



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: \$4.67 SF total | 2026 est.
[\$2.40 PSF CAM + \$2.27 PSF tax]

TRAFFIC COUNTS

16,028 vpd | Madison Ave

6,053 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*

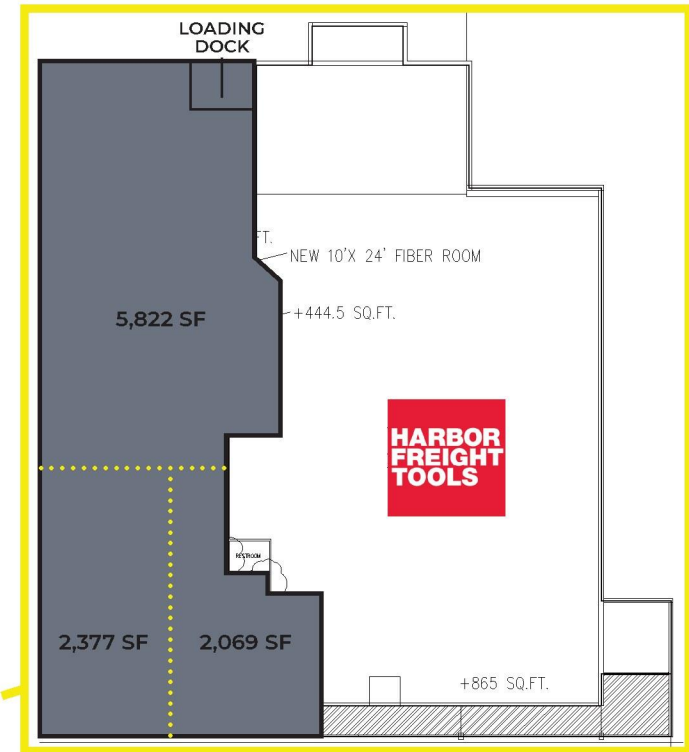
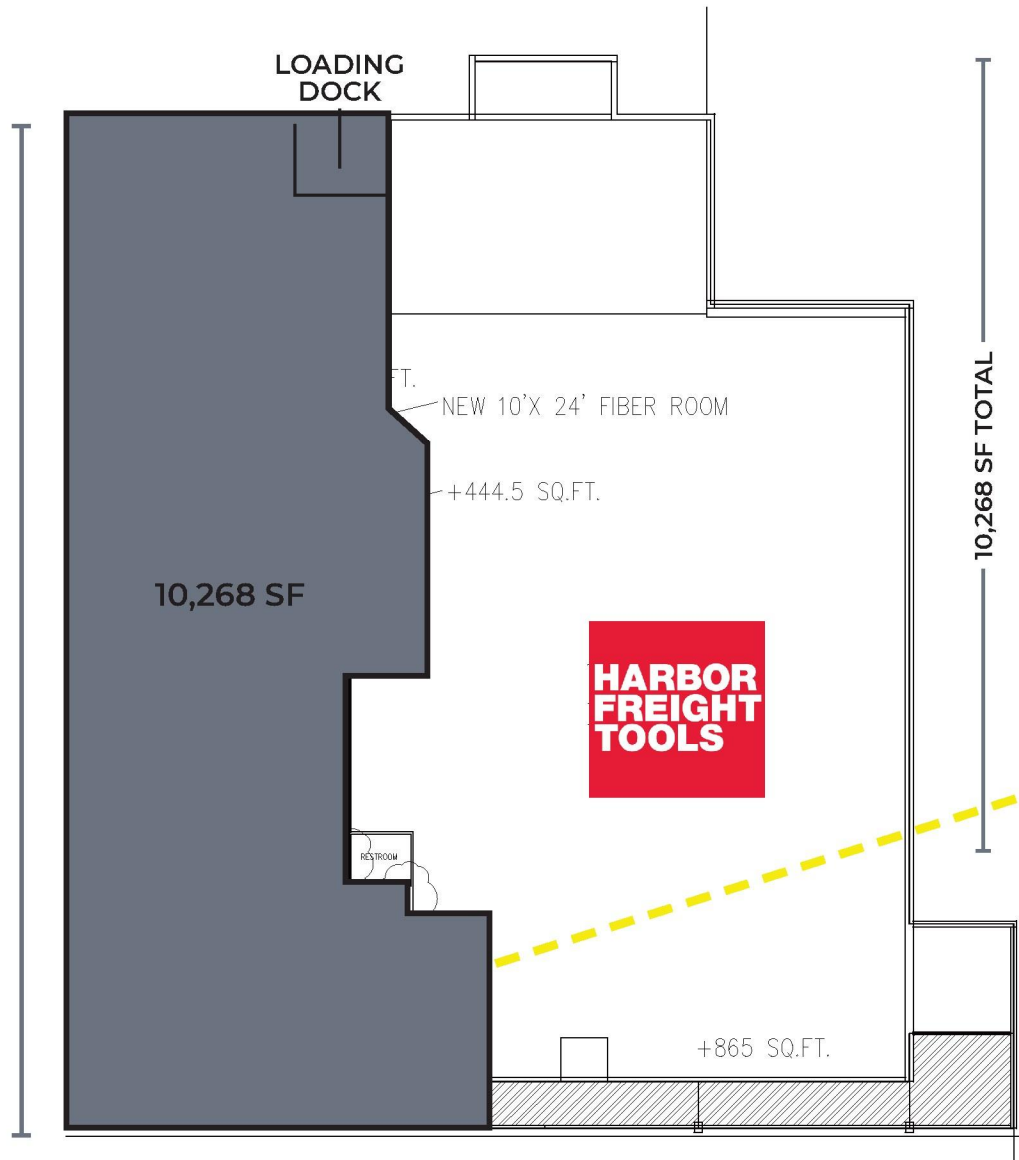
NEIGHBORING POWER RETAILERS



CONTACT

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RIVER CITY CENTER SITE PLAN



Potential Split/ Demise

CONTACT

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RIVER CITY CENTER PHOTOS



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