

RIVER HILLS MAIN ENTRANCE SITE FOR SALE

\$1,374,753



ADAMS STREET - MAIN ENTRANCE, MANKATO, MN 56001

Property Description

This land has an amazing location at the entrance of the River Hills Mall just a block from the MN Highway 22 and Adams Street intersection. With some of the best retail visibility this land is prime for development. Along with great visibility there is great accessibility with traffic counts on Adams are 10,200 VPD, on MN Highway 22 counts are 19,300 VPD and on nearby US Highway 14 they are 22,400 VPD.

Property Highlights

- Excellent visibility at the main entrance to River Hills Mall
- Plenty of room for a restaurant with a drive-thru
- High traffic counts at a signalized intersection



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OFFERING SUMMARY

Sale Price: \$1,374,753

Lot Size: 2.63 Acres

Zoning: B-3, Highway Business

Sale Price / SF: \$12.00

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	22,875	34,132	43,341
Total Population	59,917	90,233	115,934
Average HH Income	\$55,039	\$60,970	\$61,791



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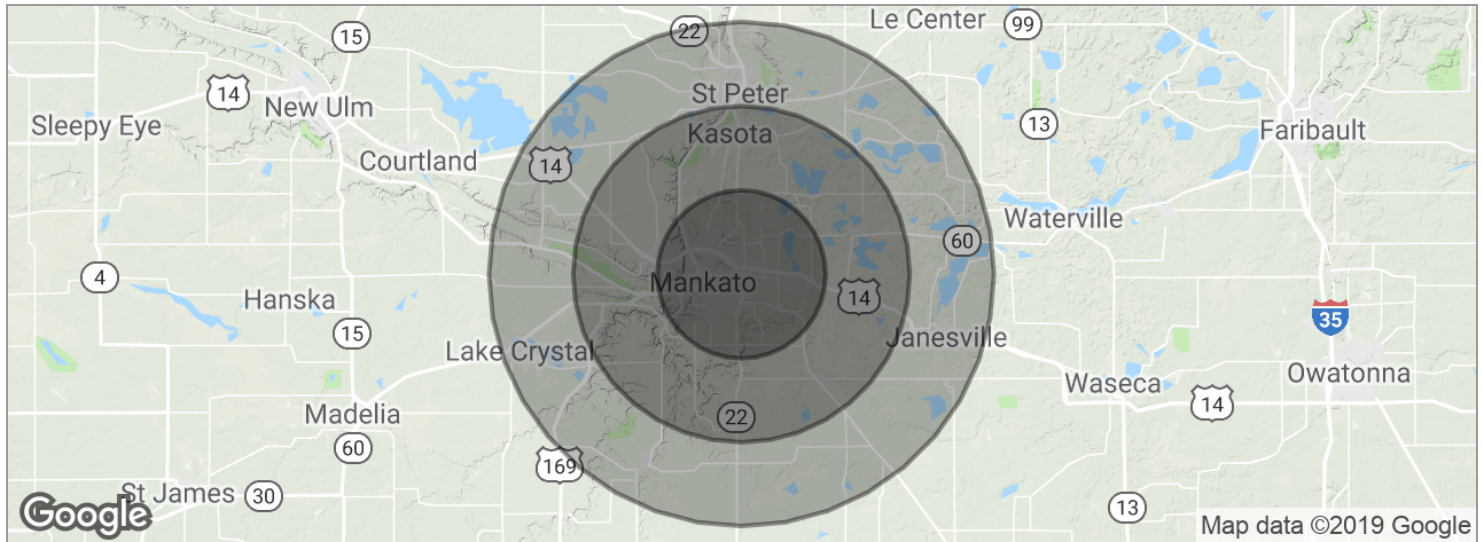
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	59,917	90,233	115,934
Median age	29.3	31.1	31.7
Median age (male)	28.4	30.2	30.9
Median age (Female)	31.1	32.8	33.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	22,875	34,132	43,341
# of persons per HH	2.6	2.6	2.7
Average HH income	\$55,039	\$60,970	\$61,791
Average house value	\$182,143	\$196,596	\$199,059

