

SALE / LEASE

AUTO CENTER

1896 Adams St Mankato, MN 56001



LOCATION DESCRIPTION

The Auto Center is adjacent to the River Hills Mall, a premier shopping center serving southern Minnesota and northern Iowa. The mall has over 4.5 million visitors every year and the city of Mankato has been growing 12x faster than comparable cities. Mankato is home to Minnesota State University, Mankato and has a robust economy made up of agriculture and agribusiness, large regional healthcare, manufacturing, retail and higher education.

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.

PROPERTY HIGHLIGHTS

- Out Parcel Building at the River Hills Mall
- 9860 SF
- Previous Tire, Battery & Auto Shop

PROPERTY DESCRIPTION

Located just off of the corner of US Highway 22 & 14, this property is a separate parcel sitting adjacent to the River Hills Mall. This Auto Center offers high traffic, great visibility and easy access. This property also offers a separate sales floor, mechanic shop with eight garage doors, offices and several other various rooms.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lease Rate:	\$14.00 SF/yr (TBD)
Available SF:	9,860 SF
Lot Size:	2,027,195,280 SF
Building Size:	9,859 SF
APN:	R010909426027

Dain Fisher

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

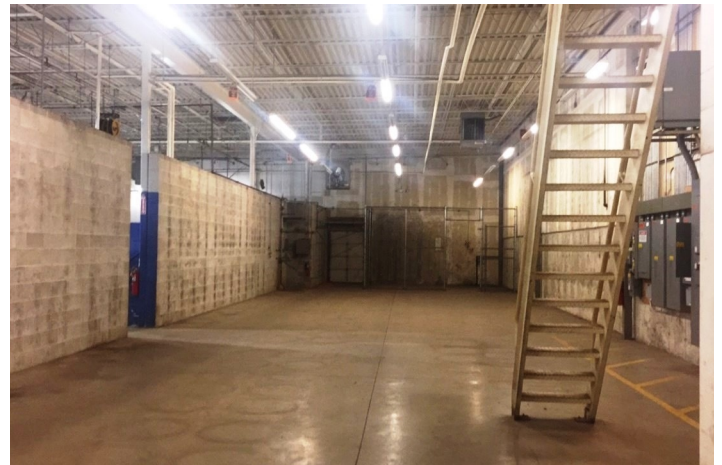


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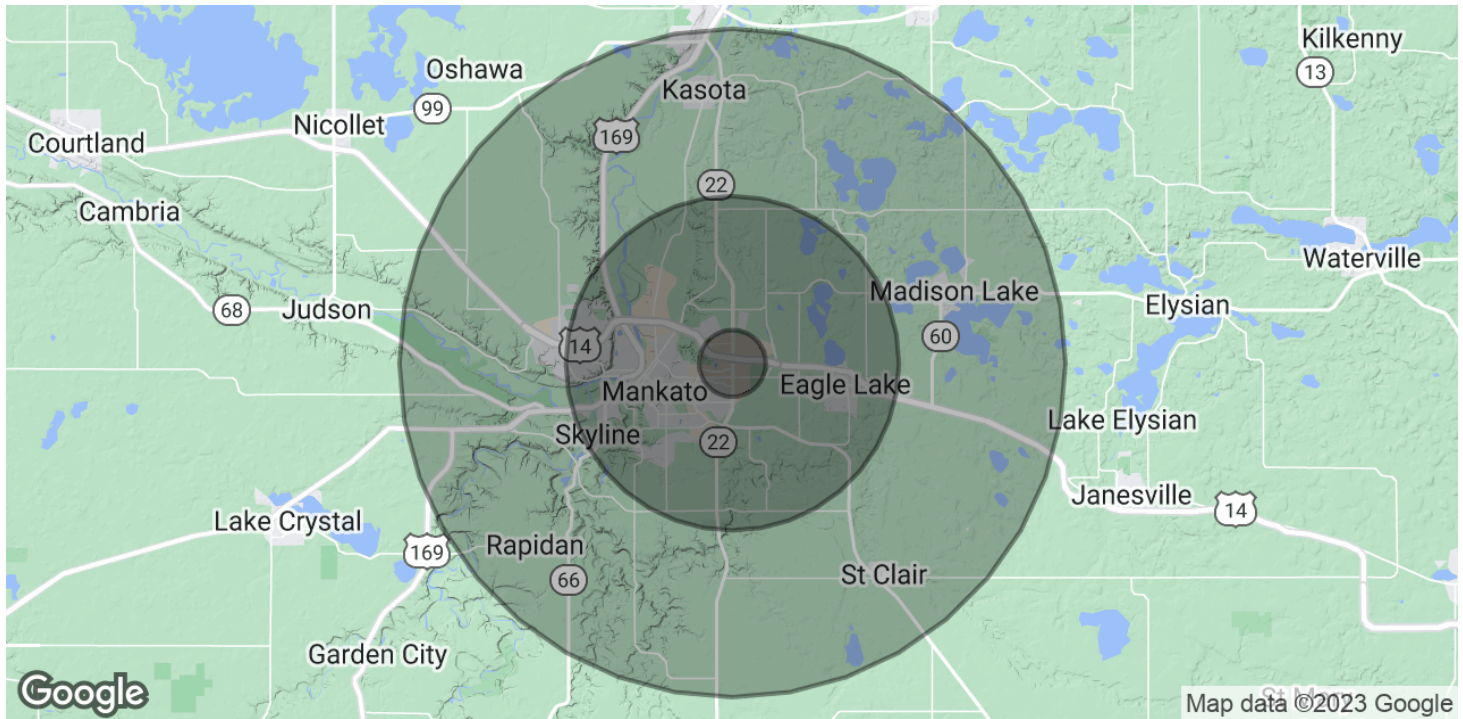


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,517	57,479	75,524
Average Age	41.4	31.8	33.8
Average Age (Male)	37.4	31.1	33.2
Average Age (Female)	44.2	33.5	35.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,152	24,628	32,215
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$68,904	\$70,283	\$75,040
Average House Value	\$221,059	\$192,834	\$204,501

* 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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