

220 STADIUM RD | SUITE 18



U-SQUARE



PRIME RESTAURANT SPACE AVAILABLE

University Square Mall is an upscale, mixed-use development located directly across the street from the MSU, Mankato campus—providing unmatched exposure to thousands of students, faculty, and residents daily. This vibrant retail center features modern apartments above a bustling commercial strip and is home to a strong lineup of national tenants, including:

AVAILABLE IMMEDIATELY

- Chipotle
- Cold Stone Creamery
- Insomnia Cookies
- Nautical Bowls
- Jimmy John's
- Noodles & Company
- Caribou Coffee
- Jamba Juice
- Auntie Anne's
- Cinnabon
- Wells Fargo

Restaurant Plan

Potential Seat Count:

Bar: 13

Dining: 108

Total: 121

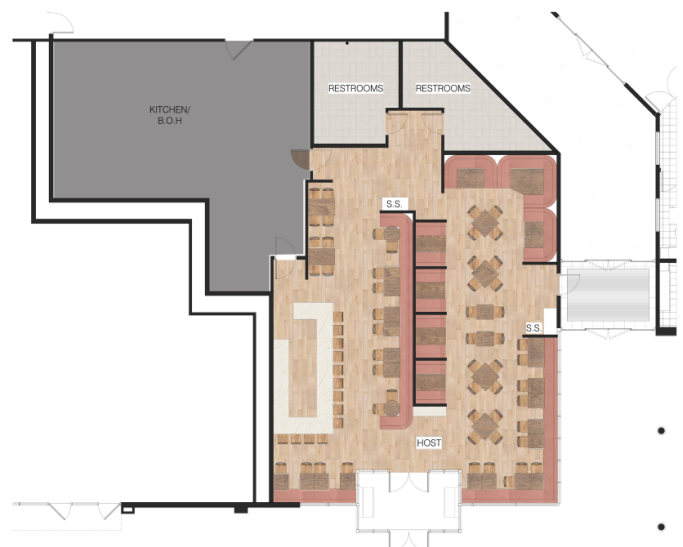
Areas (as illustrated):

Dining/Bar: 2,138 SF

Restrooms/Kitchen: 1,486 SF

Vestibule: 129 SF

Total: 3,753 SF



STEPS TO MSU, MANKATO

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220 STADIUM RD, SUITE 18
MANKATO, MN



U-SQUARE

SITE INFORMATION

• Location	Stadium Road & Warren Street
• Description	Mixed use retail & student housing
• Center GLA	30,511 SF
• Zoning	Commercial

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
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• Population	16,439	49,886	64,157
• Median HH Income	\$48,110	\$58,121	\$64,264
• Average HH Income	\$65,826	\$75,794	\$84,629

TRAFFIC COUNTS

• Stadium Road:	12,513 VPD
• Warren Street:	6,000 VPD
• Monks Avenue:	10,626 VPD

AVAILABLE

For Lease	3,753 sq feet
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CAM/TAX 2024

• CAM/INS	
• TAXES	
• TOTAL	\$10.76 PSF

MALL TENANTS

Chipotle	Jonny B's Sports Bar	Well Fargo/ATM
Insomnia Cookies	Nautical Bowls	Noodles & Co.
Jimmy John's	Cold Stone Creamery	Krusty's Donuts
Berry Blendz	Caribou Coffee	Wakia's Asian Fusion
Auntie Anne's	Cinnabon	Jamba Juice
Weggy's on Campus	Mochi Mochi	
MN State University College of Humanities		
MN State University College of Business		



University Square is located directly across from Minnesota State University. With the current enrollment of 15,435 students this retail space creates a substantial and steady flow of students, educators, visitors and local traffic. University Square is conveniently located at the corner of Stadium Road and Warren Street, offering ample parking and easy access to the location.

MAVERICK ALL-SPORTS DOME



The Maverick All-Sports Dome is a short 2-3 minute walk.

CONTACT FOR MORE INFORMATION:
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U-SQUARE

Location Matters

Position your business in the heart of the action.

- MSU, Mankato – just steps across the street
- Popular national brands like Chipotle, Cold Stone, Jimmy John's, Jamba Juice, and Caribou Coffee
- Over 400+ student apartments directly above and nearby

Whether you're launching a new concept or expanding your brand, this is the visibility you've been looking for.

