



US 14/North Riverfront Drive Highway Commercial Development Lot

2401 North Riverfront Drive
Mankato, Minnesota 56001

Property Highlights

- Prime corner location with 47,000+ vehicles daily
- High-visibility site in Mankato's growing retail corridor
- Surrounded by strong mix of retail, dining, and services
- Ideal for retail, restaurant, or office use

Offering Summary

Sale Price:	\$250,000
Lot Size:	3.48 Acres
Availability:	Sale or Build to Suit

Demographics 5 Miles 20 Miles 45 Miles

Total Households	26,112	47,066	155,740
Total Population	65,398	121,176	404,278
Average HH Income	\$96,083	\$102,812	\$109,682

For More Information

David Schooff

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Property Description

This premier 3.48-acre commercial site at the high-visibility corner of US Hwy 14 and North Riverfront Drive in Mankato, is positioned perfectly for retailers, restaurants, or service businesses seeking maximum exposure. With combined traffic counts of over 47,000 vehicles per day, this site delivers unmatched visibility and access to both local and regional customers. There is a proposed concept for up to two buildings totaling 10,000 square feet with ample parking, offering flexibility for single-user or multi-tenant development. This location is ideal for national and regional brands, medical or professional offices, and destination retail concepts looking to secure a prime presence in one of Mankato's busiest commercial corridors.

