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RETAIL SPACE FOR LEASE

River City Center

Build to Suit

1720-1740 Madison Avenue · Mankato, Minnesota 56001

10,268 SF

AVAILABLE · DIVISIBLE

\$3.36 / SF

CAM + TAX · 2026 EST

17,255

VEHICLES DAILY · MADISON AVE

Who you'd join

Eight brands share our shopping center - another 137 businesses operate within a half mile. Madison Avenue carries 17,255 vehicles daily.

10,268 SF Available	 Harbor Freight	 Hobby Lobby	 Rooms and Rest	 Papa Murphy's	 T-Mobile	 Great Clips	 Once Upon A Child	 China Buffet
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Cub Foods ADJACENT



McDonald's WEST



Ford EAST



River Hills Mall ½ MI NORTH

WITHIN A HALF MILE

 Target	 Walmart	 Sam's Club	 Best Buy	 Hy-Vee	 ALDI
	 Culver's	 Starbucks	 Planet Fitness	 Great Clips	

BUSINESSES NEARBY

72

businesses within ¼ mile

FIELD SURVEY 2026

143

within ½ mile

FIELD SURVEY 2026

17,255

vehicles daily

MNDOT 2025

70,634

county residents

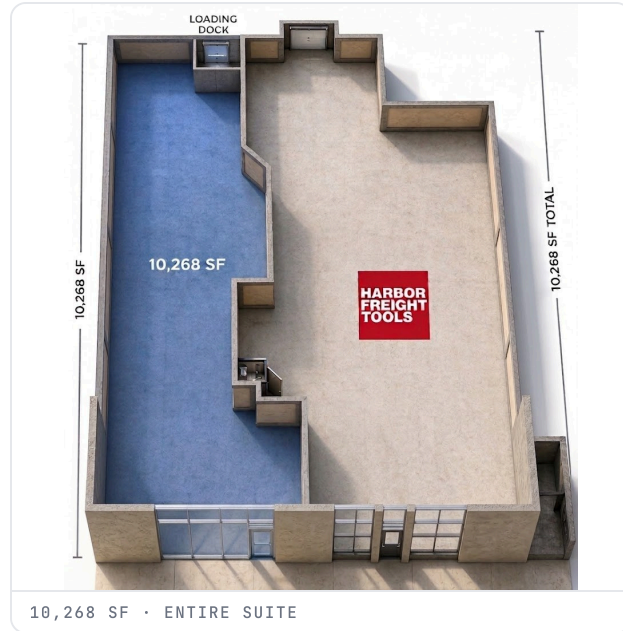
U.S. CENSUS 2025

Watch the aerial site tour in HD

<https://www.youtube.com/watch?v=s9vdNoxc0-E>


Take the whole space, or just what you need

Lease all 10,268 SF, split it three ways, or take a 4,446 SF combination.



SUITE	SIZE
Entire suite	10,268 SF
North section	5,822 SF
Center + south	4,446 SF
Center section	2,377 SF
South section	2,069 SF

THE SPACE

End-cap position, storefront on Madison Avenue

Loading dock dedicated to the suite

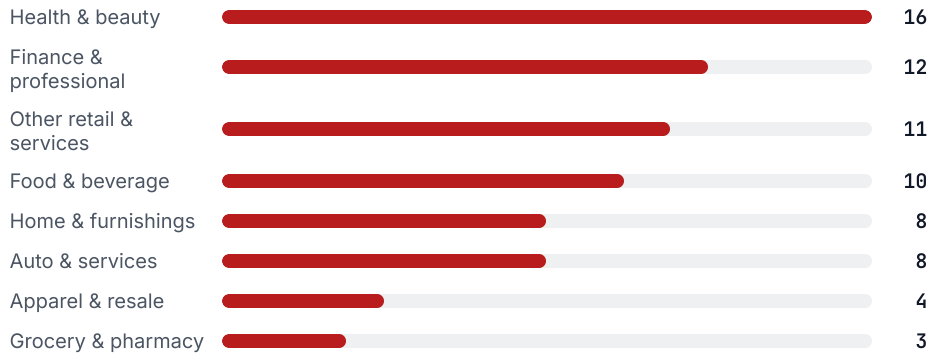
Access on three sides · pylon signage

152,000 SF center, built 1971 · renovated 2025

Pricing negotiable if the space is divided into smaller sections. CAM + tax \$3.36/SF (2026 est.) additional. Loading dock at the rear.

Why this corner works

BUSINESSES WITHIN A QUARTER MILE



BUSINESSES NEARBY

72

businesses · ¼ mile

143

businesses · ½ mile

166

businesses · 1 mile

AROUND THE CORNER

- **Cub Foods** — adjacent
- **River Hills Mall** — ½ mile north · Target, Scheels, JCPenney
- **Madison corridor** — Walmart, Sam's Club, Best Buy, ALDI, Hy-Vee



MADISON AVENUE STOREFRONT



THE AVAILABLE END-CAP SUITE



FRONTAGE AND PARKING FIELD



SIDE ELEVATION AND ACCESS

Traffic: MnDOT AADT database, 2025 — Madison Ave west of TH 22 (modeled segment). Population and income: U.S. Census Bureau, Vintage 2025 estimates and ACS 2020-2024. Business counts: field survey of the Madison Avenue and Adams Street corridors, August 2026. Building data from ownership records and the 2026 operating budget. Information deemed reliable but not guaranteed. Rent and availability subject to change.