

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:	10,035 sq. ft.
CAM & Tax:	\$6.35 psf (2024 est.) (\$4.44 CAM + \$1.91 Tax)



HIGHLIGHTS

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



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

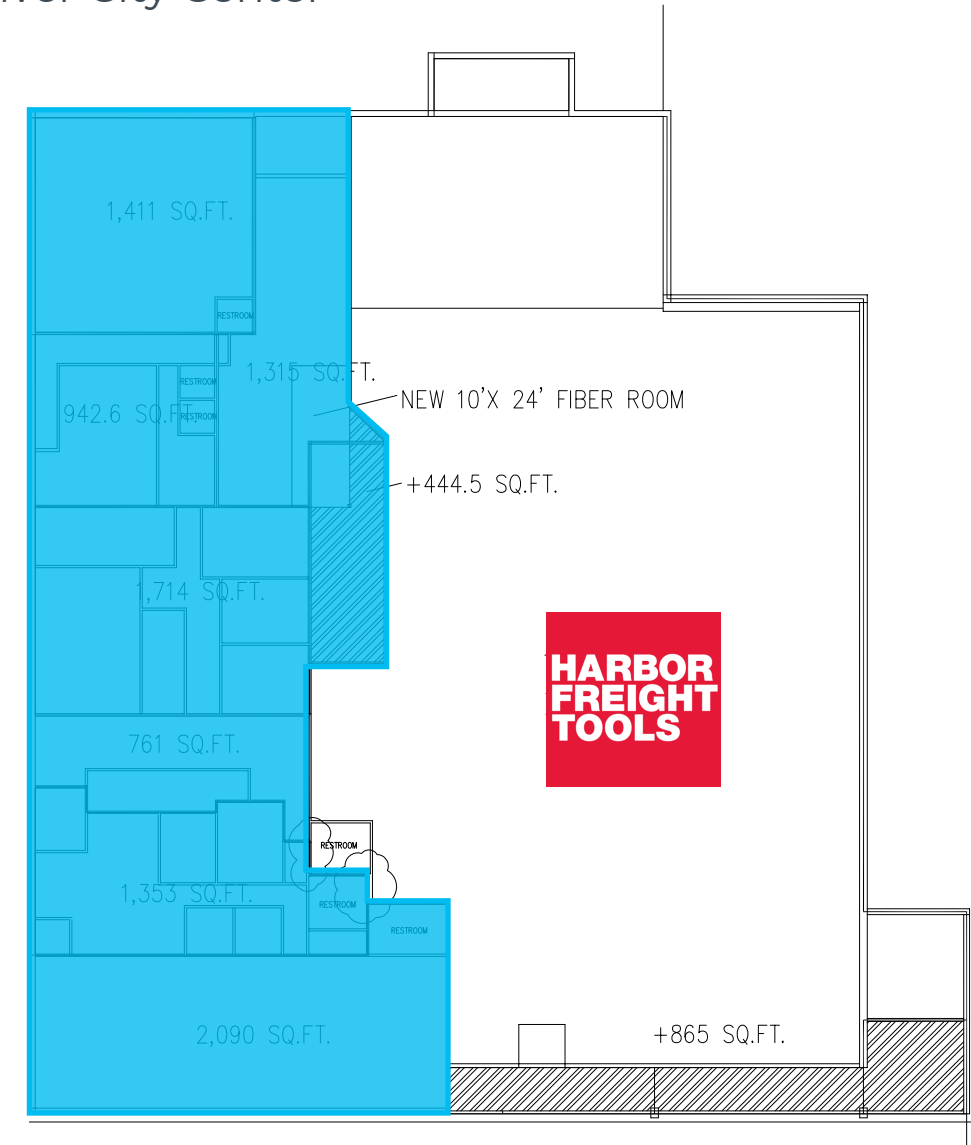


LEASING INFORMATION:

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SITE PLAN

River City Center



10,035 SQ. FT.

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