



## 826 South Front Street

826 South Front Street  
Mankato, Minnesota 56001

### Property Overview

Prime endcap retail space available at 826 South Front Street in Mankato, MN. This high-visibility former barber shop offers excellent frontage along a busy commercial corridor, making it an ideal location for a variety of retail or service-based businesses.

### Property Highlights

- 2,145 square feet of versatile space
- Large front windows providing natural light and display opportunities
- Open floor plan with existing plumbing, ideal for salon, barber shop, boutique, or office use
- Ample parking with convenient access for customers
- Near downtown Mankato and other established businesses

### Offering Summary

Lease Rate:	Negotiable
Available SF:	2,145 SF

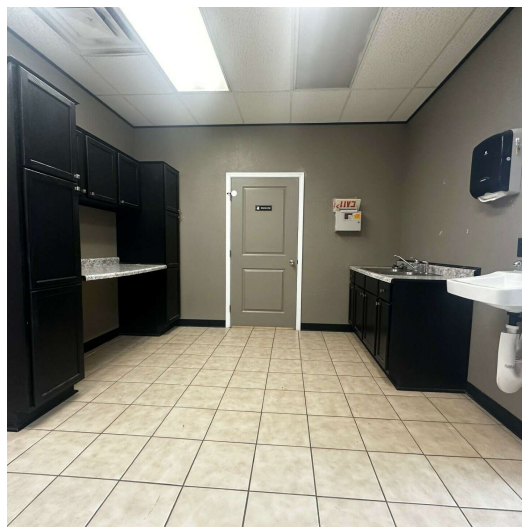
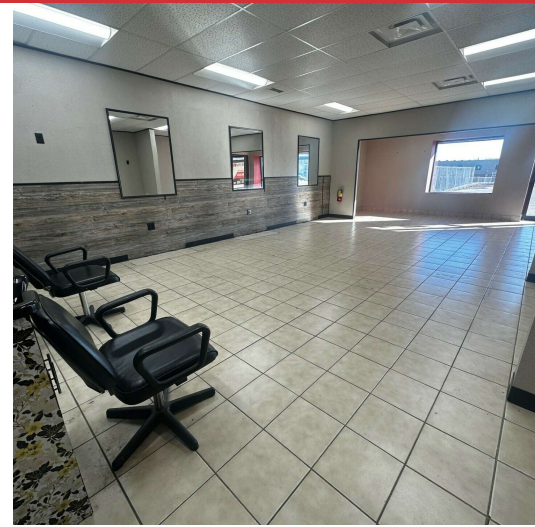
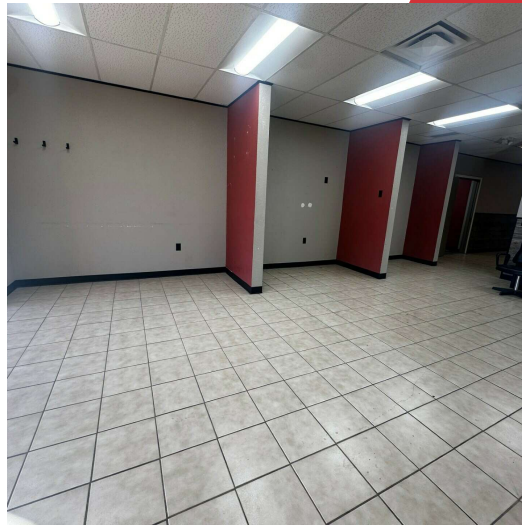
### For More Information

