

YVONNE PERKINS • EDINA REALTY • 612-709-1555

FOR SALE

2-20 ACRE SITE

COMMERCIAL

Madison Ave & Adams St • Mankato



Join Auto Sales, Medical, Hotel, Shopping, Restaurants & More!



PROPERTY HIGHLIGHTS

✓ Fast growing area ✓ Varied lot sizes ✓ Zoned B-3 Highway Commercial

YVONNE PERKINS • REALTOR

Direct: 612-709-1555

Email: YvonnePerkins@edinarealty.com

Website: www.YvonnePerkins.edinarealty.com

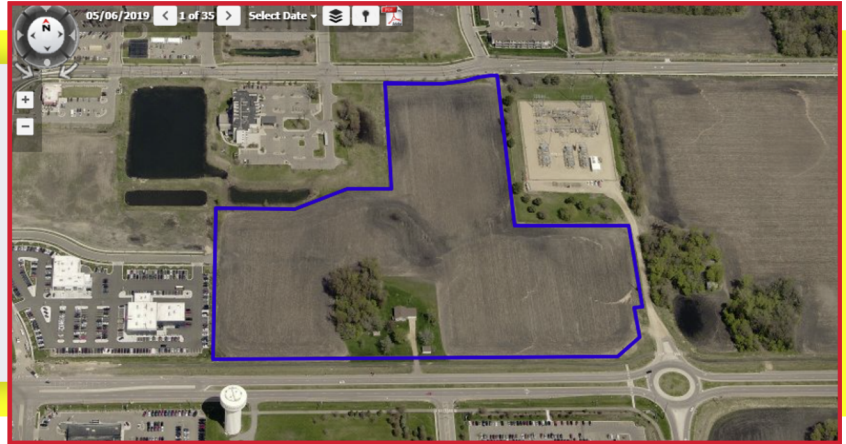
**Edina Realty®
Commercial**

MADISON AVE & ADAMS ST • MANKATO

SPECS & DEMOGRAPHICS

Fast growing area near auto dealer, shopping, medical, apartments & more! Zoned B-3 Highway Commercial. From 2 - 20 acres available. Frontage on Madison Ave or Adams St, depending on acreage/site. Property is in Green Acres.

County: Blue Earth
Acres: 2 - 20 Acres
School District: 77 - Mankato
Zoning: B-3 Highway Commercial
Access: Paved Streets



CITY, STATE

Mankato, MN

POPULATION

46,930

AVG. HHSIZE

2.38

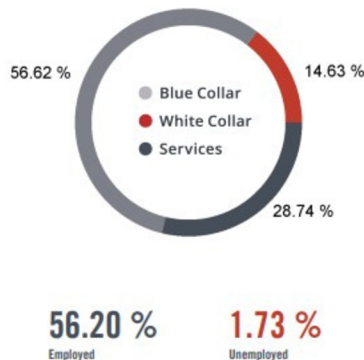
MEDIAN HH INCOME

\$49,608

HOME OWNERSHIP

Renters: **7,189**
 Owners: **10,684**

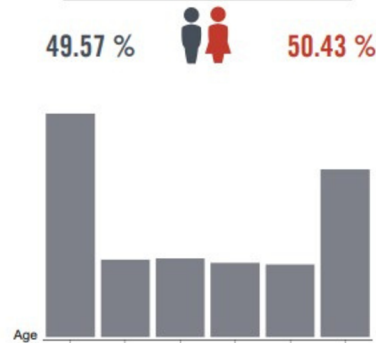
EMPLOYMENT



EDUCATION

High School Grad: **23.93 %**
 Some College: **26.15 %**
 Associates: **9.45 %**
 Bachelors: **34.62 %**

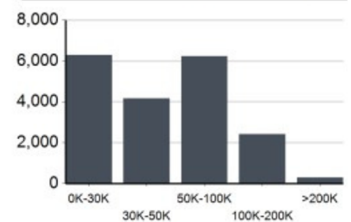
GENDER & AGE



RACE & ETHNICITY

White: **91.19 %**
 Asian: **0.95 %**
 Native American: **0.00 %**
 Pacific Islanders: **0.00 %**
 African-American: **3.06 %**
 Hispanic: **2.52 %**
 Two or More Races: **2.28 %**

INCOME BY HOUSEHOLD



HH SPENDING



YVONNE PERKINS • REALTOR

Direct: 612-709-1555
 Email: YvonnePerkins@edinarealty.com
 Website: www.YvonnePerkins.edinarealty.com

**Edina Realty
 Commercial**

MADISON AVE & ADAMS ST • MANKATO

AREA RETAIL & TRAFFIC



Vehicles Per Day

MN 22	21,431
Madison Ave	16,944
Adams St	11,782



YVONNE PERKINS • REALTOR

Direct: 612-709-1555
Email: YvonnePerkins@edinarealty.com
Website: www.YvonnePerkins.edinarealty.com

Edina Realty
Commercial