

LEASE

HISTORIC UNION TRAIN DEPOT

112 S Riverfront Dr Mankato, MN 56001



PROPERTY DESCRIPTION

Now available for lease: the entire second floor of the Historic Union Train Depot in downtown Mankato, offering 3,079 SF of beautifully updated office space. This one-of-a-kind suite includes seven private offices, a dedicated conference room, spacious common work area, kitchenette, file room, and additional storage. While fully modernized for today's business needs, the space retains the original charm and character of the 1896 depot. Enjoy sweeping views of the Minnesota River and a prime location across from the Mayo Clinic Health System Event Center and Hilton, surrounded by restaurants, coffee shops, and all that downtown Mankato has to offer. Plenty of parking is available for both employees and clients.

PROPERTY HIGHLIGHTS

- Great Visibility
- Entire Second Floor
- Prime Downtown Location
- Historic Charm + Modern Updates

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	3,079 SF
Lot Size:	57,628 SF
Building Size:	9,556 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,709	23,124	25,908
Total Population	12,972	57,793	64,823
Average HH Income	\$79,026	\$93,258	\$96,592

Kayla Forsythe

Commercial Sales & Leasing Agent

(507) 625-4715

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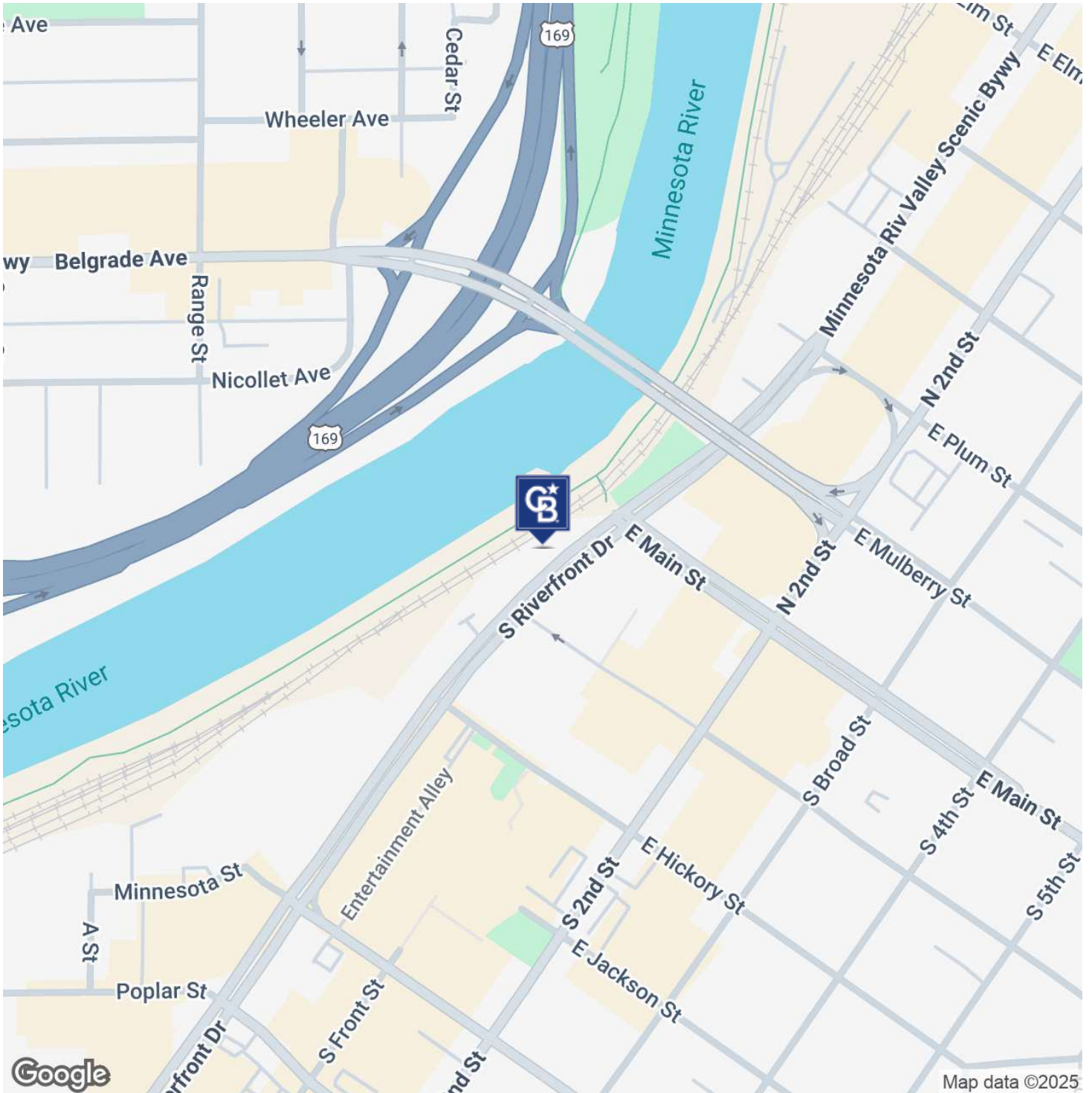