**David Schooff**

O: 507 380 7340

david@nainorthstar.com | MN #40137517

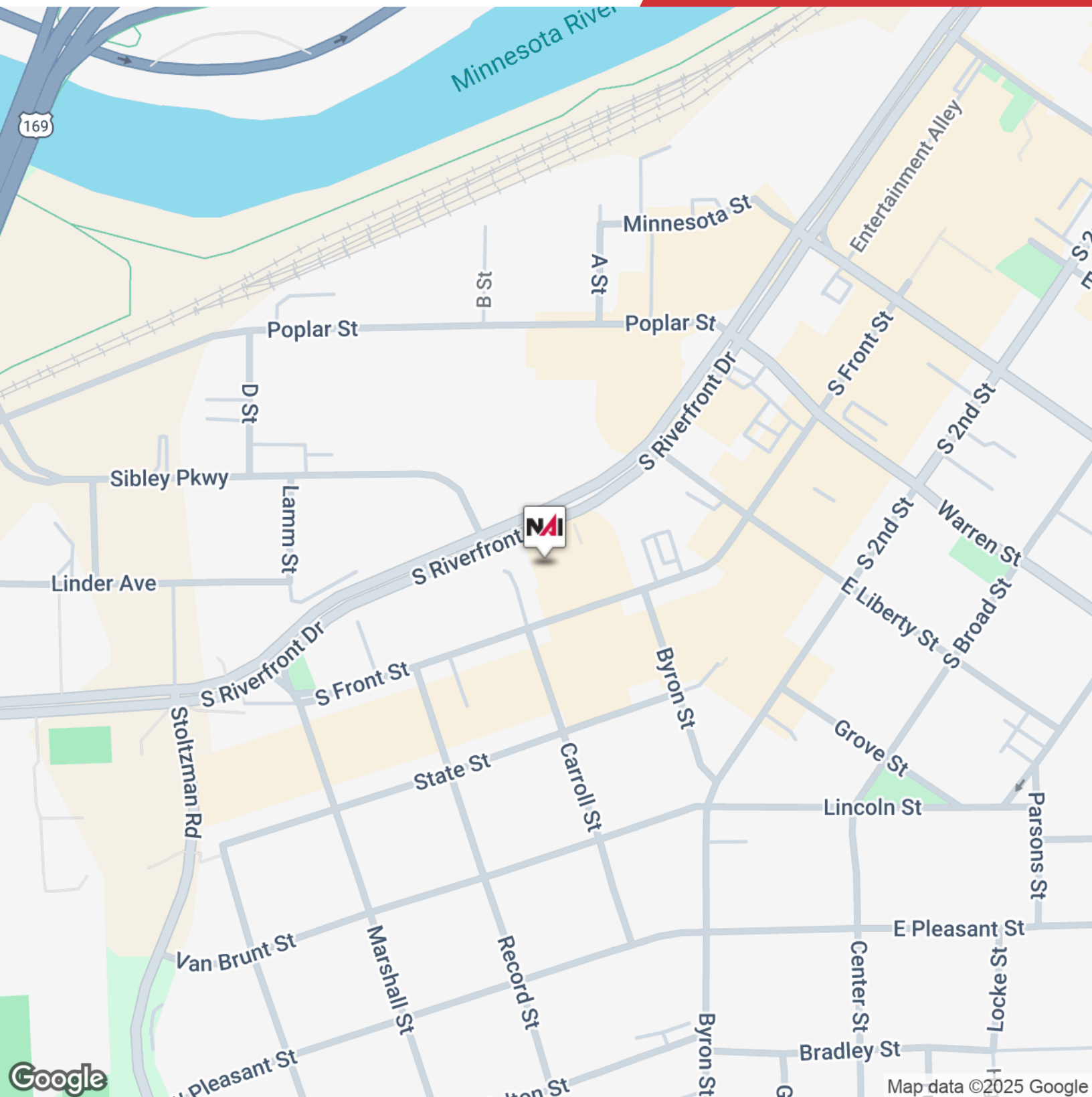


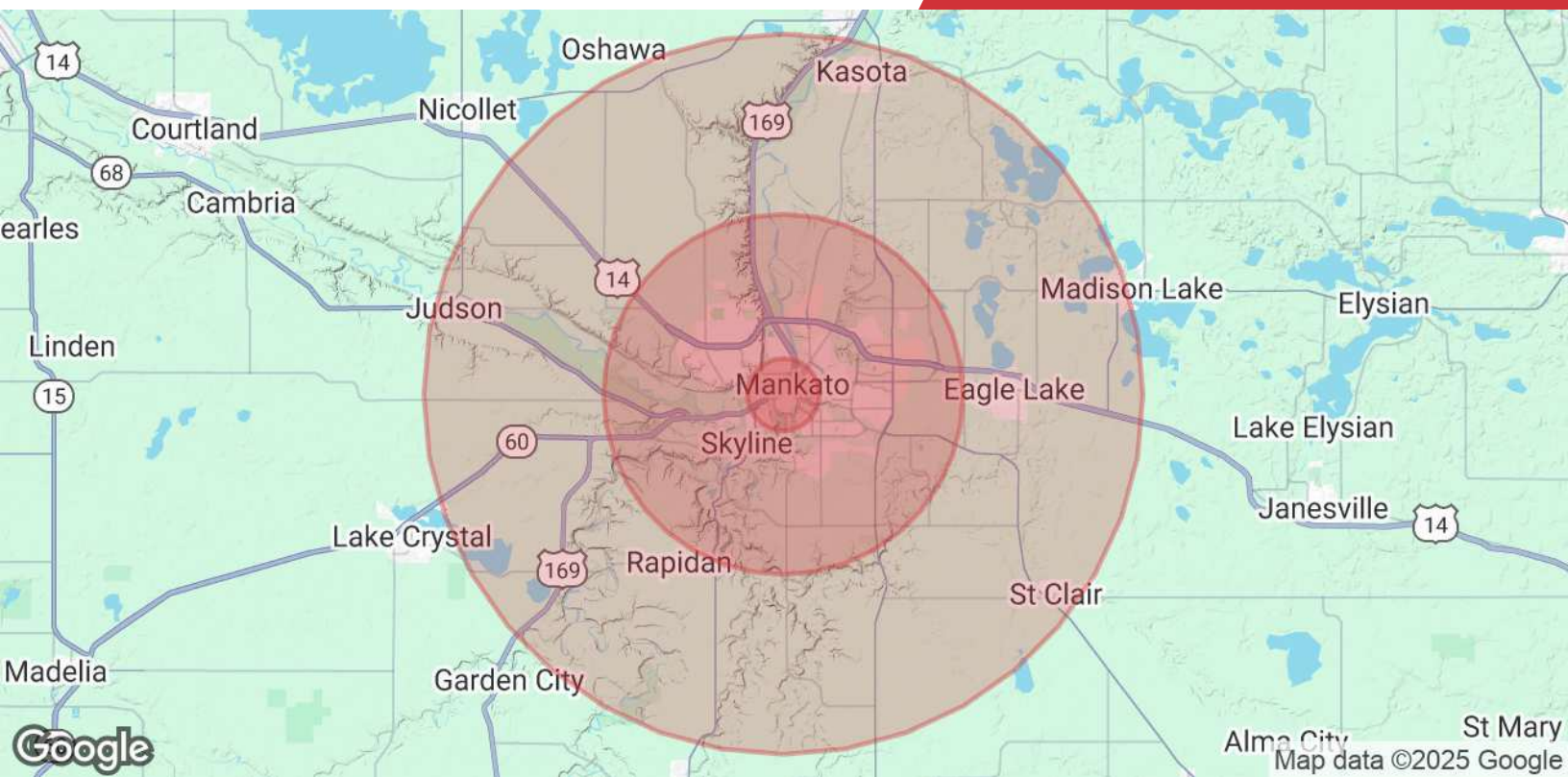


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1400 Madison Avenue, Suite 730  
Mankato, MN 56001  
507 380 6627 tel  
[nainorthstar.com](http://nainorthstar.com)







