

LEASE

RIVER HILLS MALL SUITE 432

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 Salon & Beauty Suite 432 | Contact For Price | 1,347 SF |

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 |

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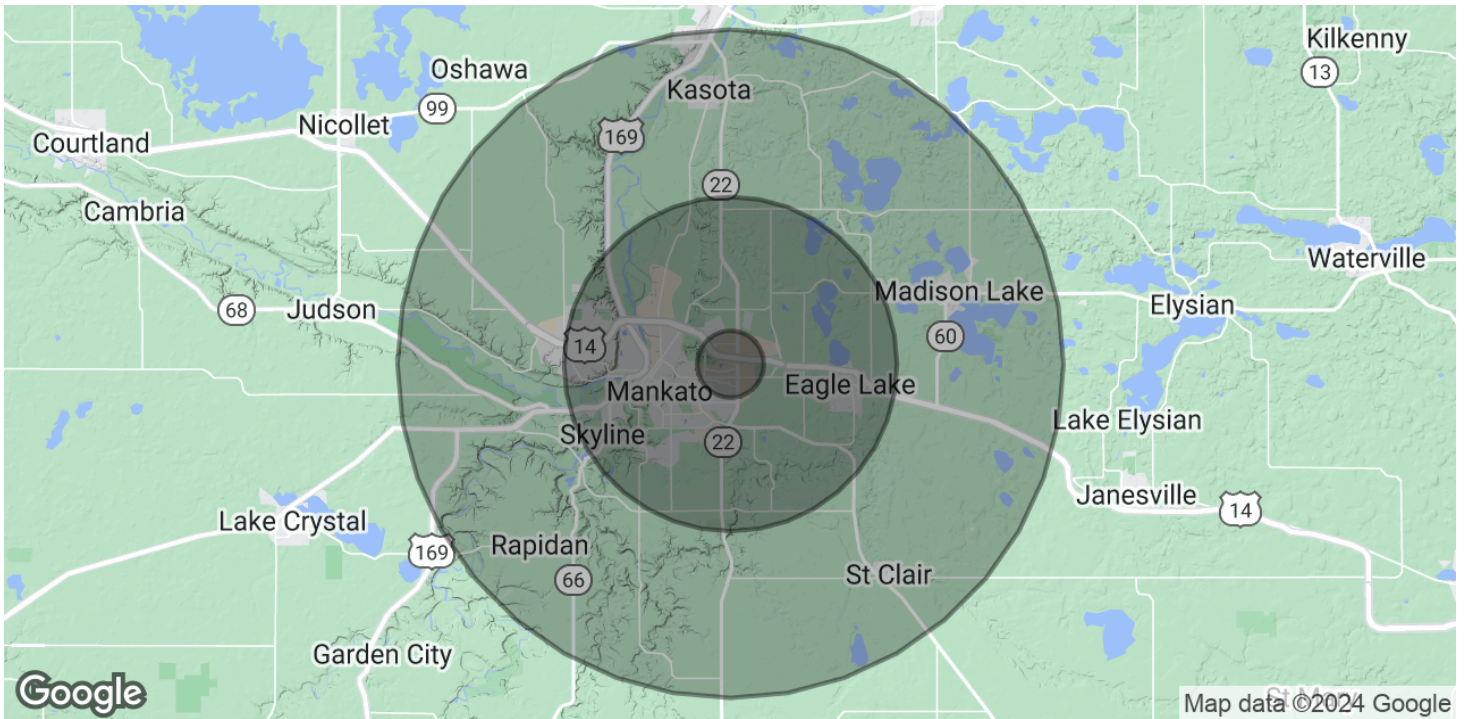


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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 3,031 | 58,266 | 75,536 |
| Average Age | 41.6 | 31.9 | 33.8 |
| Average Age (Male) | 37.2 | 31.2 | 33.2 |
| Average Age (Female) | 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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