



KIN PROPERTIES

2020 Adams St Mankato, MN 56001

2020 ADAMS ST | RETAIL PROPERTY

FOR SALE | 23,500 SF

\$3,418,618



PROPERTY DESCRIPTION

Single Tenant box for sale adjacent high performing HyVee location, located in primary retail node for Blue Earth county

PROPERTY HIGHLIGHTS

- Located in major retail node
- Excellent visibility from US 22



OFFERING SUMMARY

Available Size:	23,500 SF
Lot Size:	2.51 Acres
Sales Price:	\$3,418,618

DAVID ROTH

Vice President of Leasing
561.620.9200 x117
droth@kinproperties.com

DAN CORWIN

SVP, Head of Real Estate
561.620.9200 x114
dcorwin@kinproperties.com

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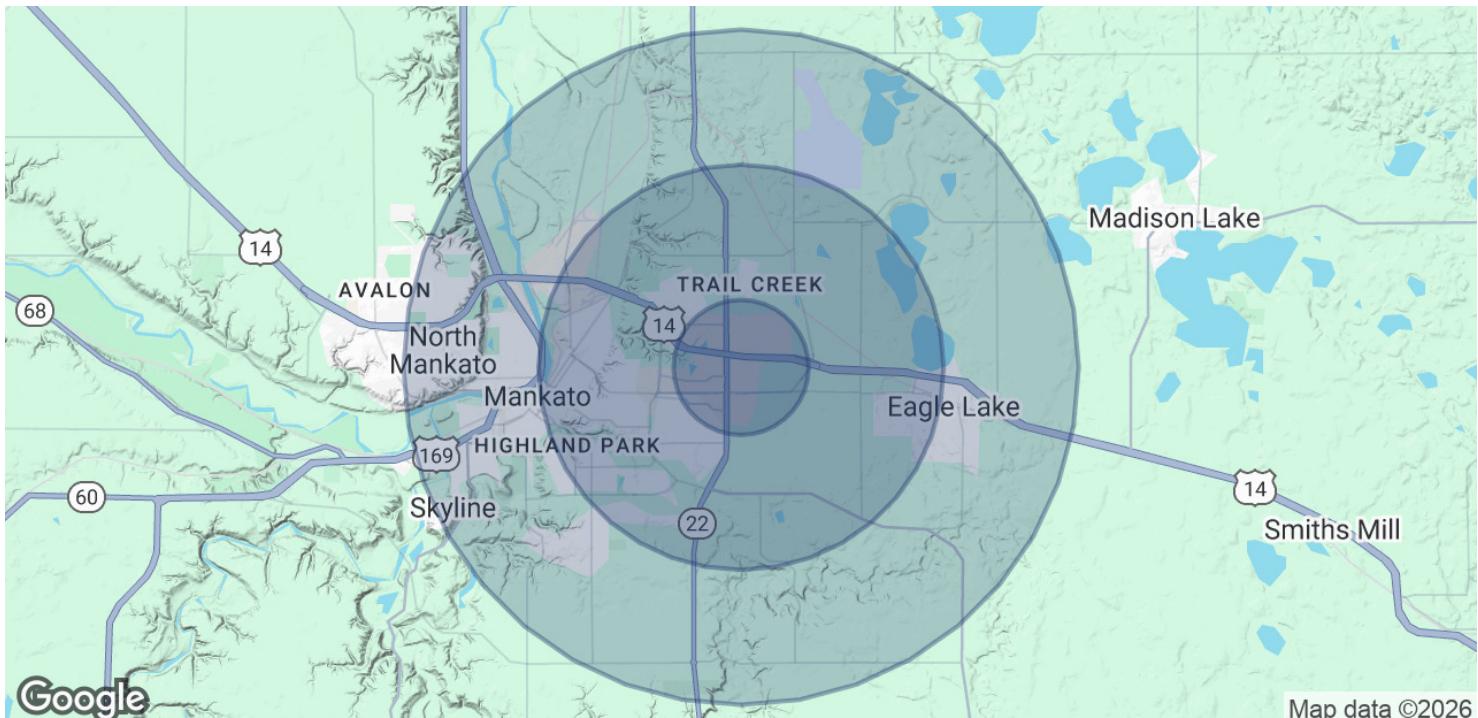


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,084	33,950	63,024
Average Age	39	36	37
Average Age (Male)	38	35	36
Average Age (Female)	41	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	964	14,273	25,127
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$92,128	\$84,959	\$92,240
Average House Value	\$403,386	\$301,605	\$294,462

Demographics data derived from AlphaMap

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