



**TRANSWESTERN**  
REAL ESTATE  
SERVICES

**NEW DEVELOPMENT | PRIME RETAIL POSITION**  
**VICTORY PLACE | NEQ of Hwy 14 + N Victory Dr | Mankato, MN**



# PROPERTY SUMMARY

## OVERVIEW

**LOCATION:** NEQ of Hwy 14 + N Victory Dr | Mankato, MN

**LAND SIZE:** 60,719 SF

**ZONING:** Commercial

**DELIVERY DATE:** Fall 2025

**HIGHLIGHTS:** Prominently positioned between two critical pathways: Hwy 14 & Hwy 22

Direct access off of Hwy 14

North Victory Drive is a highly traveled connecting artery to: St. Peter / Mankato North Mankato residents, business + retail core

Victory Place will directly serve a 374 unit + 40 townhome multi-family housing project slated for breaking ground in late 2025

## AVAILABILITY

**PAD 1:** Starbucks (opening late summer '25)

**PAD 2:** 7,500 sq. ft. (divisible)  
- pick-up window (west endcap)  
- patio position (east endcap)

**PAD 3:** 7,500 sq. ft. For Sale or Ground Lease | BTS

## TRAFFIC COUNTS

**HWY 14:** 37,075 vpd

**N VICTORY DR:** 10,287 vpd

**HWY 22:** 19,178 vpd

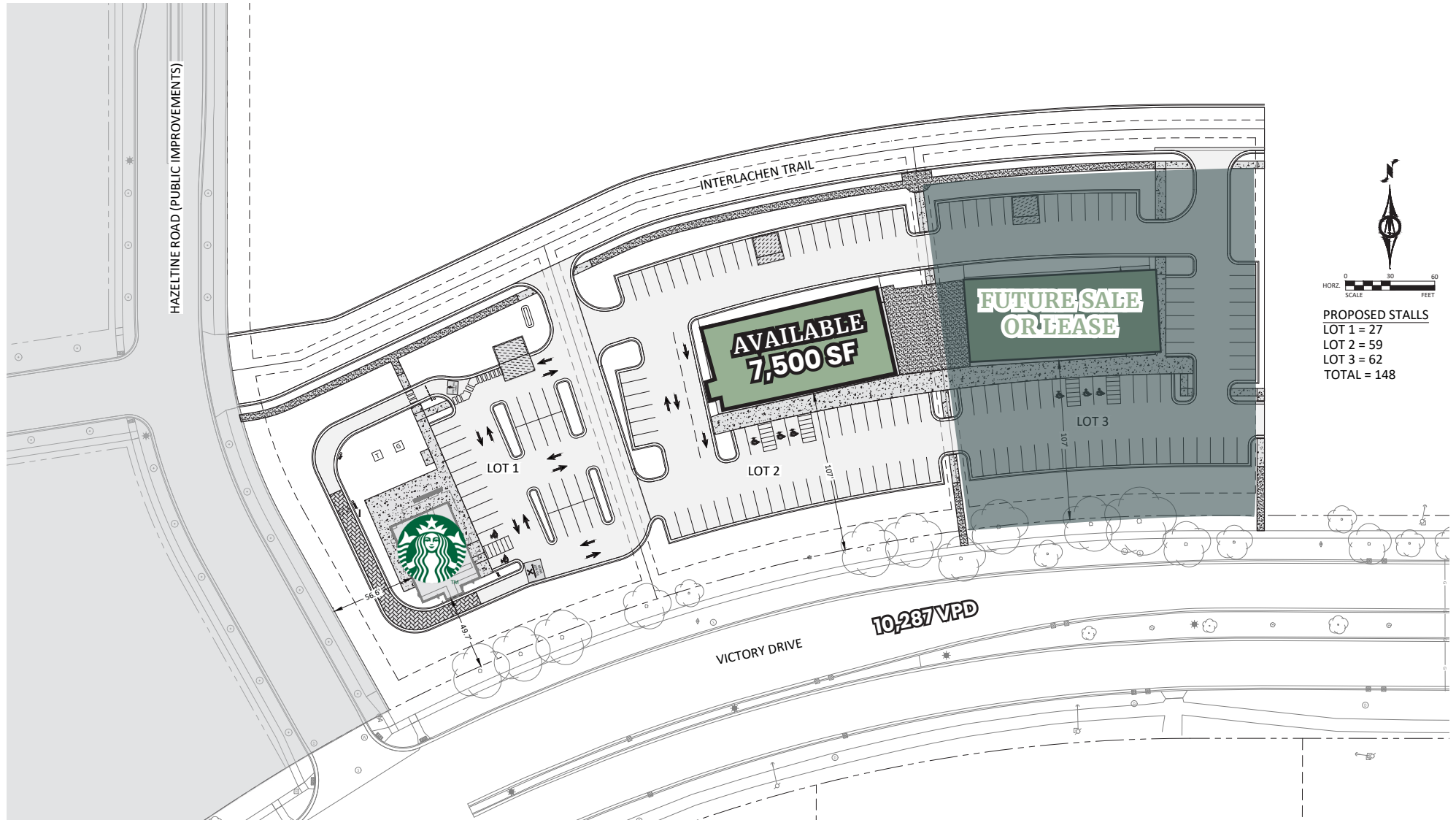


**MANKATO:** A major regional hub in Southern MN, is a top national performer in economic growth by leaders such as Taylor Corp. Renowned in the river valley for its gorgeous parks & trails, greater Mankato also boasts state of the art medical service with the Mayo Clinic Health System, along with post-secondary education opportunities with MN State University, Bethany Lutheran College, Rassumssen College and South Central College. Mankato boasts a lifestyle that promotes healthy living, higher education, the arts and evolving retail and entertainment options.

## DEMOGRAPHICS

| RADIUS                    | 1 MILE   | 3 MILE   | 5 MILE   |
|---------------------------|----------|----------|----------|
| <b>POPULATION</b>         | 4,151    | 43,956   | 66,936   |
| <b>DAYTIME POPULATION</b> | 8,845    | 55,092   | 77,474   |
| <b>AVERAGE HH INCOME</b>  | \$93,637 | \$80,330 | \$91,686 |
| <b>MEDIAN HH INCOME</b>   | \$67,841 | \$58,323 | \$66,127 |

# SITE PLAN



RETAIL LEASING  
CONTACT

KRIS SCHISEL • 612 359 1691 • kris.schisel@transwestern.com



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