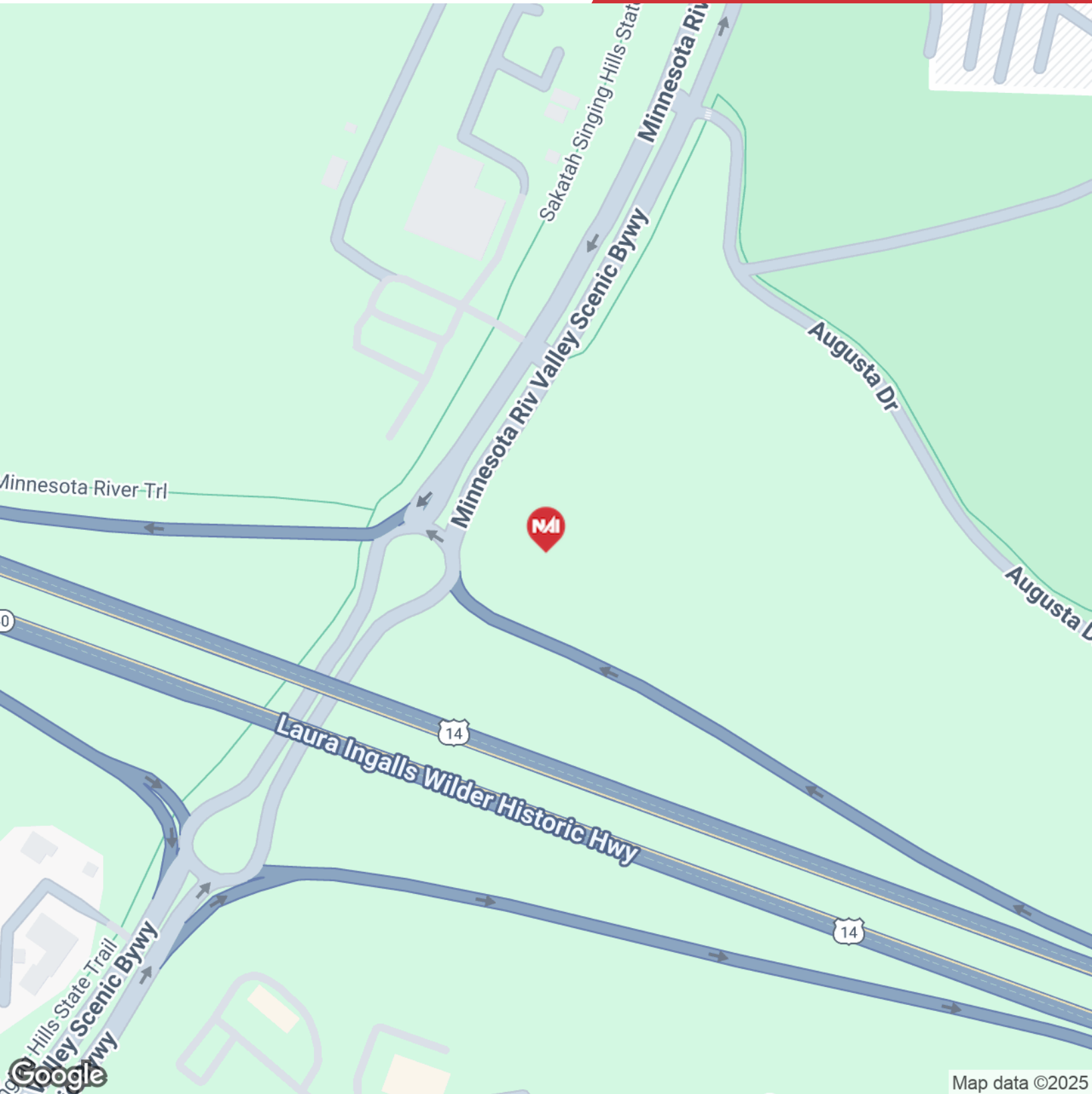
Location Description

Located at the intersection of US Hwy 14 and North Riverfront Drive, this high-profile corner is one of Mankato's busiest and most visible commercial hubs, with more than 47,000 vehicles passing through daily. The area is surrounded by a strong mix of retail, dining, office, and service-oriented businesses, making it a natural draw for both local residents and regional shoppers. Its position along a key highway corridor ensures excellent connectivity and accessibility, while the concentration of nearby commercial and residential growth makes it an attractive location for retailers, restaurants, or offices seeking strong customer traffic and brand exposure in a thriving trade area.



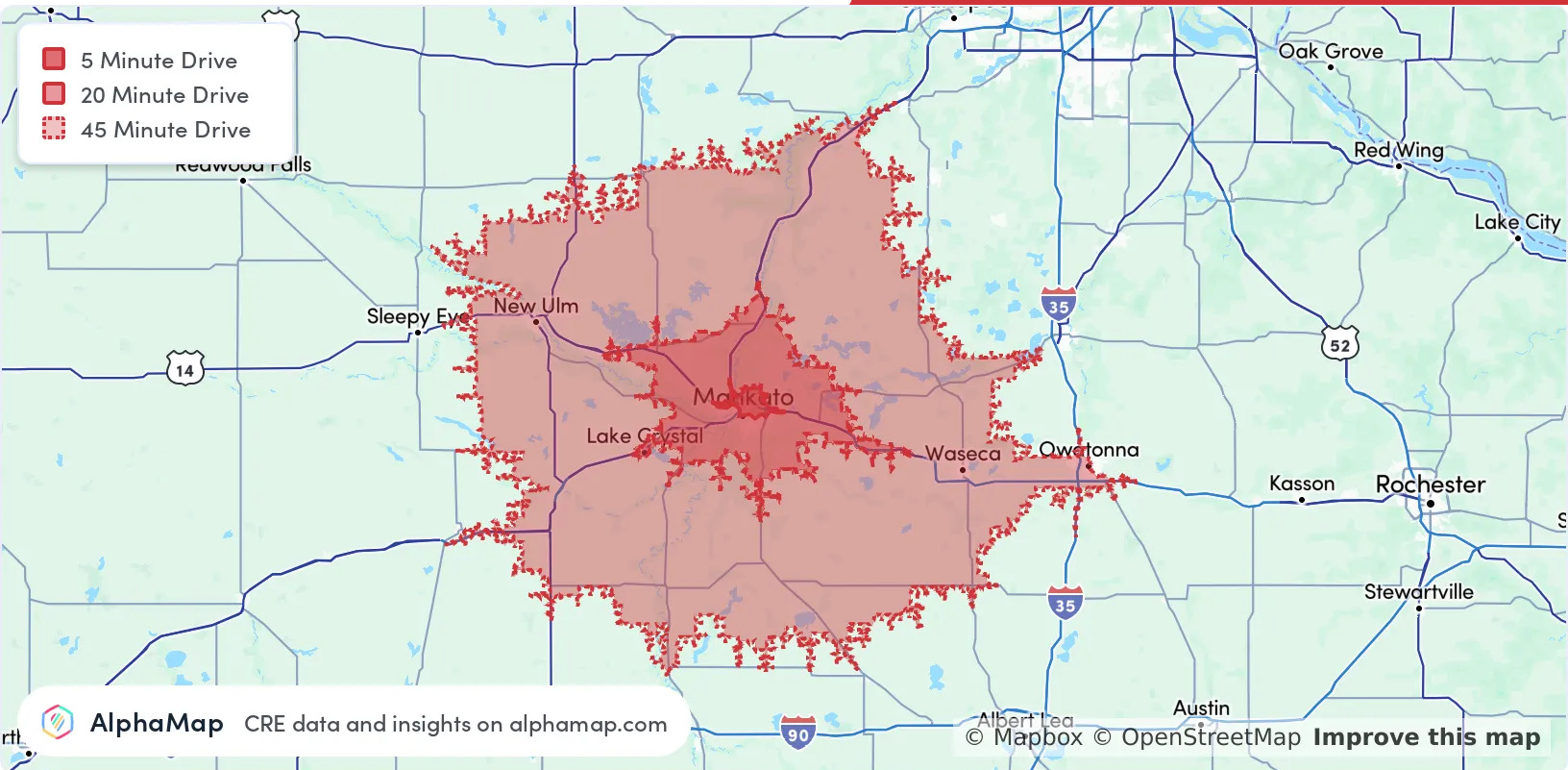
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Population