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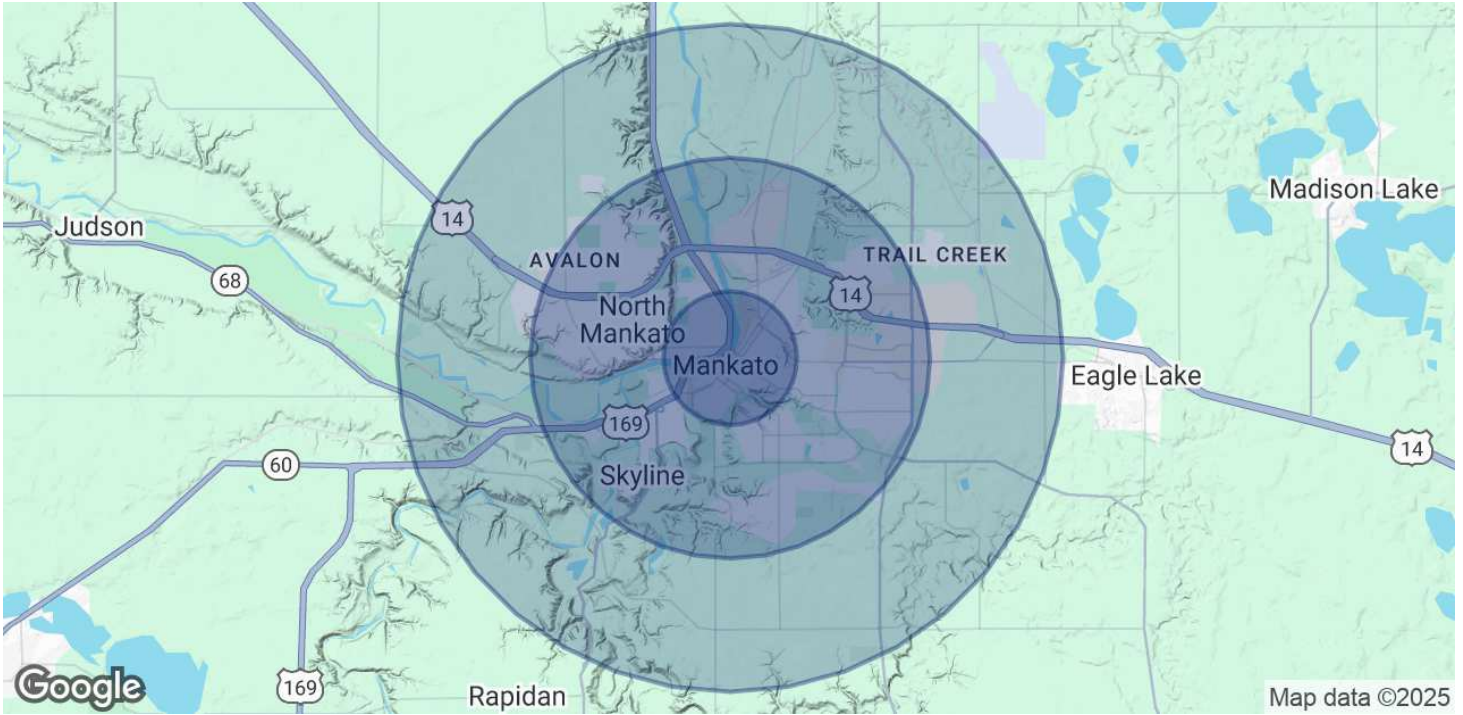


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,972	57,793	64,823
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,709	23,124	25,908
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$79,026	\$93,258	\$96,592
Average House Value	\$218,712	\$289,318	\$298,287

Demographics data derived from AlphaMap

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KAYLA FORSYTHE

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Direct: (507) 625-4715

PROFESSIONAL BACKGROUND

Kayla Forsythe joined Coldwell Banker Commercial Fisher Group early in 2022, but has years of experience owning and operating investment properties. Kayla has an ownership mentality and can help guide clients towards finding the perfect tenant or assessing potential investment opportunities. Her thirst for knowledge keeps her evolving with the trade. She has a degree in urban and regional studies, is finishing a Masters of Education, and is currently pursuing her CCIM certification!

Kayla has been a long time resident of Mankato and has a deep knowledge of the community. Growing up "in the business," her family has investment history with Fisher Group and she is ready to help the next generation with their commercial real estate goals. When Kayla isn't in the office, she can be found putting in sweat equity on a few of her properties or spending time with her family biking, camping, or at motocross tracks around the nation.

Fisher Group

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