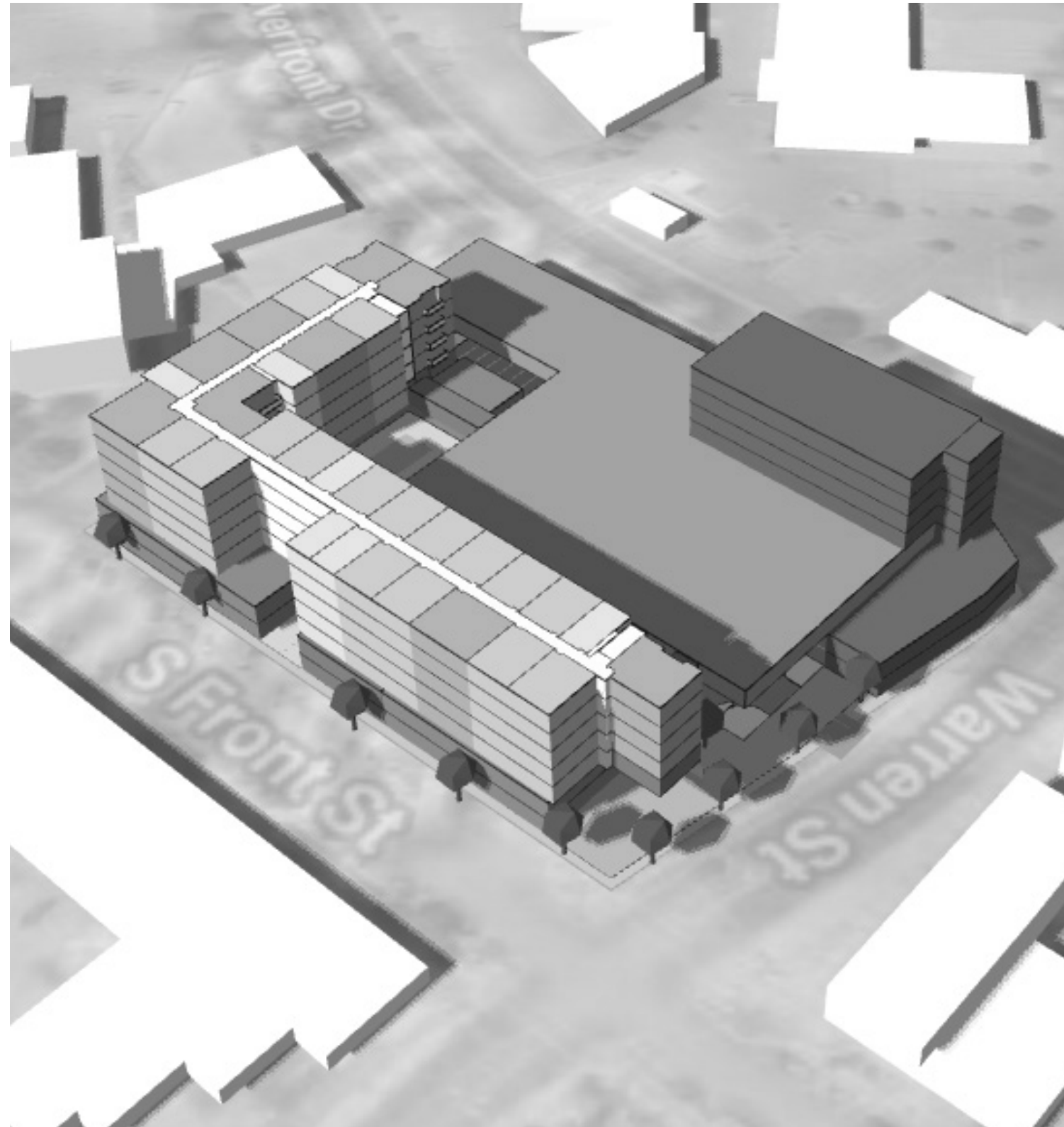


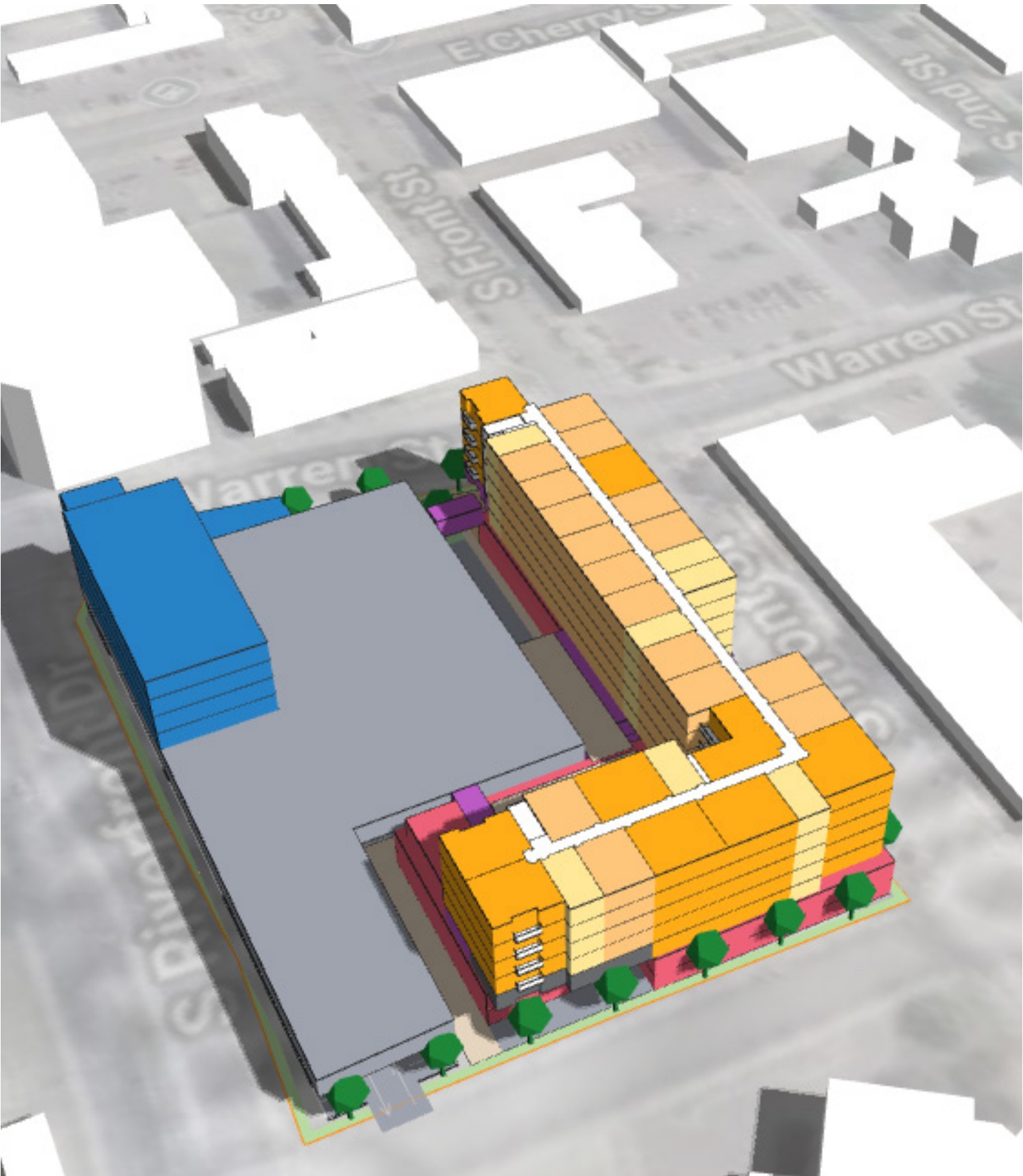


# Front Street Mixed Use Development

Mankato, MN

December 17, 2025

# Massing Studies





# GROUND /1<sup>st</sup> FLOOR PLAN



## SITE DATA

Grocer : ± 23,000 GSF  
Retail : ± 8,500 GSF  
Coffee Shop : ± 4,250 GSF  
Restaurant : ± 4,250 GSF  
Residential : ± 150 Units  
Office : 35,000 GSF

Parking Provided : ± 240 Spaces  
Surface : ± 115 Spaces  
Structure : ± 125 Spaces



# 2<sup>nd</sup> FLOOR PLAN





# 3<sup>rd</sup> - 6<sup>th</sup> FLOOR PLAN

