



1710 Basset Drive

1710 Bassett Dr

Mankato, Minnesota 56001

Property Overview

This purpose-built childcare facility at 1720 Basset Drive presents a prime owner-occupier opportunity for daycare operators, early-education providers, therapy practices, or other family-service businesses seeking a fully equipped, code-ready environment within Mankato's high-growth Hilltop district. The property offers a strategic blend of operational efficiency and long-term asset value, featuring dedicated classrooms, secure entry and check-in areas, age-appropriate restrooms, integrated storage, and flexible activity rooms designed to streamline supervision and meet licensing requirements. Durable finishes, life-safety systems, handwashing stations, and modern mechanicals reduce upfront capital investment and enable immediate utilization. With its adaptable layout, the asset can easily convert to specialty uses such as tutoring centers, pediatric therapy, enrichment programs, or professional service practices seeking segmented, multifunctional space. Ample surface parking, convenient drop-off/pick-up circulation, and direct access to Madison Avenue and Highway 22 enhance daily efficiency and elevate the customer experience.

Property Highlights

- Turnkey childcare configuration
- Code-compliant infrastructure
- Flexible multi-use layout
- High-visibility Hilltop location
- Efficient parking and circulation
- Ideal owner-user opportunity
- Adaptable professional layout
- Prime high-growth corridor
- Strong access and parking

