



St. Peter Office Space - Sale

622 Sunrise Dr
Saint Peter, Minnesota 56082

Property Overview

Purchase or lease this multi-tenant office space in St. Peter MN. This property is near the Gustavus Campus and the St. Peter high school. This space offers off-street parking, hilltop setting, and is affordable. Tenants in this building include a daycare, cultural center, and H&R Block.

Excellent retail/office location available. Former nutrition shop has additional plumbing for small cafe or food use.

Property Highlights

- Room for Expansion/Outdoor Space
- Long Term Tenants
- Net Leased Investment

Offering Summary

Sale Price:	Inquire for Financials
Lease Rate:	Price Upon Request
Building Size:	11,256 SF
Available SF:	
Lot Size:	152,454 Acres

For More Information

David Schooff

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For Sale

Office Space

Lease Information

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Price Upon Request

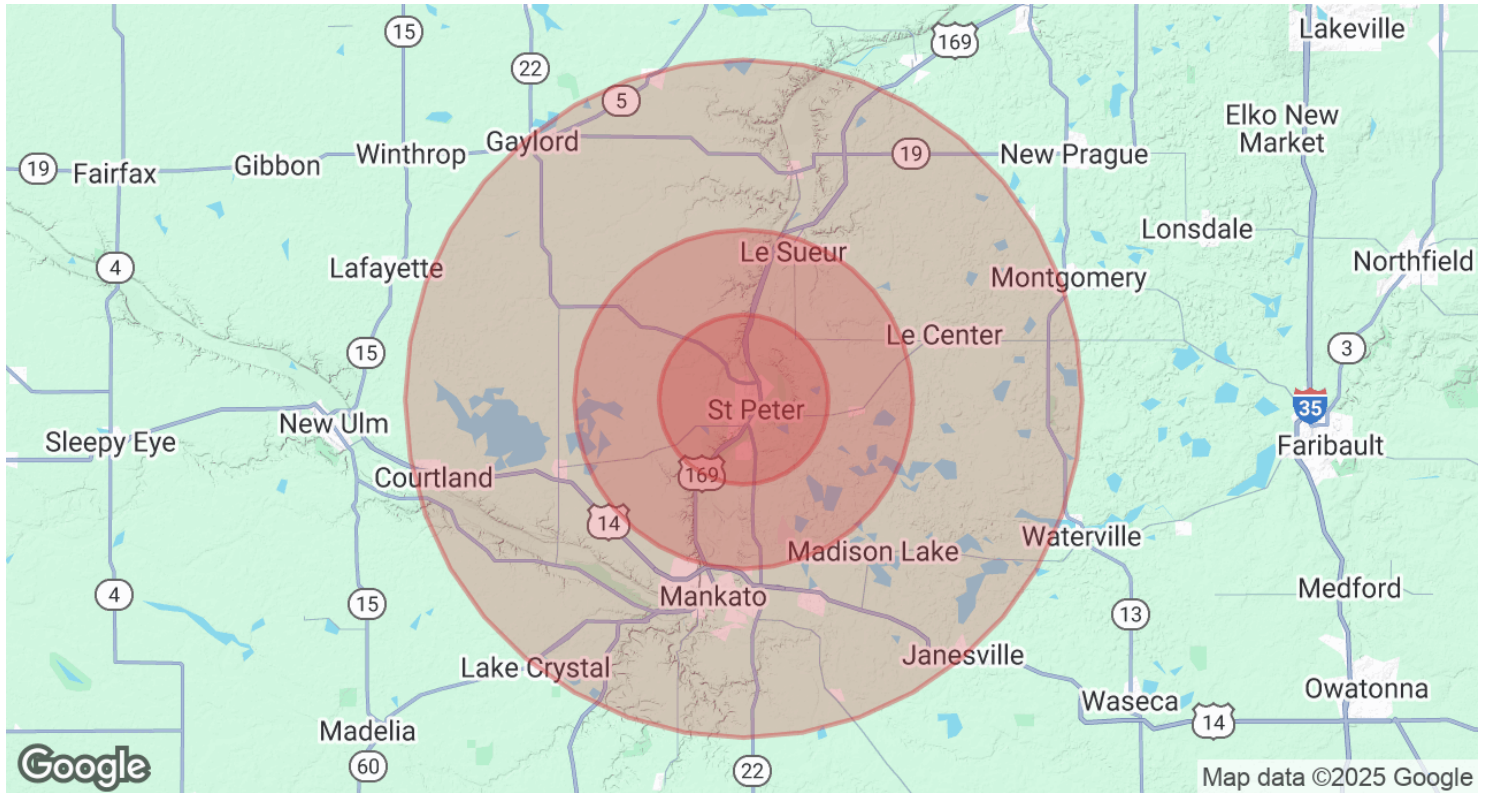
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite B	-	1,431 SF	Gross	Price Upon Request
Suite A	-	5,428 SF	NNN	Price Upon Request
Suite C-1	-	597 SF	Gross	Price Upon Request



Suite	Tenant Name	Size SF	% Of Building	Lease Start	Lease End
A	Childcare	5,428 SF	48.22%	01/01/2023	12/31/2027
C	Jamac Enterprises	1,431 SF	12.71%	01/01/2025	12/31/2028
200	H&R Block	1,636 SF	14.53%	01/01/2021	12/31/2025
Totals		8,495 SF	75.46%		





Population	5 Miles	10 Miles	20 Miles
Total Population	14,632	36,158	122,448
Average Age	38	40	39

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	4,676	13,319	47,611
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$113,059	\$116,817	\$102,995
Average House Value	\$305,804	\$331,548	\$311,712

Demographics data derived from AlphaMap



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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