

RETAIL FOR LEASE

RIVER CITY CENTER

1720-1742 E Madison Ave | Mankato, MN 56001



TRANSWESTERN

REAL ESTATE
SERVICES



PROPERTY OVERVIEW

River City Center



PROPERTY DETAILS

Address:	1740 Madison Ave Mankato, MN 56001
Size:	125,000 sq. ft.
Year Built:	1971 / Renovated 2000
Visibility:	16,600 vpd on Madison Ave 9,500 vpd on Adams St



AVAILABLE

Suite A:	9,587 sq. ft.
CAM & Tax:	\$4.51 psf (2022 est.)



HIGHLIGHTS

- Store front facing main corridor along Madison Ave
- End-cap position
- Impressive parking field
- Access on all 4 sides of the center



DEMOGRAPHICS

Radius:	3 Mile	5 Mile	7 Mile
Population	46,776	62,188	70,250
Average HH Income	\$68,616	\$74,882	\$78,024
Median HH Income	\$51,456	\$56,587	\$59,460

* Sources: Placer.ai 2021 est

ANCHORS



**NEIGHBORING
POWER RETAILERS**

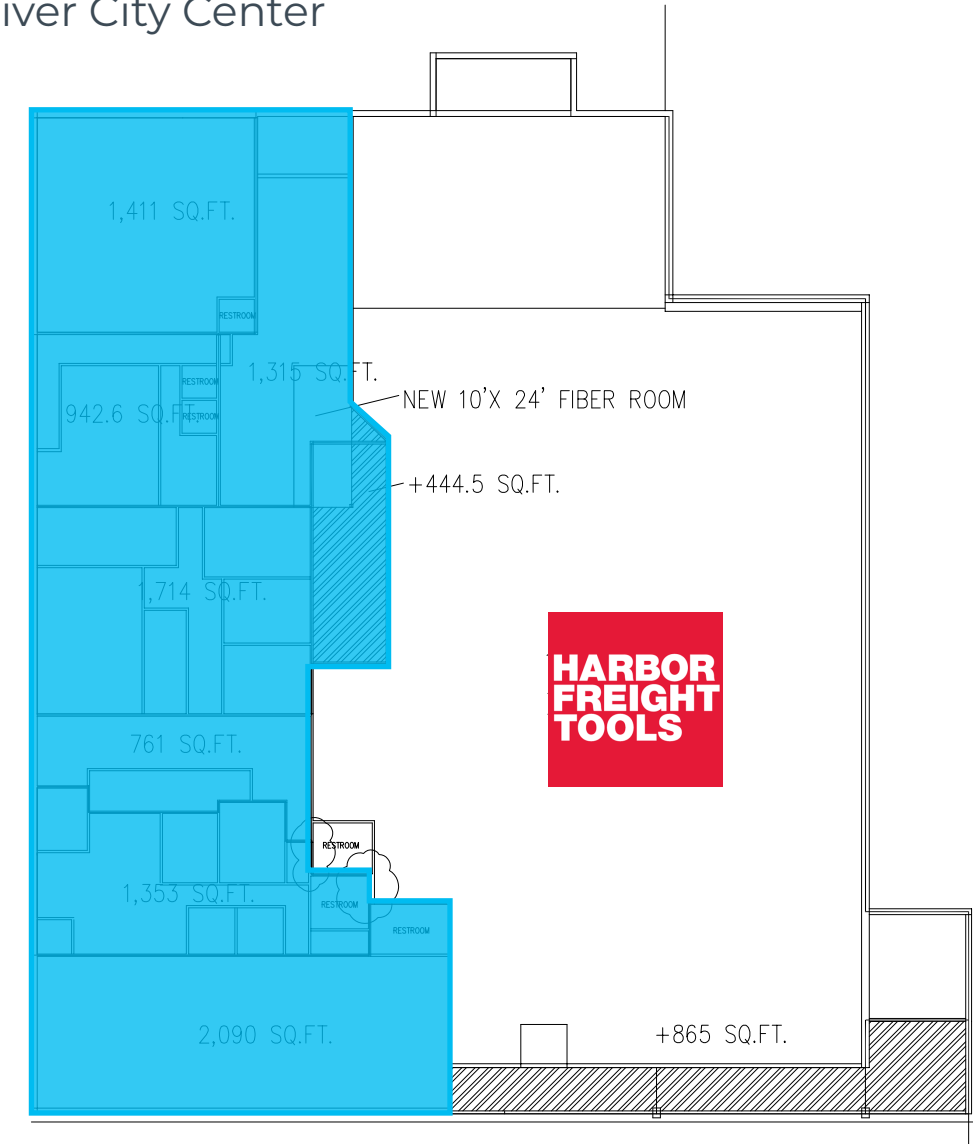


LEASING INFORMATION:

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SITE PLAN

River City Center



9,587 SQ. FT.

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