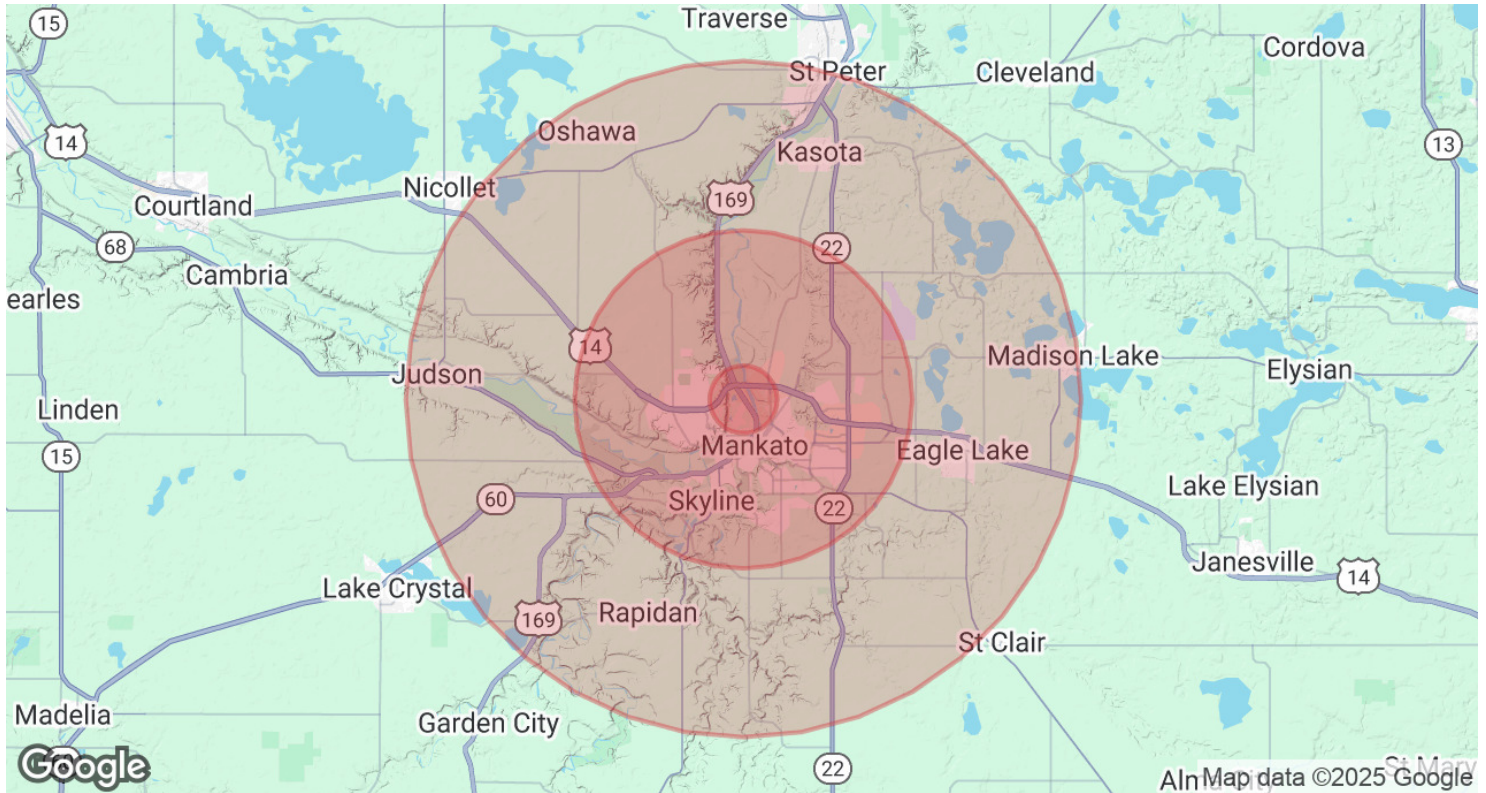




For Sale

1.04 Acres | \$764,423 / AC  
Land Space





Population	1 Mile	5 Miles	10 Miles
Total Population	5,046	64,309	85,094
Average Age	40	37	37
Average Age (Male)	39	36	36
Average Age (Female)	41	38	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,070	25,709	33,000
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$107,126	\$96,546	\$100,989
Average House Value	\$263,674	\$298,058	\$305,910

Demographics data derived from AlphaMap





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### David Schooff

CEO | Broker

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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

### Memberships

SIOR CCIM CPM

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