

FOR SALE | RETAIL

# Hilltop/Dane Street Redevelopment

885-202 DANE STREET, MANKATO, MN 56001



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## Site Information

<b>Location</b>	885 - 202 Hilltop/Dane Street Mankato, MN 56001
<b>Description</b>	Prime Re-Development Block
<b>Land Area</b>	1.83 Acres (79,738 SF)

## Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<b>Population</b>	12,650	49,643	59,035
<b>Daytime Population</b>	11,003	44,335	49,184
<b>Median Household Income</b>	\$39,252	\$45,552	\$50,087
<b>Average Household Income</b>	\$51,391	\$58,623	\$62,705

*\*Source: ERSI forecast 2015, based on 2010 US Census*

## Traffic Counts

<b>Madison Avenue</b>	21,300 vehicles per day
<b>Dane Street</b>	6,400 vehicles per day
<b>Marsh Avenue</b>	4,850 vehicles per day

*\*Source: MNDOT 2013 Traffic Counts, Average Cars Per Day*

## Site Detail

This parcel is located on the hilltop connecting Madison Avenue businesses and retailers to the downtown sector. Downtown Mankato is home to the newly expanded Version Wireless Center, Profinium Place Office Tower, The Ridley Building and several other prominent office developments are underway. Dane & Madison is the center of the community, surrounded by established neighborhoods and is easily exposed to over 26,000 college students, staff and administration. The site also boasts being adjacent to a striking new high end apartment development. M<sup>2</sup> LOFTS is a four (4) story upscale complex with 89 units facing the hospital.

### AREA TENANTS

- |                             |                                |
|-----------------------------|--------------------------------|
| > MAYO CLINIC HEALTH SYSTEM | > WALGREENS                    |
| > CVS PHARMACY              | > MANKATO CLINIC               |
| > BETHANY LUTHERAN COLLEGE  | > HILLTOP FLORIST & GREENHOUSE |
| > MCDONALD'S                | > TACO BELL                    |
| > HARDEE'S                  | > KFC                          |







## Hilltop Neighborhood Overview

- Located across the street from the Mayo Clinic Health System Hospital & Specialty Clinic and the Mankato Clinic
- Located two blocks from Bethany Lutheran College
- Centrally located to Downtown & Hilltop Shopping District
- Minutes away from downtown shopping districts, old town and the River Hills Mall areas
- On the bus route, as well as easy access to Mankato's bike path system
- Within walking distance to several shopping areas, restaurants, schools, churches, and city parks

## Comments

This opportunity on Dane Street is the gateway to the Mankato Mayo Clinic Health System. This regional medical center is one of sixty (60) sites in Minnesota, Iowa, Wisconsin and Georgia. Patients in the area and surrounding communities benefit from a state of the art emergency department, Level II Nursery, Critical Care Medicine, Cardiac Care Center, Advanced Trauma Care and Cancer Care Center. The hospital currently employs 3,302 employees and is the second largest employer in Mankato.



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Aerial



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