



## North Victory Drive & St. Andrews Drive Development Site

North Victory Drive  
Mankato, Minnesota 56001

### Property Highlights

- 1.13 Highway Commercial
- Build-to-Suit Option Available
- Excellent Highway 14 Off-Ramp Visibility
- Growing Retail/Office District
- Adjacent Large R-1/R-4 Developments

### Property Overview

A rare infill development opportunity along North Victory Drive — one of Mankato's highest-demand commercial corridors, where buildable frontage is increasingly scarce. This 1.13-acre B-3 Highway Commercial parcel delivers exceptional

### Offering Summary

Sale Price:	\$325,000
Available SF:	
Lot Size:	1.13 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	2	8
Total Population	2	6	21
Average HH Income	\$82,425	\$82,425	\$82,425

### For More Information

**David Schooff**

O: 507 380 7340  
david@nainorthstar.com | MN #40137517

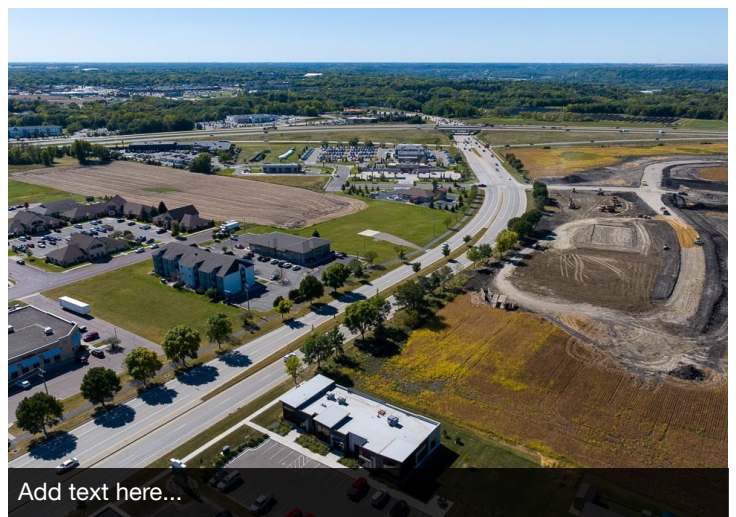
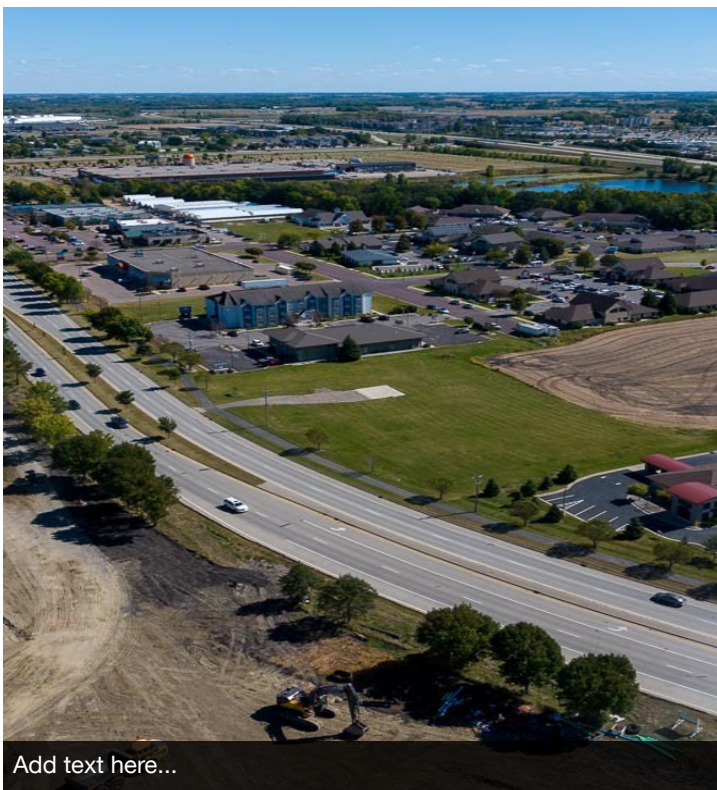
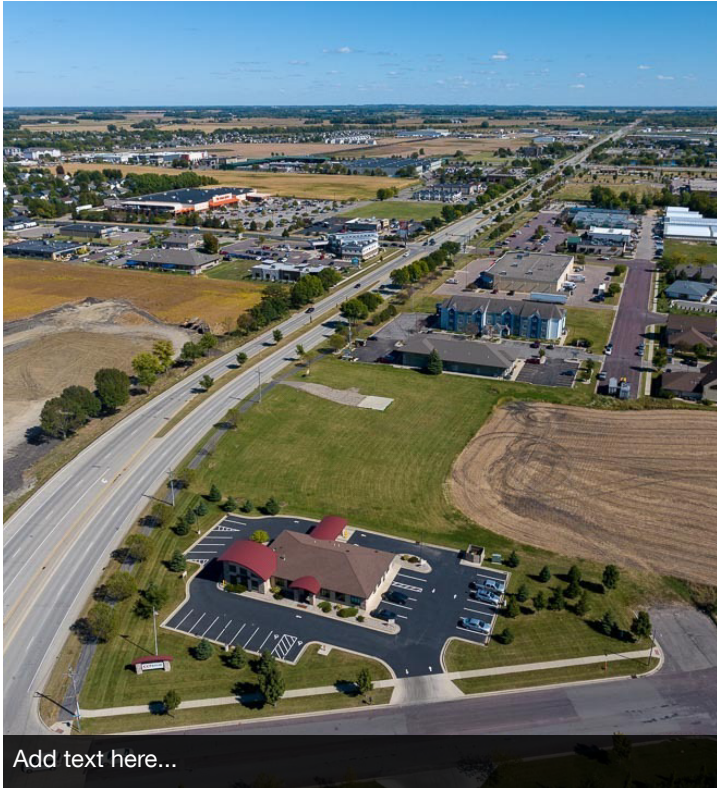
**BROCHURE** | North Victory Drive and St. Andrews Drive Development Site North Victory Drive Mankato, MN 56001