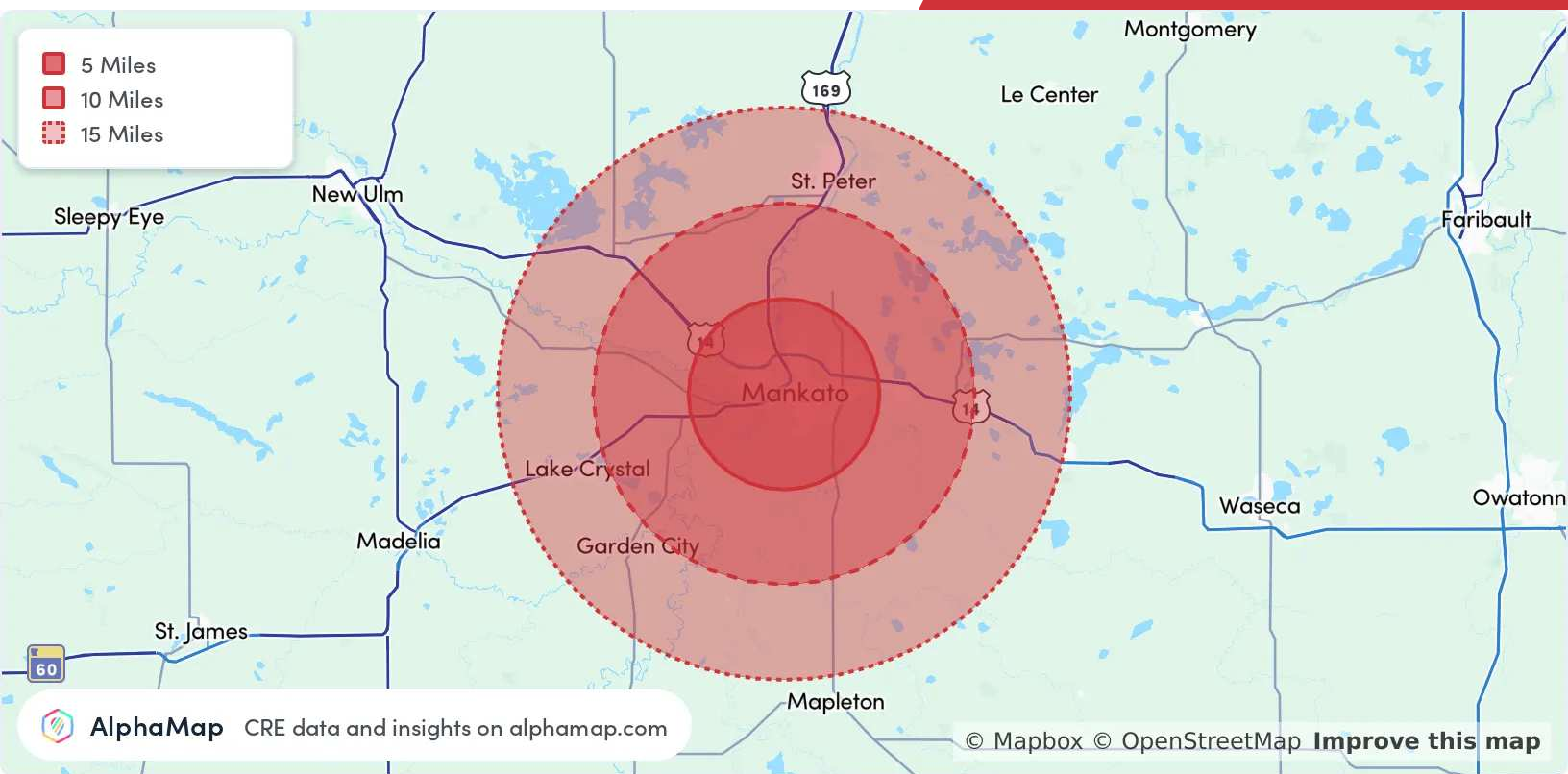
## Population

	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	12,713	64,569	73,544
<b>Average Age</b>	36	37	37
<b>Average Age (Male)</b>	35	36	36
<b>Average Age (Female)</b>	37	38	38

## Households & Income

	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	5,117	25,811	29,230
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$76,819	\$96,462	\$98,794
<b>Average House Value</b>	\$227,896	\$297,741	\$303,452

Demographics data derived from AlphaMap



## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	12,713	57,219	64,569
<b>Average Age</b>	36	37	37
<b>Average Age (Male)</b>	35	36	36
<b>Average Age (Female)</b>	37	38	38

## Household & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,117	22,885	25,811
<b>Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$76,819	\$94,047	\$96,462
<b>Average House Value</b>	\$227,896	\$287,022	\$297,741
<b>Per Capita Income</b>	\$30,727	\$37,618	\$38,584

Map and demographics data derived from AlphaMap

**David Schooff****CEO | Broker**

david@nainorthstar.com

Direct: **507.380.7340** | Cell: **507.380.7340**

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

NAI North Star  
1400 Madison Avenue Suite 730  
Mankato, MN 56001  
507.380.6627