	5 Minutes	20 Minutes	45 Minutes
Total Population	14,146	87,402	189,792
Average Age	40	37	40
Average Age (Male)	38	36	39
Average Age (Female)	41	38	41

Household & Income

	5 Minutes	20 Minutes	45 Minutes
Total Households	6,153	33,965	74,749
Persons per HH	2.3	2.6	2.5
Average HH Income	\$99,417	\$100,207	\$102,476
Average House Value	\$294,583	\$302,310	\$289,576
Per Capita Income	\$43,224	\$38,541	\$40,990

Map and demographics data derived from AlphaMap

**David Schooff**

CEO | Broker

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Professional Background

David Schooff has been an active real estate broker since 2006. David's personal portfolio boasts nearly 1 million square feet of commercial investments and he has produced more than \$40 Million in total transaction volume in his 17 years of practice. He is the only Broker in Greater Mankato to hold the prestigious SIOR, CCIM and CPM commercial real estate designations. His long term relationships with investors, developers and lenders have contributed to his widespread success.

David was formerly President and CEO of a CBC affiliate office in Mankato, Minn. He franchised the local office with the CBC brand, making it a household name in the region. In his role, he grew the company to an annual transaction volume of more than \$50 million and oversaw all sales and leasing activity. David was one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than four times during his real estate career.

Prior to his work in CRE, David was the President/CEO of the Greater Mankato Chamber of Commerce and the Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. He continues to play an integral role in growing businesses in the area by investing in, and revitalizing properties across rural Minnesota. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

David is passionate about travel and loves to experience new destinations with his wife, Michelle. David loves giving back to the community and has a soft spot for Feeding Our Communities Partners, Minnesota State Hockey and Athletics, and has a scholarship fund with the Mankato Area Foundation to support students pursuing degrees in trade industries. He and Michelle recently adopted an aging shih tzu, Juno, who keeps them on their toes daily. David continues to inspire young investors and support professional development within the industry, having recruited and trained top performers in sales, leasing and property management.

Memberships

SIOR CCIM CPM

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