

LEASE

RIVER HILLS MALL
1850 Adams St Mankato, MN 56001



PROPERTY DESCRIPTION

The River Hills Mall, sits at the intersection of HWY 22 & 14, boasts high traffic, excellent visibility, and convenient access. Surrounded by new growth and businesses, it stands as the main hub and a major tourist attraction in Mankato.

PROPERTY HIGHLIGHTS

- 4.5 Million Visits Every Year
- 60 Minute Visit Average
- Ranked Fifth in State for Regional Mall
- Mankato is Growing 12x Faster than Comparable Cities

SPACES	LEASE RATE	SPACE SIZE
River Hills Mall Suite 100	Contact For Price	9,885 SF
River Hills Mall Suite 127	Contact For Price	1,414 SF
River Hills Mall Suite 208	Contact For Price	8,121 SF
River Hills Mall Suite 314	Contact For Price	4,809 SF
River Hills Mall Suite 334	Contact For Price	5,000 SF
River Hills Mall Suite 432	Contact For Price	1,347 SF
River Hills Mall Suite 614	Contact For Price	739 SF
River Hills Mall Suite 620	Contact For Price	524 SF
Auto Center	\$14.00 SF/yr	9,860 SF

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (TBD; NNN)
Number of Units:	87
Available SF:	524 - 9,885 SF
Lot Size:	19,940,199,840 SF
Building Size:	726,795 SF
Zoning:	3A- Commercial/Industrial/Public Utility
APN:	R010909426043

Dain Fisher

Managing Broker | Owner | CCIM
507 625 4715
dain.fisher@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

LEASE

RIVER HILLS MALL
1850 Adams St Mankato, MN 56001



Dain Fisher
Managing Broker | Owner | CCIM
507 625 4715
dain.fisher@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

LEASE

RIVER HILLS MALL
1850 Adams St Mankato, MN 56001



Dain Fisher
Managing Broker | Owner | CCIM
507 625 4715
dain.fisher@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

LEASE

RIVER HILLS MALL
1850 Adams St Mankato, MN 56001



Dain Fisher
Managing Broker | Owner | CCIM
507 625 4715
dain.fisher@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

LEASE

RIVER HILLS MALL
1850 Adams St Mankato, MN 56001



Dain Fisher
Managing Broker | Owner | CCIM
507 625 4715
dain.fisher@cbcfishergroup.com

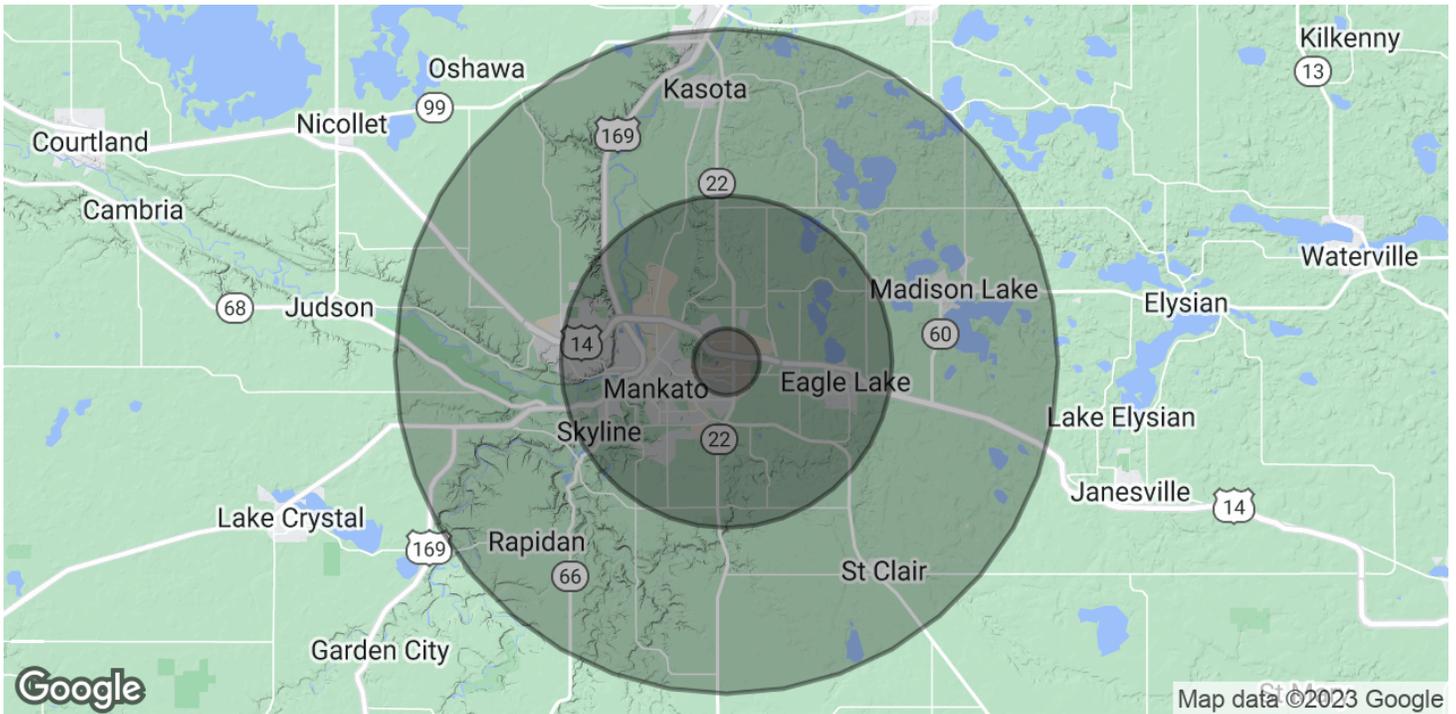


**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

LEASE

RIVER HILLS MALL

1850 Adams St Mankato, MN 56001



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,031	58,266	75,536
Average Age	41.6	31.9	33.8
Average Age (Male)	37.2	31.2	33.2
Average Age (Female)	44.5	33.6	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,374	24,961	32,199
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$69,191	\$70,680	\$75,095
Average House Value	\$216,658	\$193,212	\$204,525

* Demographic data derived from 2020 ACS - US Census

Dain Fisher

Managing Broker | Owner | CCIM
 507 625 4715
 dain.fisher@cbcfishergroup.com



**COLDWELL BANKER
 COMMERCIAL**
 FISHER GROUP

LEASE

RIVER HILLS MALL
1850 Adams St Mankato, MN 56001



DAIN FISHER

Managing Broker | Owner | CCIM

dain.fisher@cbcfishergroup.com
Direct: 507.625.4715

PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. His sense of community, growth, opportunity and big picture thinking catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative — a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

Fisher Group

201 North Riverfront Drive Suite 230
Mankato, MN 56001
507.625.4715

Dain Fisher

Managing Broker | Owner | CCIM
507 625 4715
dain.fisher@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP