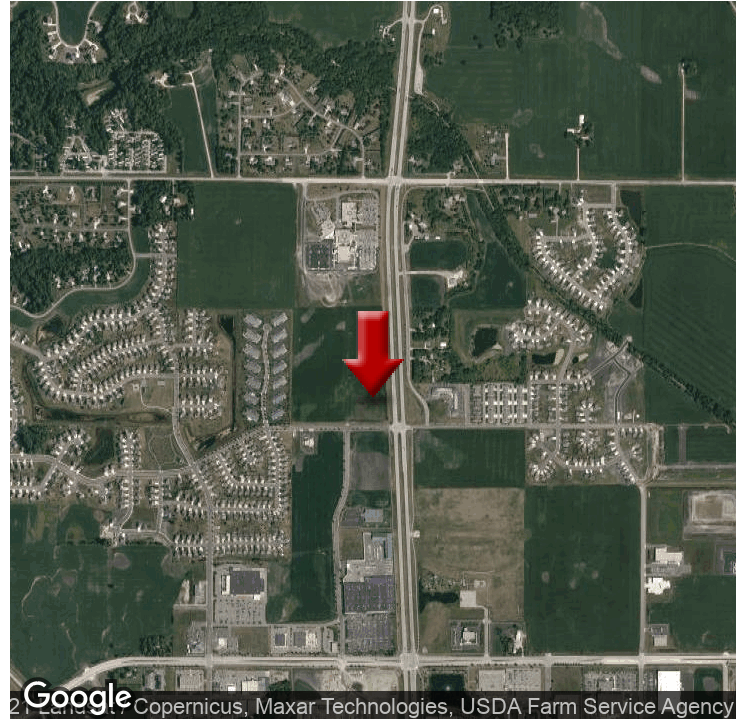


LAND FOR SALE

CIRCLE SEVEN INC.

Premier Drive, Mankato, MN 56001



OFFERING SUMMARY

SALE PRICE:	\$2,023,527
AVAILABLE SF:	
LOT SIZE:	11.29 Acres
PRICE / SF:	\$4.11

PROPERTY OVERVIEW

Located just north of Kwik Trip on Hwy 22 and just south of Wickersham health campus. Easy access from Hwy 22 and Hwy 14. Infrastructure in ground.

PROPERTY HIGHLIGHTS

- 11.29 acres can be easily split up, lots are currently outlots
- Highly visible, highly trafficked lot sites
- Conveniently located next to retail, hospitality and residential infrastructure

KW COMMERCIAL
3 Civic Center
Mankato, MN 56001

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

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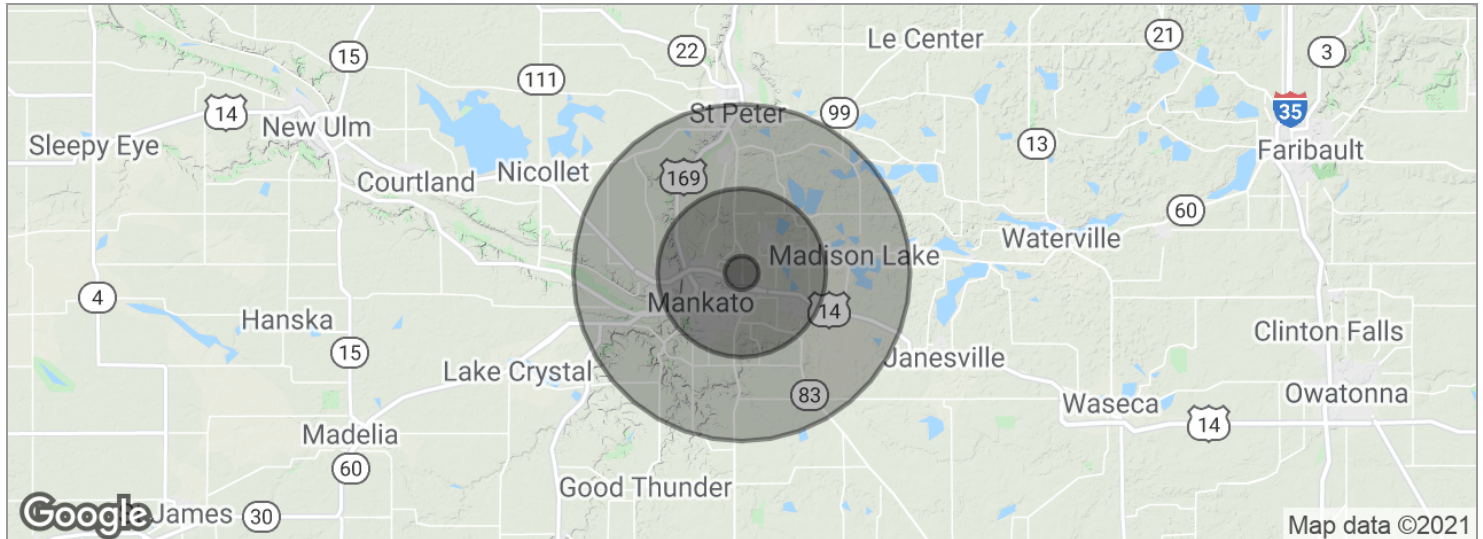
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	434	55,241	96,681
Median age	32.3	29.4	30.7
Median age (male)	32.2	28.4	29.8
Median age (Female)	32.6	31.3	32.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	167	21,231	36,076
# of persons per HH	2.6	2.6	2.7
Average HH income	\$74,561	\$54,641	\$61,117
Average house value	\$222,696	\$182,198	\$196,888

* Demographic data derived from 2010 US Census

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