



## 201 S Minnesota Ave. St. Peter Retail

201 S Minnesota Ave  
Saint Peter, Minnesota 56082

### Property Highlights

- Highway 169 Retail Frontage
- Basement Storage
- End Cap Visibility/Signage
- Loading/Double Doors for Receiving
- CAM Estimated 2026 \$2.45/SF/Yr

### Property Overview

Lease opportunity in a former Ace Hardware building featuring flexible open-span retail space, strong ceiling heights, and excellent natural light from prominent storefront glazing. The property offers immediate Highway 169 visibility, on-site parking, and efficient customer access. Interior layout supports a wide range of uses including retail, showroom, fitness, medical, or service-oriented concepts. Existing infrastructure, strong signage potential, and adjacency to established commercial users position

### Offering Summary

<b>Lease Rate:</b>	\$6.00 - 8.00 SF/yr (NNN)
<b>Building Size:</b>	20,340 SF
<b>Available SF:</b>	2,300 - 9,200 SF
<b>Lot Size:</b>	6,390 SF

### Demographics 1 Mile 15 Miles 20 Miles

<b>Total Households</b>	1,939	39,435	49,169
<b>Total Population</b>	6,072	101,976	126,361
<b>Average HH Income</b>	\$108,658	\$102,034	\$103,050

### For More Information

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For Lease

2,300 - 9,200 SF | \$6.00 - 8.00 SF/yr

Retail Space



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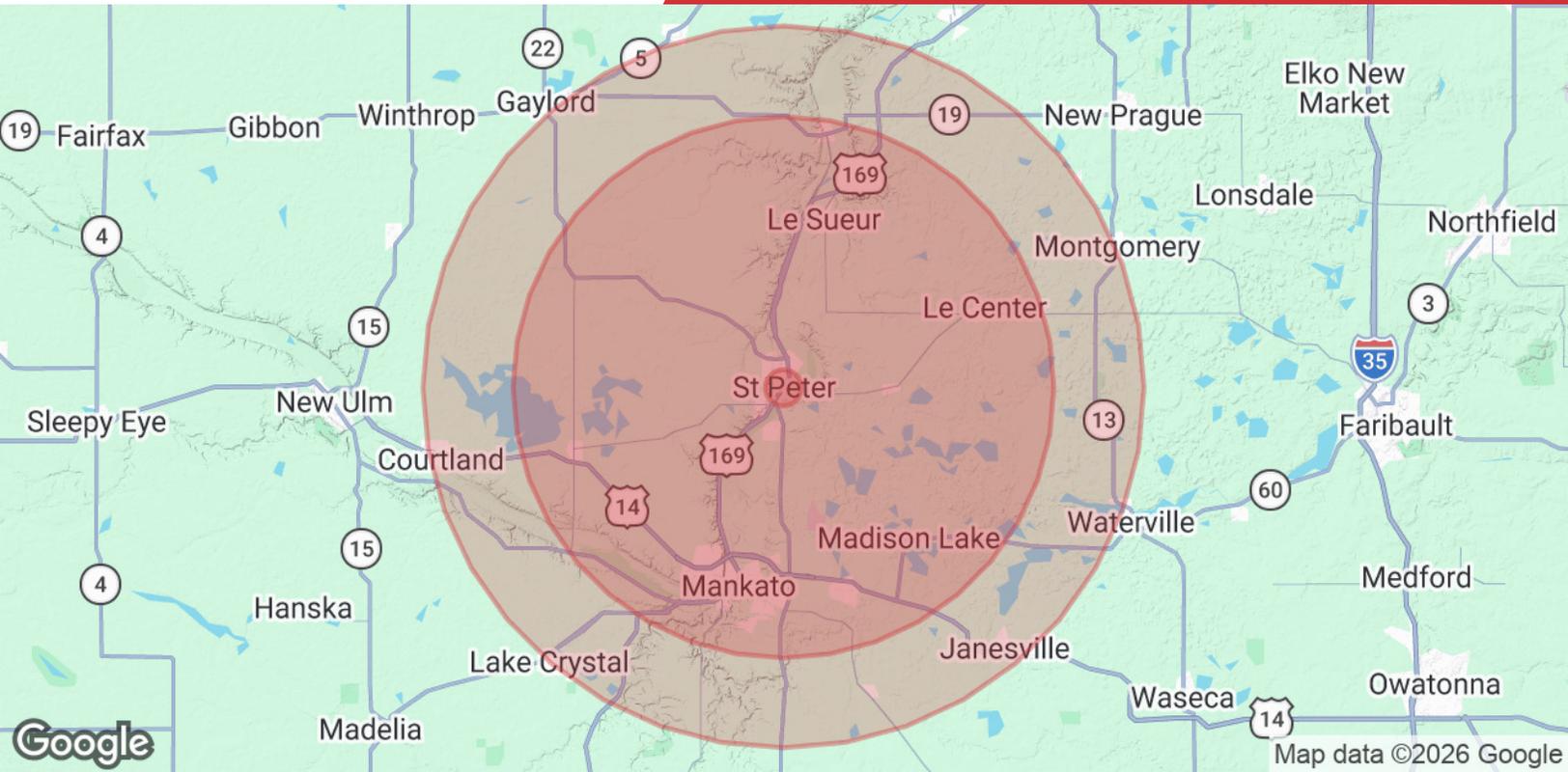
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### Location Overview

Situated at 201 S Minnesota Avenue in Saint Peter, this property offers exceptional exposure along U.S. Highway 169, a primary regional corridor serving strong daily commuter and consumer traffic. The site benefits from consistent high vehicle counts, delivering sustained visibility and brand recognition opportunities. Signalized access, proximity to established retail and service users, and seamless connectivity to the Greater Mankato market position this location as a high-performing commercial address. Ideal for users seeking accessibility, visibility, and a proven trade area with steady traffic flow and regional draw.

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



Population	1 Mile	15 Miles	20 Miles
<b>Total Population</b>	6,072	101,976	126,361
<b>Average Age</b>	35	38	39
<b>Average Age (Male)</b>	34	37	38
<b>Average Age (Female)</b>	36	39	40
Households & Income	1 Mile	15 Miles	20 Miles
<b>Total Households</b>	1,939	39,435	49,169
<b># of Persons per HH</b>	3.1	2.6	2.6
<b>Average HH Income</b>	\$108,658	\$102,034	\$103,050
<b>Average House Value</b>	\$285,852	\$310,963	\$312,965

Demographics data derived from AlphaMap

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