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.



For Sale

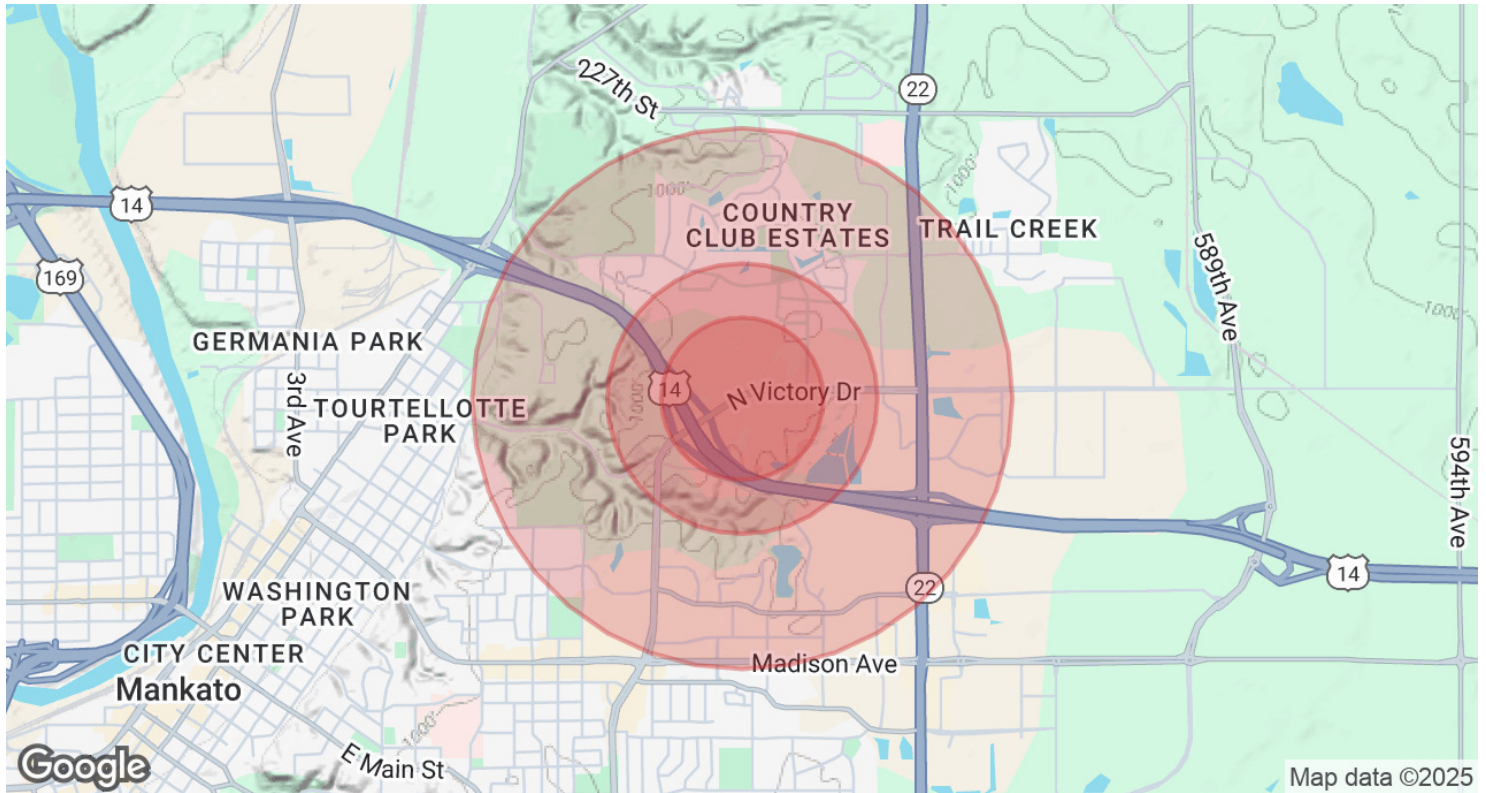
1.13 Acres | \$287,611 / AC  
Land Space











Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2	6	21
Average Age	42	42	42
Average Age (Male)	42	42	42
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	2	8
# of Persons per HH	2	3	2.6
Average HH Income	\$82,425	\$82,425	\$82,425
Average House Value	\$259,843	\$259,843	\$259,843

Demographics data derived from AlphaMap