

LEASE

RIVER HILLS MALL SUITE 432

1850 Adams St Mankato, MN 56001



LOCATION DESCRIPTION

River Hills Mall is the premier shopping center serving southern Minnesota and Northern Iowa. The center features strong anchor stores such as Barnes & Noble Book Sellers, JCPenney, Scheels, and Target alongside an impressive lineup of retailers including H&M, American Eagle Outfitters, Buckle, Kay Jewelers, Dry Goods, and Aerie. An eight-screen Cinemark movie theatre, a turn-of-the-century carousel, the food court and the Mayo Clinic Health System Play Area helps make this an ideal-family-friendly destination for the community.

Mankato is also home to Minnesota State University and a robust economy made up of agriculture, large regional healthcare, manufacturing, retail and education industry employees.

Mankato-North Mankato MSA includes Blue Earth and Nicollet counties. The 2020 census shares the MSA has a population of 103,566, yet there is a bigger draw to Greater Mankato. The regional area of Greater Mankato is the hub for 287,175 people. Through retail and healthcare employment 163,591 people ages 16 and older have a 45-minute drive time to Mankato.

OFFERING SUMMARY

Lease Rate:	Contact For Price
Number of Units:	1
Available SF:	1,347 SF
Lot Size:	1.64 Acres
Building Size:	726,975 SF
Zoning:	3A- Commercial/Industrial/Public Utility
APN:	R010909426043

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,374	24,961	32,199
Total Population	3,031	58,266	75,536
Average HH Income	\$69,191	\$70,680	\$75,095

SPACES

River Hills Mall Salon & Beauty Suite 432

LEASE RATE

Contact For Price

SPACE SIZE

1,347 SF

Dain Fisher

Managing Broker | Owner | CCIM

507 625 4715

dain.fisher@cbcfishergroup.com



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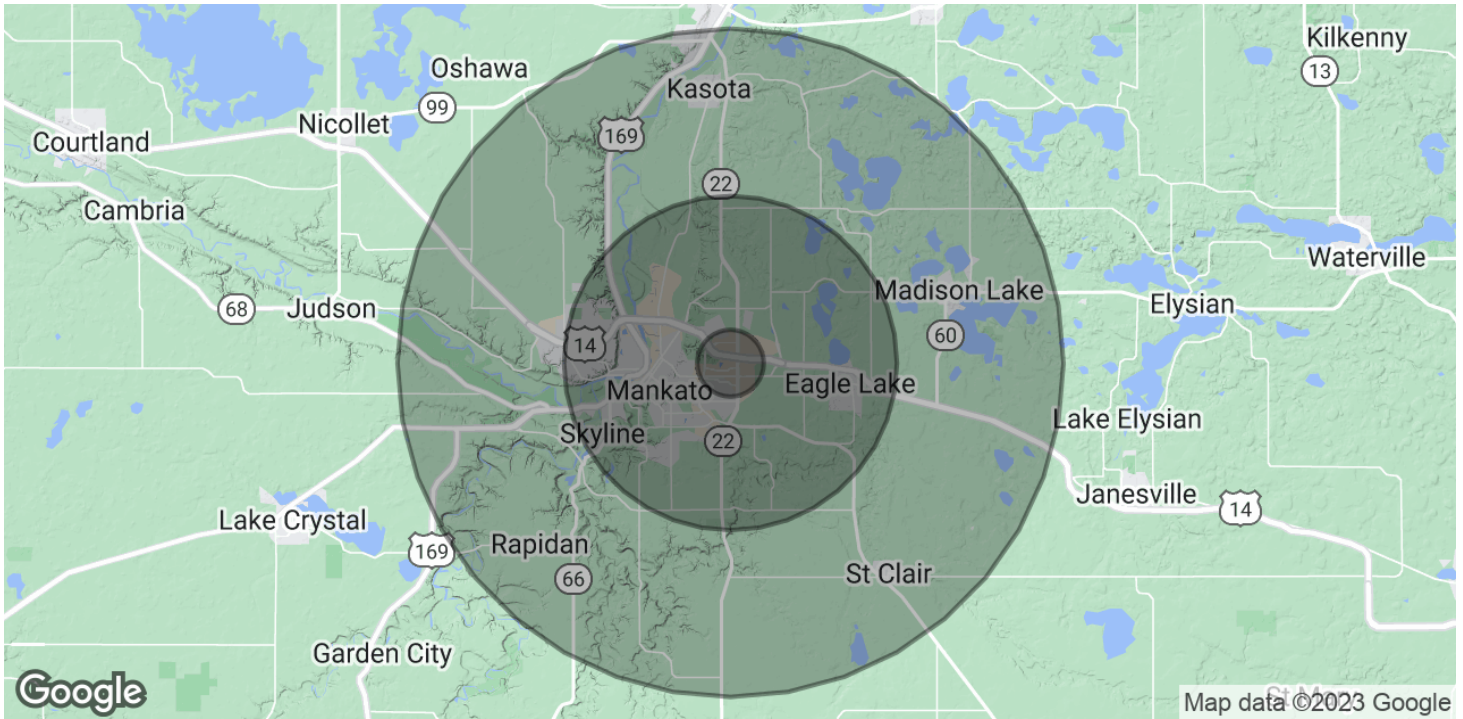


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POPULATION

	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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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

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