

1910 LOOKOUT DRIVE

North Mankato, MN 56003



PROPERTY DESCRIPTION

1910 Lookout Drive presents an excellent opportunity for an investor or owner-occupant in one of North Mankato's most established commercial areas. With outstanding visibility, easy accessibility, and close proximity to major retailers, healthcare, and residential growth, the property is well-suited for a variety of commercial uses while offering long-term investment potential.

This offering consists of **60,000 square feet** within a **100,000-square-foot** building. The remaining **40,000 square feet** of the building is under separate ownership and is **not included** in this sale.

Of the **60,000 square feet** being offered, approximately **20,000 square feet** is currently leased to an existing tenant, providing in-place income, while the remaining **40,000 square feet** is **vacant and available for immediate occupancy**, making it ideal for an owner-user or an investor seeking value-add potential.

PROPERTY HIGHLIGHTS

- Prime Lookout Drive location
- Excellent visibility and traffic exposure
- Easy access to U.S. Highway 14
- Strong surrounding retail and commercial businesses
- Ideal for retail, office, medical, industrial, professional use
- Features 2 drive in doors, 2 Delivery doors and 3 dock doors.

OFFERING SUMMARY

Sale Price:	\$7,850,000
Lot Size:	4.2 Acres
Building Size:	60,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,516	21,137	30,349
Total Population	3,469	53,021	77,471
Average HH Income	\$96,789	\$92,220	\$96,112

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.

JAMES HALBUR

Director

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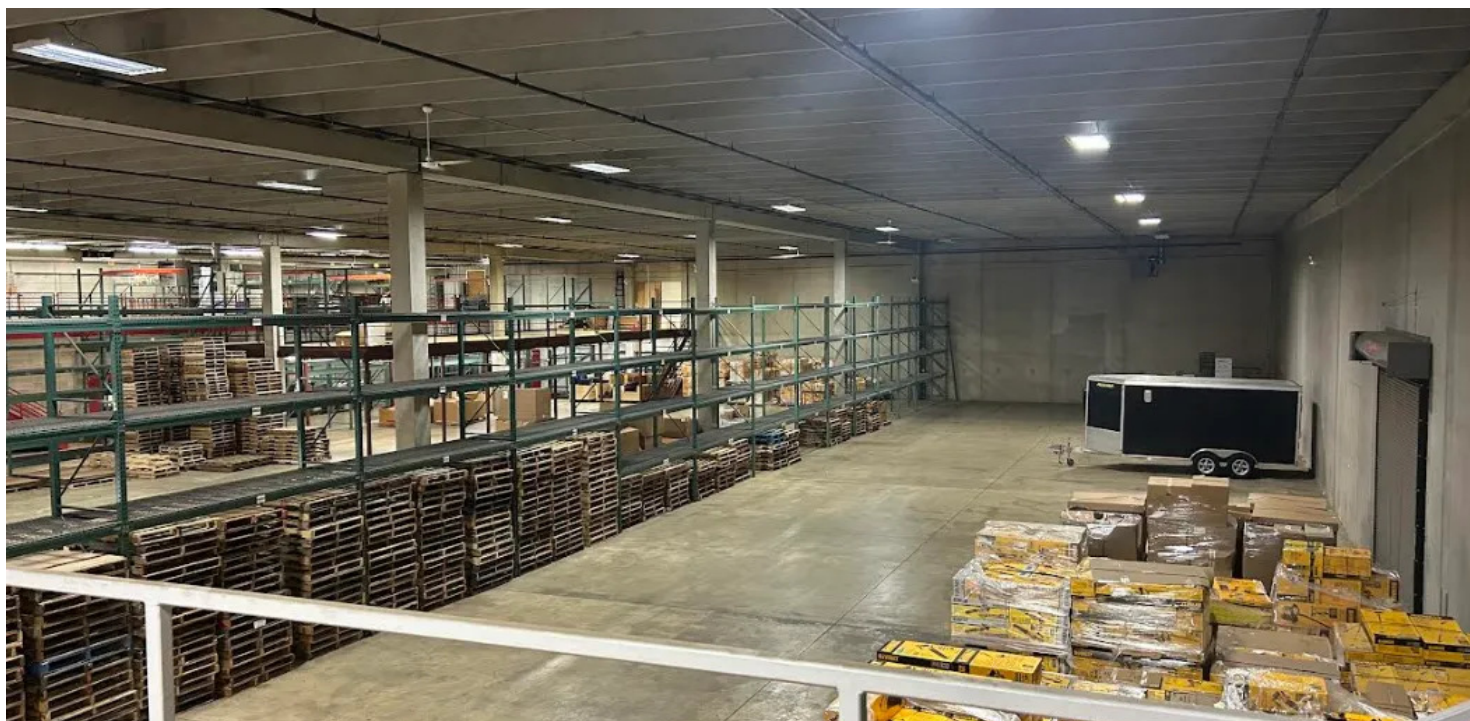
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1915 Plaza Drive, Suite 200
Eagan, MN 55122

