

# LEASE

## RIVER HILLS MALL FOOD COURT

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
- 26'10" of Frontage
- Location: Carousel Cafe Food Court
- Neighboring Retailers: Massad's, Taqueria Dona Tere, A&W All American Foods, Asian Wok, Berry Blendz & Enchiladas El Gordo
- Restaurant Space Includes: Two Walk-In Coolers, Refrigerated Sandwich Prep Table, Three Compartment Sink, and Sneeze Guard
- Abundant Seating in the Spacious Food Court

### OFFERING SUMMARY

Lease Rate:	Contact For Price
Number of Units:	1
Available SF:	524 SF
Lot Size:	1.64 Acres
Building Size:	726,795 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	LEASE RATE	SPACE SIZE
River Hills Mall Food Court, Suite 620	Contact For Price	524 SF

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

**Tyler Meihak**  
 Comm Sales Associate  
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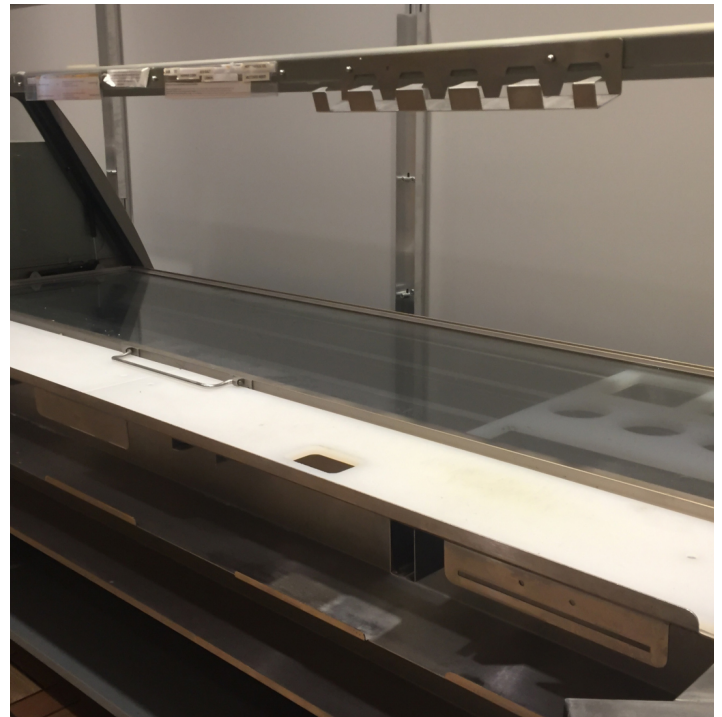


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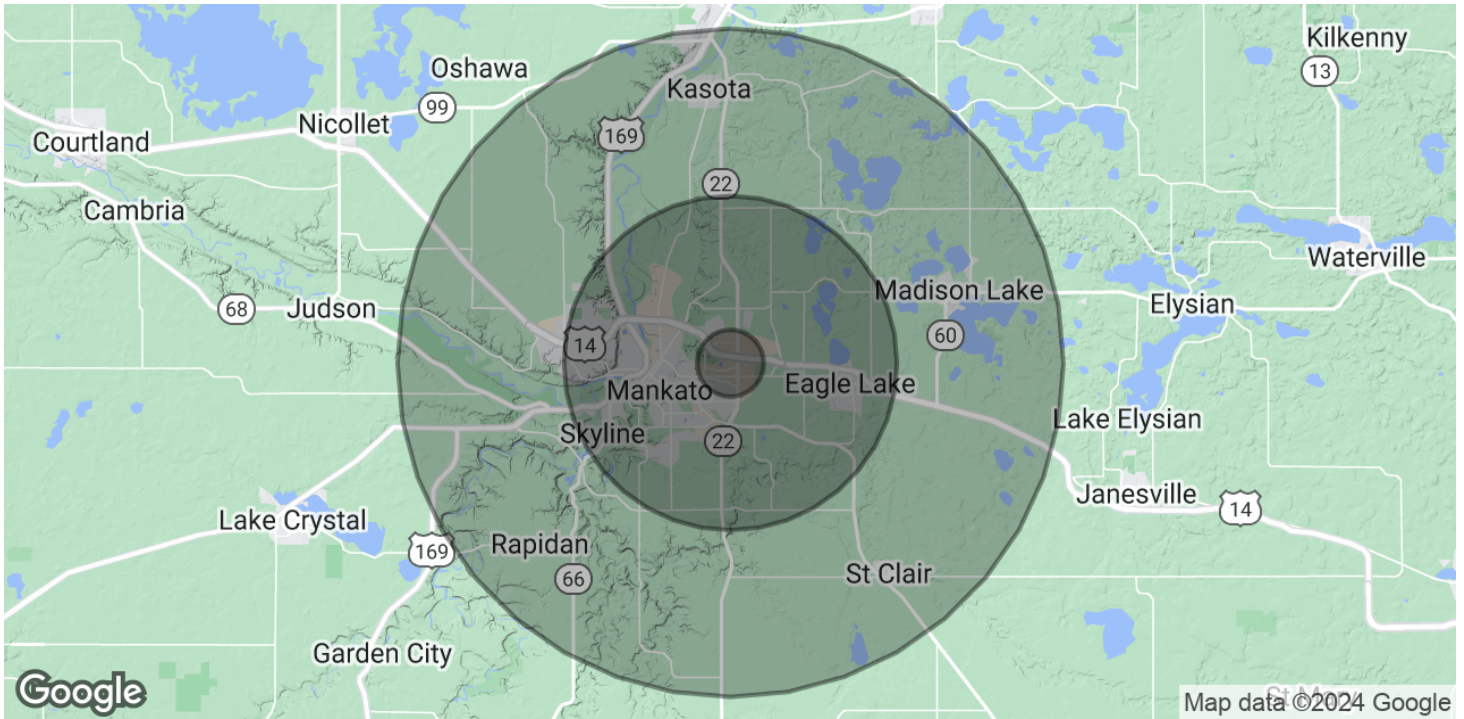


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,031	58,266	75,536
Average Age	41.6	31.9	33.8
Average Age (Male)	37.2	31.2	33.2
Average Age (Female)	44.5	33.6	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,374	24,961	32,199
# 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

Managing Broker | Owner | CCIM

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Direct: **507.625.4715** | Cell: **507.469.0545**

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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