



St. Peter Office Space - Sale

622 Sunrise Dr

Saint Peter, Minnesota 56082

Property Overview

Excellent Owner-User Opportunity! 622 Sunrise Drive offers a turnkey opportunity for businesses ready to expand or establish a presence in a high-visibility, growth-oriented market. Perfect for medical clinics, financial services, wellness providers, or administrative offices, this location places your brand at the heart of St. Peter's bustling commercial district. Benefit from proximity to Highway 169, River's Edge Hospital, Gustavus Adolphus College, and other high-traffic anchors. With ample parking, modern infrastructure, and strong local demographics, this site supports operational efficiency, client accessibility, and long-term scalability. Position your business for success in Southern Minnesota's rising commercial landscape.

Property cross-posted for turnkey daycare or office lease assumption.

Property Highlights

- Professional Setting + Neighboring Tenants
- Long Term Tenancy
- Owner-User Opportunity
- Acreage for Expansion
- Growing District for City Services

Offering Summary

Sale Price:	\$999,000
Building Size:	11,256 SF
Lot Size:	152,454 Acres

For More Information

David Schooff

O: 507 380 7340

david@nainorthstar.com | MN #40137517





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

For Sale

11,256 SF | \$999,000

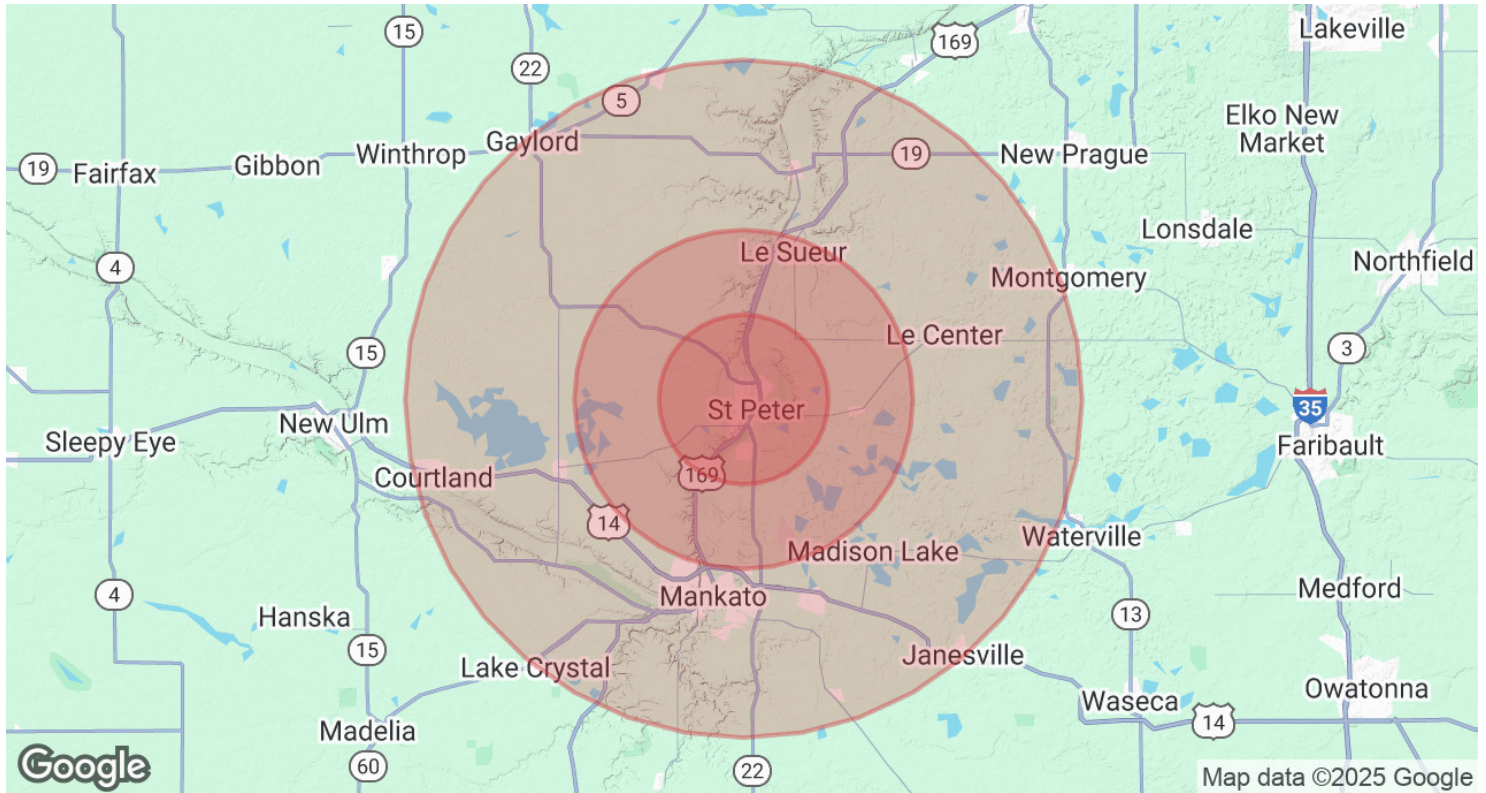
Multi-Tenant



For Sale

11,256 SF | \$999,000

Multi-Tenant



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

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

B.S. Iowa State University; Journalism/Mass Communications

Memberships

SIOR CCIM CPM

NAI North Star
1400 Madison Avenue Suite 730
Mankato, MN 56001
507.995.5392