

RETAIL SPACE FOR LEASE >

Belle Mar Center

201 North Victory Drive | Mankato, MN 56001



Accelerating success.



BUILDING HIGHLIGHT



Outstanding exterior opportunity as well as clean contiguous interior space available in the heart of Mankato. This prominently positioned shopping center is located near the intersection of Madison Ave & Victory Dr.

CONTACT US >

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RETAIL > FOR LEASE

SITE INFORMATION

- > Location 201 N Victory Drive | Mankato, MN 56001
- > Built 1964
- > GLA 76,161 sf

AVAILABLE FOR LEASE

- > Anchor/Exterior Space: 15,912 sf
- > Interior Space: 925 sf - 4,385 sf

2019 EST. CAM & TAX

- > \$3.63 psf CAM
- > \$0.31 psf Ins
- > \$1.72 psf Tax
- > \$5.66 psf Total

DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population	9447	47,113	62,607
Median HH Income	\$40,961	\$44,345	\$50,401
Average HH Income	\$53,967	\$57,370	\$62,998

Source: ESRI 2015 Estimates

TRAFFIC COUNTS

- > N Victory Dr: 17,200 vpd
- > Madison Ave: 22,300 vpd

* Source: MN Department of Transportation 2016 Study averages are per day total cars

COMMENTS

- > Common mall area clean and well lit
- > Front and back access
- > Prominent pylon positions available

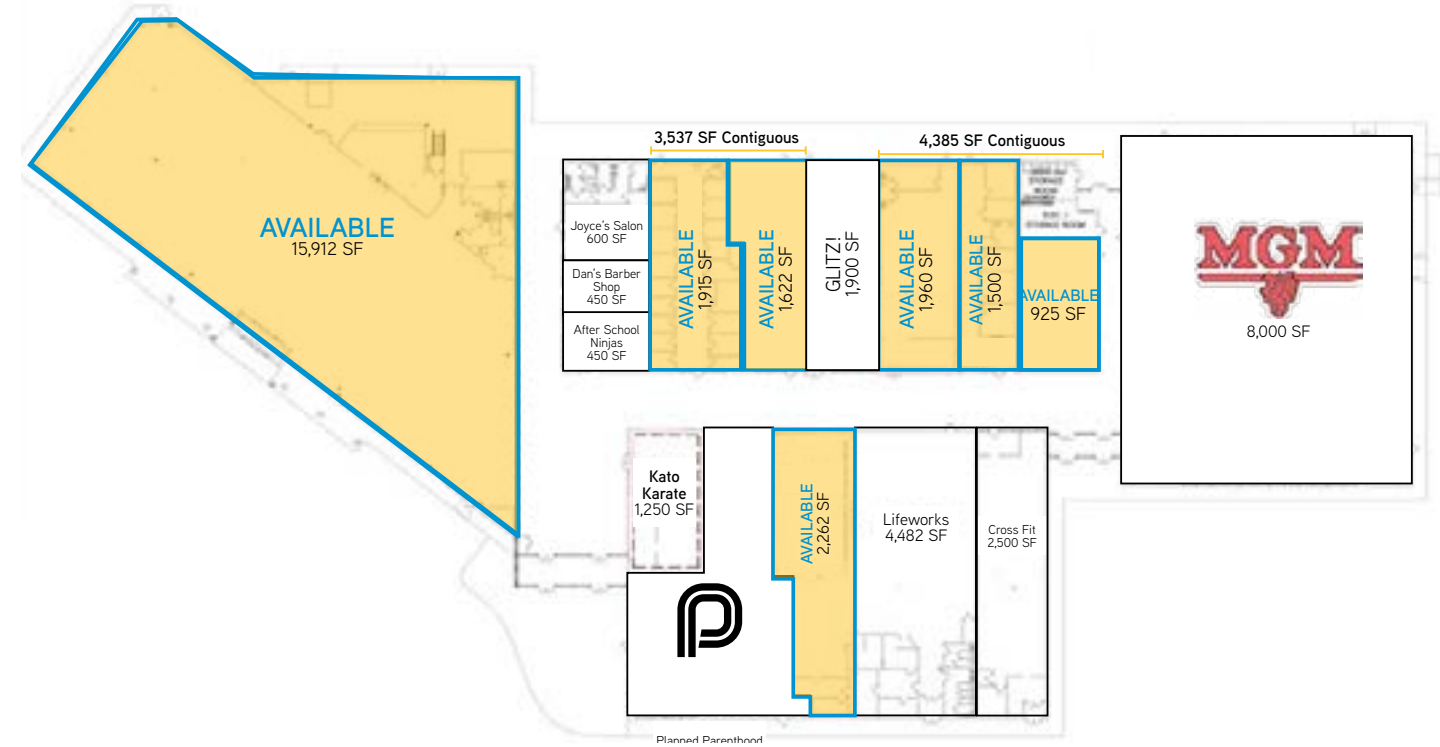
CO-TENANTS



AREA TENANTS



SITE PLAN



TENANT	SQUARE FOOTAGE
AVAILABLE	15,912 SF
Joye's Salon	600 SF
Dan's Barber Shop	450 SF
After School Ninjas	450 SF
AVAILABLE	1,915 SF
GLITZ!	1,900 SF
AVAILABLE	1,960 SF
AVAILABLE	1,500 SF
AVAILABLE	925 SF
Kato Karate	1,250 SF
Planned Parenthood	4,093 SF
AVAILABLE	2,262 SF
Lifeworks	4,482 SF
Cross Fit	2,500 SF





Madison Ave 22,300 vpd

N Victory Dr 17,200 vpd

BELLE MAR CENTER > BIRDS EYE VIEW

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