

# LEASE

## RIVER HILLS MALL SUITE 334

1850 Adams St Mankato, MN 56001



### PROPERTY DESCRIPTION

River Hills Mall is the premier shopping center serving southern Minnesota, and northern Iowa. The center features strong anchor stores such as Target, JCPenney, Scheels and Barnes and Noble along with an impressive lineup of retailers including H&M, American Eagle, Buckle, Kay Jewelers, Dry Goods and Aerie.

### PROPERTY HIGHLIGHTS

- 4.5 Million Visits Every Year
- 60 Minute Visit Average
- Ranked 5th in State for Regional Mall
- Mankato is growing 12x Faster than Comparable Cities.
- 61' 10" of Frontage.
- Sales Floor- est. 4,500 SF, two small backrooms approximately 250 SF each.
- Location: Scheels Wing
- Neighboring Retailers: Scheels, Barnes & Noble.
- Backdoor to Parking Lot.
- Built-in cash wrap, combo of standards and slat wall.
- Four dressing rooms, restroom in back.

### OFFERING SUMMARY

Lease Rate:	Contact For Price
Number of Units:	1
Available SF:	5,000 SF
Lot Size:	1.64 Acres
Building Size:	726,975 SF
Zoning:	3A- Commercial/Industrial/Public Utility
APN:	R010909426043

SPACES	LEASE RATE	SPACE SIZE
River Hills Mall Suite 334	Contact For Price	5,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,374	24,961	32,199
Total Population	3,031	58,266	75,536

### Dain Fisher

Managing Broker | Owner | CCIM

507 625 4715

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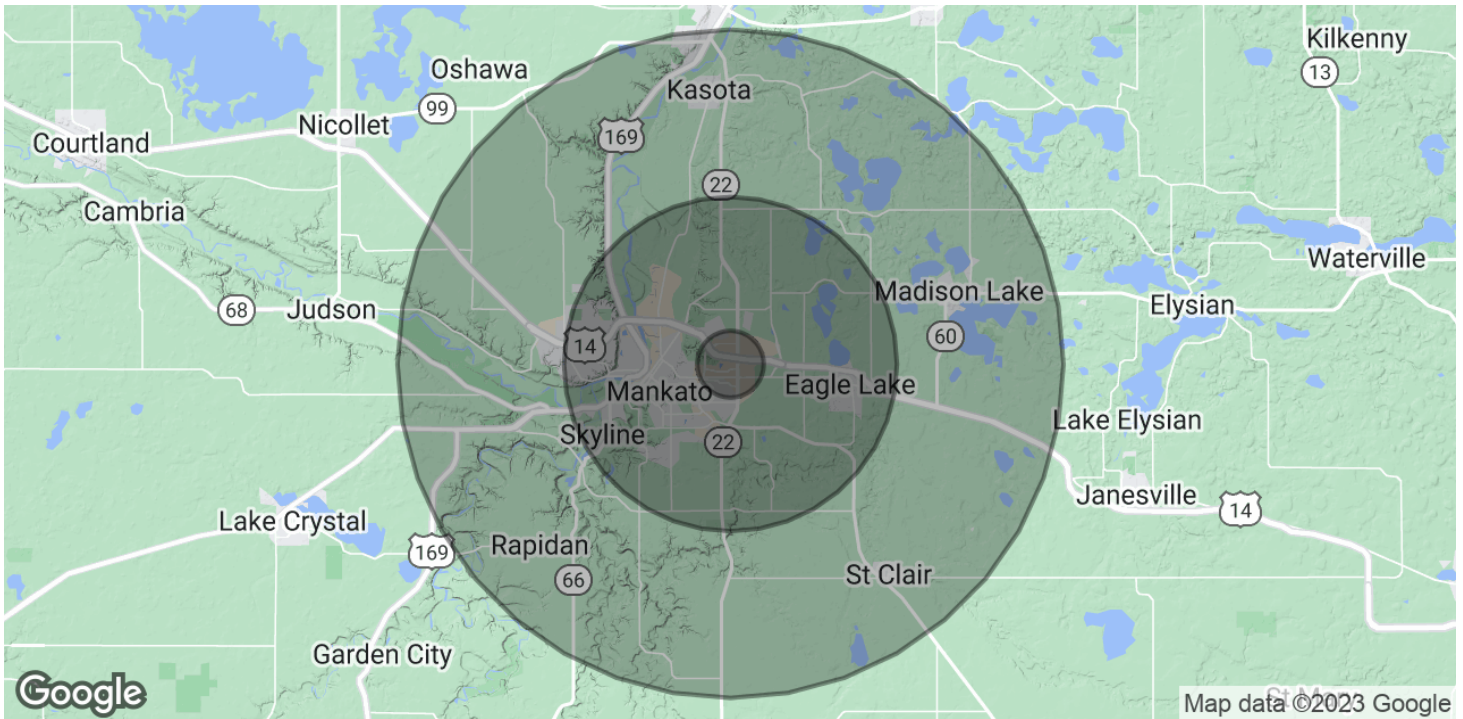


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### POPULATION

	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

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### DAIN FISHER

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MN #40722471

### PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which 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

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