For More Information

David Schooff

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For Sale

\$16/sf/yr | \$1,190,000

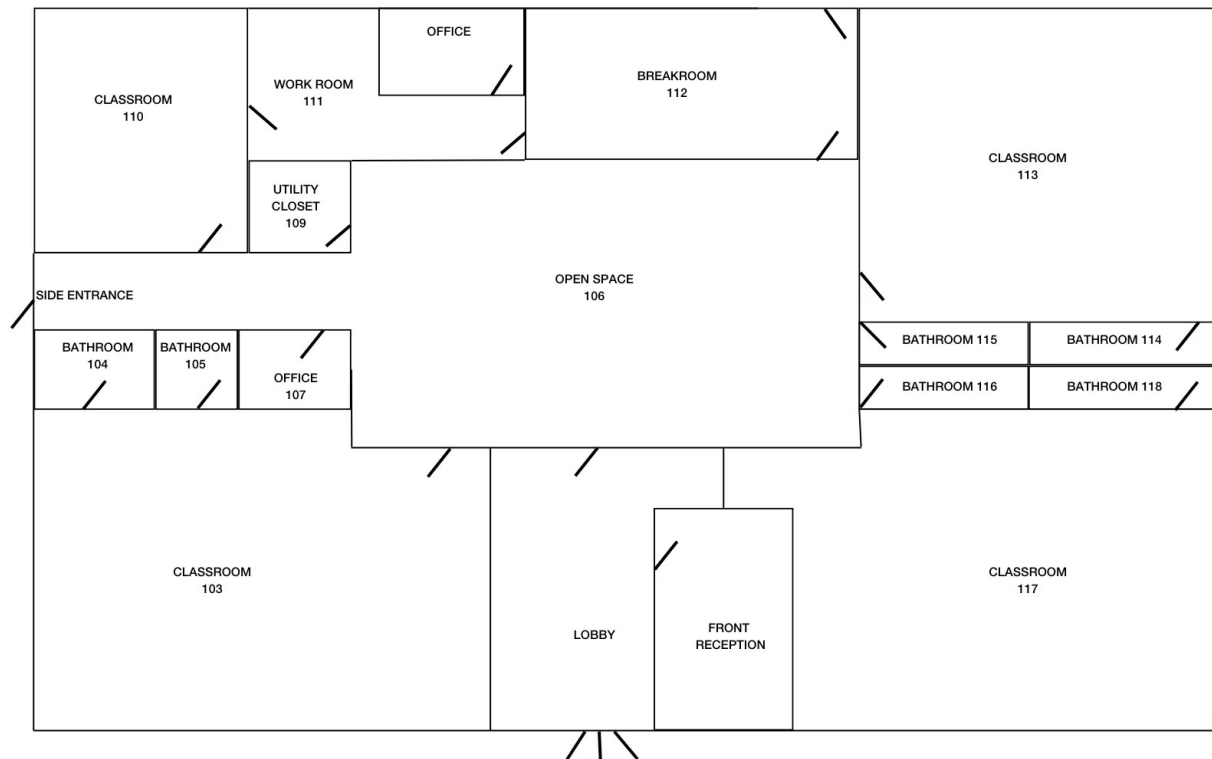
Daycare/Office Space



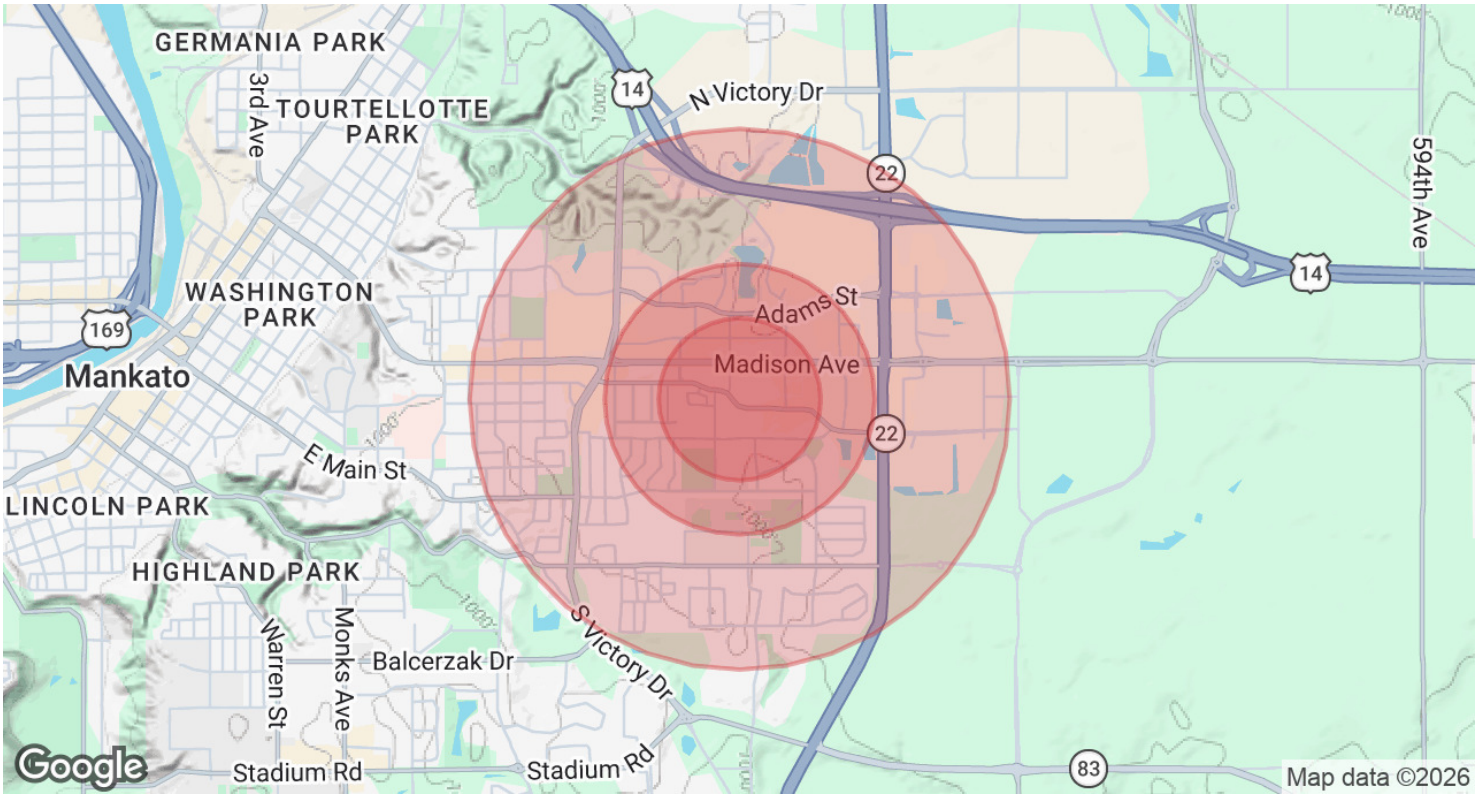
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Legend



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	391	1,425	6,523
Average Age	43.7	38.9	36.2
Average Age (Male)	48.3	42.4	37.2
Average Age (Female)	37.0	39.1	39.1

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	178	604	2,708
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$74,549	\$80,407	\$92,083
Average House Value	\$301,683	\$284,535	\$281,207

2023 American Community Survey (ACS)



David Schooff

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Professional Background

From 2006-2023 David P. Schooff SIOR/CCIM/CPM an award-winning commercial realtor was President/Broker/Owner of Fisher Group of Mankato Inc. which is the holdings company for Coldwell Banker Commercial Fisher Group Fisher Management and Fisher Development. In his role he managed the day-to-day operations of the business specifically in brokerage of commercial real estate in many sectors such as retail office industrial and multi-family housing. Schooff has an extensive real estate investment portfolio and has received several national distinctions through Coldwell Banker Commercial. In 2011 annually from 2015-2020 and again in 2022 Schooff was #1 Sales Professional in the state of Minnesota. Schooff earned Coldwell Banker Commercial Circle of Distinction honors in 2009 and annually from 2011-2021. Additionally he achieved the Top 2% (Platinum Award) of brokers in the national Coldwell Banker Commercial network in 2015 2017 2020 2021. He is the only broker in greater Mankato to hold the prestigious SIOR CPM and CCIM commercial real estate designations. Prior to his work at CBC Fisher Group he was President/CEO of the Greater Mankato Chamber of Commerce and the Greater Mankato Convention & Visitors Bureau. He created strong programming in the areas of community marketing workforce development housing development public policy and tourism. Schooff serves on several non-profit boards including the Mankato Area Foundation and Feeding Our Communities Partners (Backpack Food Program) among others. He also serves periodically as an adjunct instructor in the Urban and Regional Studies Institute at Minnesota State University Mankato teaching courses in Community Leadership Economic Development and Downtown Revitalization.

Education

B.S. Iowa State University; Journalism M.S. Iowa State University; Community and Regional Planning

Memberships

SIORCCIMCPM

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