* Demographic data derived from 2010 US Census



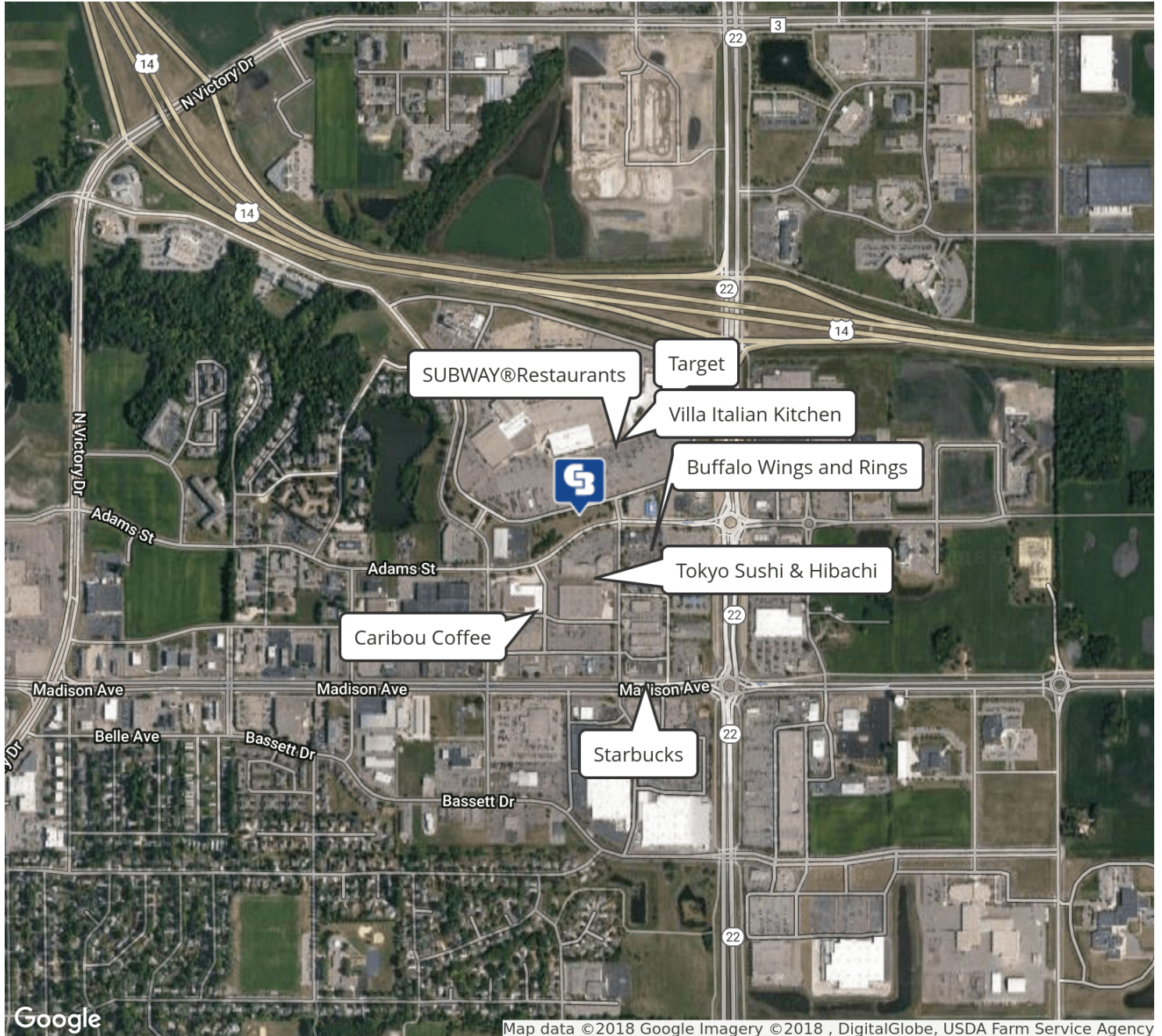
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