

# LEASE

## TWO RIVERS PLACE, SUITE 100

600 S Riverfront Dr, Suite 100 Mankato, MN 56001



### PROPERTY DESCRIPTION

Suite 100 offers 2,491 square feet of freshly painted office space in a charming brick strip center located in the heart of downtown Mankato. With prominent visibility and easy access along Riverfront Drive, the building features well-maintained landscaping, custom window awnings, and a parking lot with ample spaces for both customers and employees. The suite includes a welcoming entry area, three private offices, a spacious open work area, a kitchenette, a private restroom, and dedicated storage space, making it a versatile and professional setting for a variety of business needs.

### PROPERTY HIGHLIGHTS

- High Traffic Downtown
- Ample Parking
- Popular Neighboring Tenants
- Recently Updated

### LOCATION DESCRIPTION

Located in the heart of downtown Mankato, Suite 100 at 600 S Riverfront Drive offers prime visibility along one of the city's busiest corridors. The property sits within the well-maintained Two Rivers Place brick strip center, surrounded by popular businesses including fitness centers, restaurants, and retail shops. Tenants benefit from a high-traffic location with convenient access and a dedicated parking lot providing ample space for both customers and employees.

### OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	2,491 SF
Building Size:	14,879 SF

#### Landon Brown

Commercial Sales and Leasing Agent  
(507) 625-4715  
landon@cbcfishergroup.com



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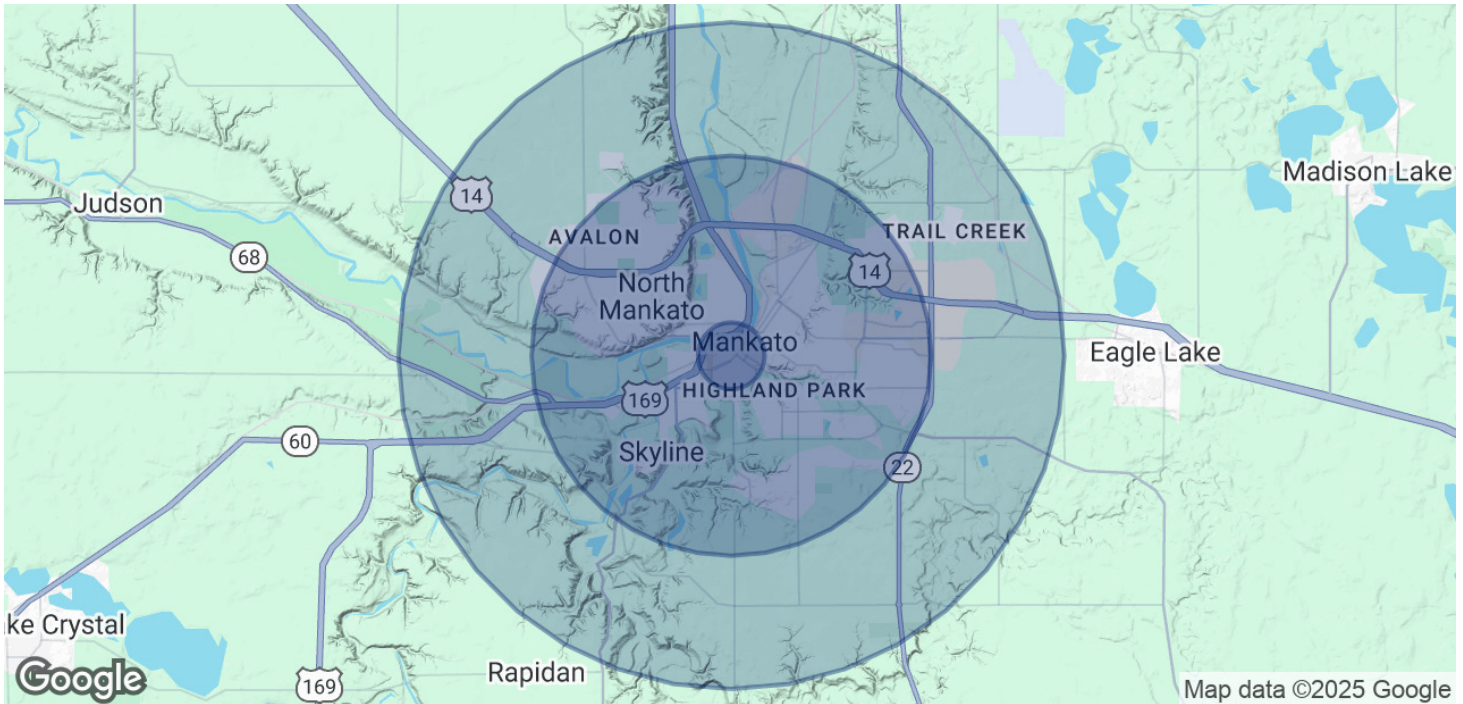


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### POPULATION

	0.5 MILES	3 MILES	5 MILES
Total Population	3,384	57,319	64,811
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	38	38

### HOUSEHOLDS & INCOME

	0.5 MILES	3 MILES	5 MILES
Total Households	1,571	22,923	25,903
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$68,132	\$94,077	\$96,585
Average House Value	\$168,752	\$287,163	\$298,141

Demographics data derived from AlphaMap

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## **LANDON BROWN**

**Commercial Sales and Leasing Agent**

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MN #40846472

## **PROFESSIONAL BACKGROUND**

Landon Brown is a Mankato, MN native who began a career in real estate in 2020. He is based out of Mankato and regularly travels to Minneapolis, St. Paul, and Rochester for business.

Landon graduated from South Central College with a degree in Small Business Management and Marketing Management. He spent 7 years in hospitality before embracing a life of serial entrepreneurship. With start ups ranging from hydroponics to wholesale distribution to vending services, Landon has a unique toolkit centered around meeting specific client's needs. His goal is to bring that toolkit into real estate by providing individually customized representation that exceeds both the client and Fisher Group standards.

Outside of business, Landon enjoys spending time with his wife Maria and their two kids Emilia and Lincoln. He loves to cook homemade dinners like Shrimp Carbonara and Vegetable Ramen. Landon uses his vacation time to explore far away places, most recently Switzerland and Southern France. During the summer time, he spends most free time in Lake Okoboji with his family.

Whether buying or selling, Landon has the knowledge and network to get a deal done!

### **Fisher Group**

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