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INDUSTRIAL FOR SALE

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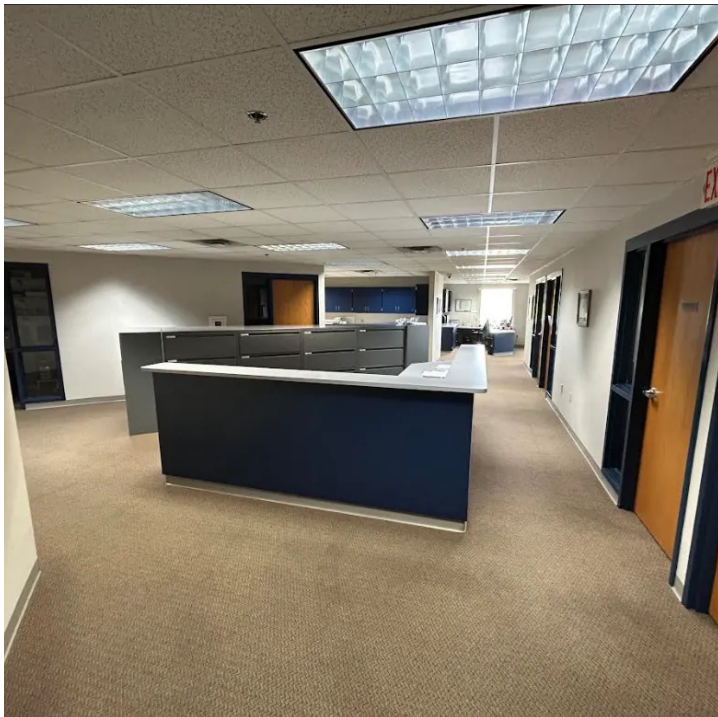
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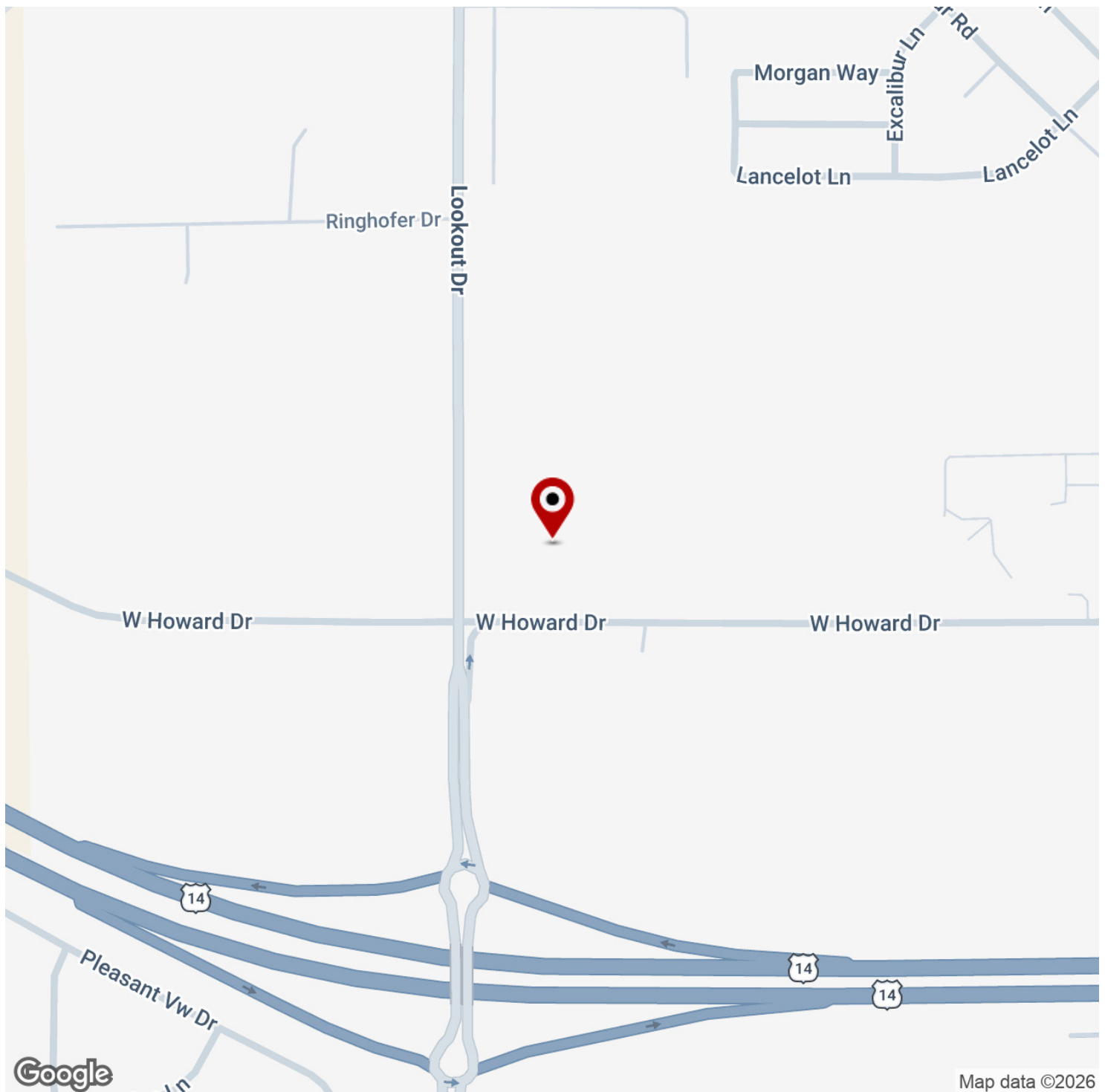
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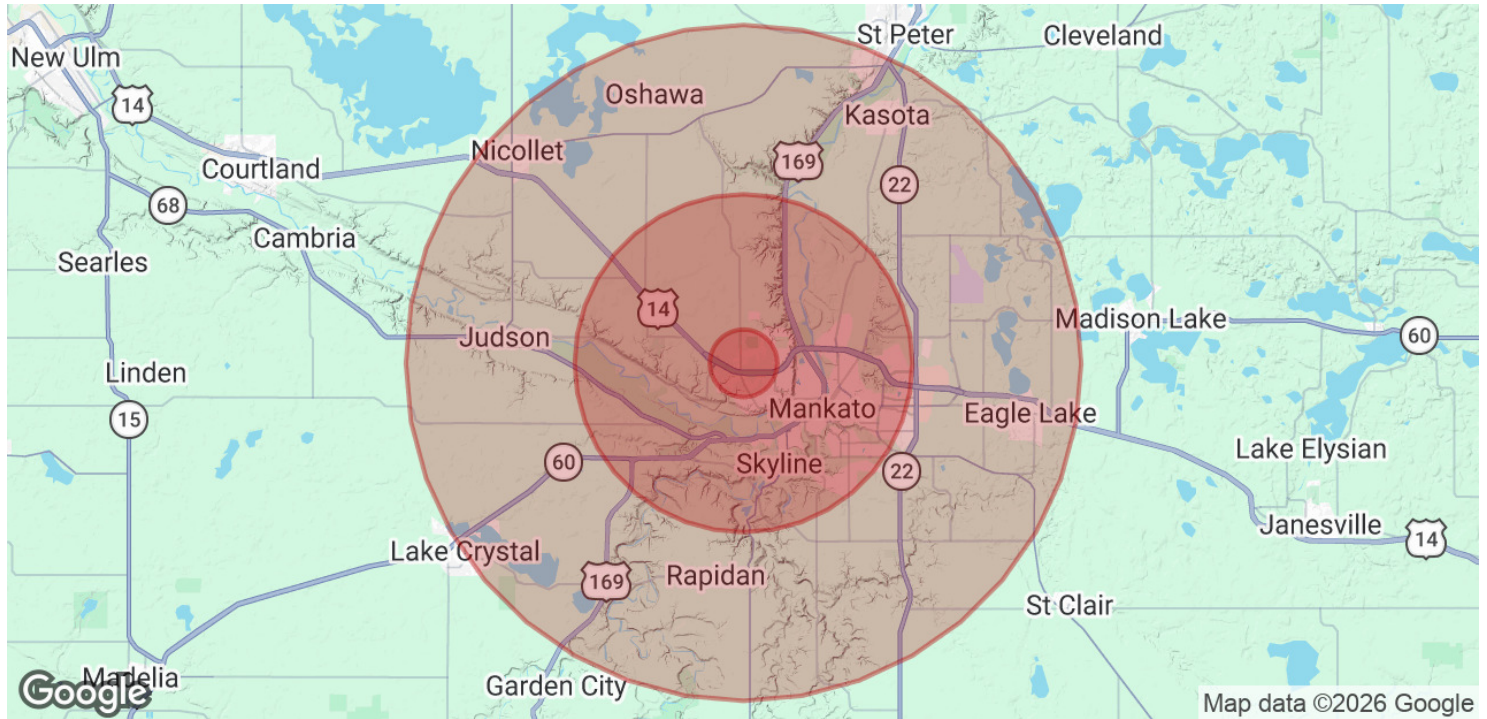
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,469	53,021	77,471
Average Age	36.2	32.5	33.9
Average Age (Male)	36.4	32.3	34.3
Average Age (Female)	35.5	34.1	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,516	21,137	30,349
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$96,789	\$92,220	\$96,112
Average House Value	\$258,851	\$284,513	\$291,066

2023 American Community Survey (ACS)

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