



RIVER CITY CENTER

RETAIL FOR LEASE | 1720-1742 MADISON AVE | MANKATO, MN

RIVER CITY CENTER SUMMARY

- LOCATION:** 1720-1740 Madison Ave | Mankato, MN
- BUILDING GLA:** 125,000 SF
- YEAR BUILT:** 1971 | Renovated 2000
- HIGHLIGHTS:**
- Storefront faces main corridor on Madison Ave
 - End-cap position
 - Impressive parking field
 - Access on all four sides of the center
 - Pylon position



AVAILABILITY

- SUITE A:** 10,268 SF (divisible)
- CAM + TAX:** \$5.09 SF total | 2025 est.
[\$3.18 PSF CAM + \$1.91 PSF tax]

TRAFFIC COUNTS

- 16,600 vpd** | Madison Ave
- 9,500 vpd** | Adams St

ANCHOR TENANTS



DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	7 MILE
POPULATION	46,776	62,188	70,250
AVERAGE HH INCOME	\$68,161	\$74,882	\$78,024
MEDIAN HH INCOME	\$51,456	\$56,587	\$59,460

** Sources: Placer.ai 2021 est & MN DOT 2019 Study avgs are per day total cars*

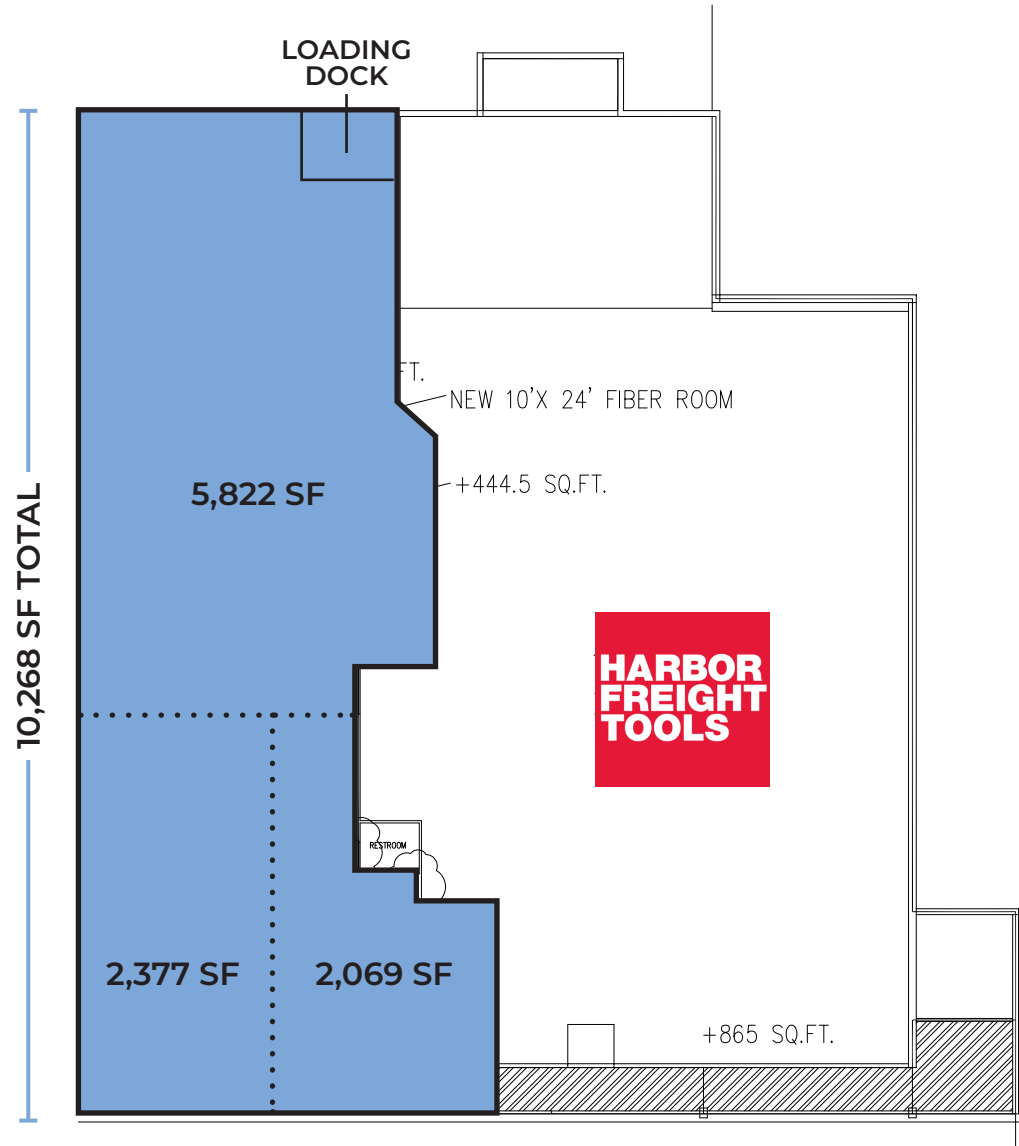
NEIGHBORING POWER RETAILERS



CONTACT

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RIVER CITY CENTER SITE PLAN



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