



327 N Riverfront Drive

Mankato, Minnesota 56001

Property Highlights

- 1,540 Square Feet
- 4 Private Offices and Large Reception
- \$3,500/Month (NNN)
- Lease Term + Rents Negotiable
- Owner-User Investment Opportunity
- Fully Leased Apartment
- New Roof (2024)
- Exceptional Updates and Finishes Throughout



Offering Summary

Sale Price:	\$499,000
Lease Rate:	\$3,500 per month (NNN)
Building Size:	2,640 SF
Available SF:	1,540 SF

For More Information

Cate DeBates

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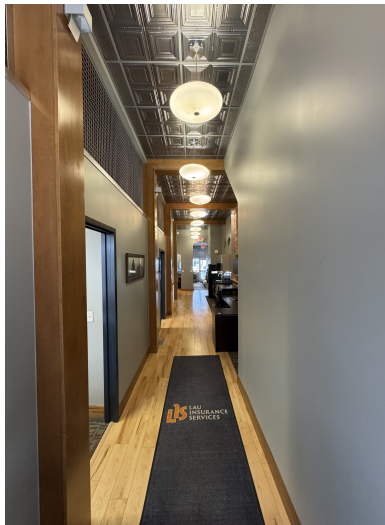
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,540 SF	Lease Rate:	\$3,500 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
327 N Riverfront Drive	Available	1,540 SF	NNN	\$3,500 per month

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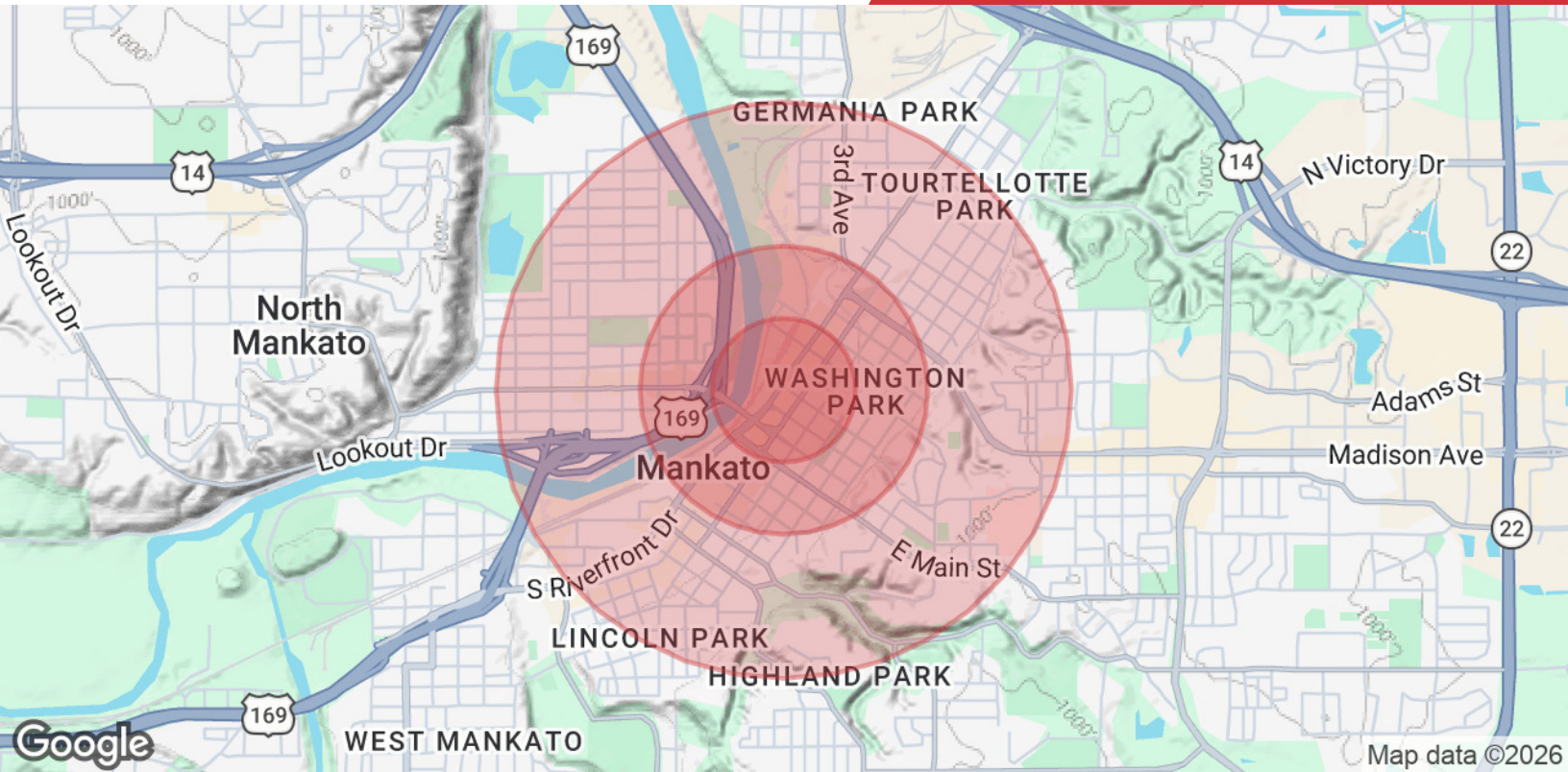
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	956	3,528	11,512
Average Age	33.9	31.1	31.6
Average Age (Male)	34.9	30.9	30.6
Average Age (Female)	35.9	33.2	33.8

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	521	1,669	5,187
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$45,318	\$55,445	\$69,629
Average House Value	\$111,747	\$155,356	\$189,369

2023 American Community Survey (ACS)

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Cate DeBates

CSO | Principal Broker

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Professional Background

Cate DeBates is a dynamic commercial real estate visionary and the Chief Strategy Officer and Principal Broker at NAI North Star, where she spearheads firm-wide growth initiatives and leads the sales and leasing practice across Southern Minnesota's most impactful market sectors. With more than six years of high-velocity commercial brokerage experience, Cate has consistently delivered measurable value for investors, landlords and occupiers across industrial, land, office, retail and multifamily property types.

In her dual role as a strategic leader and transaction specialist, Cate integrates deep market intelligence with purpose-driven execution to optimize outcomes for clients. Her leadership in design-to-delivery marketing and brand strategy at NAI North Star fortifies the company's market reputation and strengthens deal flow and visibility in competitive environments. Cate's ability to align brand narrative with transactional execution enables stakeholders to engage with confidence throughout the asset lifecycle.

Prior to launching NAI North Star's impactful presence in the region, Cate built her foundation in commercial brokerage at Coldwell Banker Commercial, where she was recognized with the Global Pathfinder in Innovation Award—a testament to her creative deal structuring and client-centric approach. Her background also encompasses executive leadership in marketing and sales for the top-performing office in Minnesota, solidifying her expertise in driving performance both on the brokerage floor and through strategic brand positioning.

Cate's transactional achievements include closing in excess of \$20M in brokerage transaction volume and shepherding the leasing of more than 500,000 square feet of commercial space—benchmarks that underscore her capacity to close complex deals and unlock value across asset classes.

Beyond brokerage performance, Cate champions community engagement and thought leadership. She serves on local boards and advisory committees—ranging from economic development initiatives to philanthropic efforts—furthering connectivity between commercial real estate, civic growth and sustainable market development.

NAI North Star
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