

KOHL'S PAD SITE - GROUND LEASE ONLY

1921 BASSETT DR MANKATO, MN 56001 (STORE #576)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,730	39,917	62,777
AVG. HH INCOME	\$92,001	\$79,281	\$87,775
MEDIAN HH INCOME	\$70,384	\$58,623	\$66,666
HOUSEHOLDS	2,036	15,749	25,074

- 2 pad sites 0.50 acres & 1.30 acres
- Located in heart of Mankato's retail trade area
- Co-Tenants include Sephora, Babies R Us, Amazon Return
- Other retailers in the sub-market include Walmart, Target, HyVee



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:
JESSEKA DOHERTY
jdoherty@midamericagrp.com
507-562-5655

CHAINLINKS
RETAIL ADVISORS

Zoning:
Last Updated: Jul 14, 2025

Realtor/Owner Contact

Jesseka Doherty
| jdoherty@midamericagrp.com

Property and Area Description

2 pad sites 0.50 acres & 1.30 acres Located in heart of Mankato's retail trade area Co-Tenants include Sephora, Babies R Us, Amazon Return Other retailers in the sub-market include Walmart, Target, HyVee

Population

	78,806 10 Mile Radius	118,669 20 Mile Radius	179,646 30 Mile Radius
--	--------------------------	---------------------------	---------------------------

Source: ESRI®, 2024

Households

	31,508 10 Mile Radius	46,323 20 Mile Radius	71,215 30 Mile Radius
--	--------------------------	--------------------------	--------------------------

Source: ESRI®, 2024

Transportation

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