



Building Type:	Retail
Available SF:	6,656
Total SF:	6,656
Year Built:	2024
Last Updated:	Aug 1, 2025

Realtor/Owner Contact

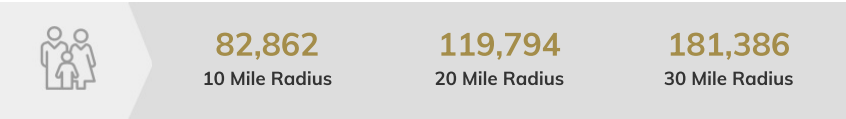
David Schooff

| david@nainorthstar.com

Property and Area Description

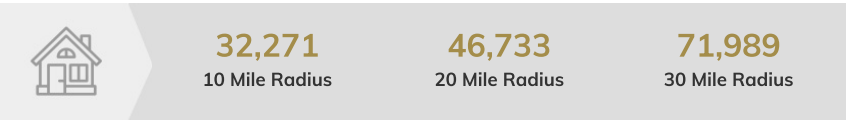
New construction (2023) mid-rise property along Highway 169 for lease. Commercial Spaces range from 1,200-3,000 square feet or more. Spaces can be combined or demised depending on use. Excellent visibility along Mankato's Highway 169 corridor for retail or office use. This property is mixed-use with 50+ market rate apartment units ranging from 1-3 bedrooms. The property is professionally managed with Tenant Improvement allowances/incentives negotiable. Located on the Highway 169 corridor in Mankato, MN - this new development has more than 600 feet of retail frontage along the metro-connection. This property will help define the gateway to Mankato and Southern Minnesota along Hwy169 for all guests and visitors. Less than 1 mile from Mankato's City Center and quaint Lower North Mankato, these retail spots are limited in the surrounding area. This property borders both Mankato and North Mankato for a total MSA of 60,000 residents and will be the first impression for all vehicle traffic along Highway 169.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Xcel