

FOR SALE

JCPenney Outparcel Available

1850 Adams Street | Mankato, MN



Overview

SALE PRICE \$15.00/PSF

LOT SIZE 1 AC+/-



Description

Located in River Hills Mall, a premier shopping center serving southern Minnesota and northern Iowa. The center features strong anchor stores such as Barnes & Noble, JCPenney and Target alongside an impressive lineup of retailers including a brand new H&M, American Eagle Outfitters, The Children's Place, Kay Jewelers, ULTA, Victoria's Secret and CVS. Nearby retailers include HyVee, Walmart, Best Buy, ALDI, Hobby Lobby and Shopko.

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Population	3,085	39,420	64,733
Median HH Income	\$49,393	\$45,997	\$52,473
Households	1,531	15,801	25,625
Daytime Population	8,187	46,848	71,424

Year: 2020 | Source: Esri

Traffic Counts

Raintree Road	5,800 '18 VPD
Adams Street	9,500 '18 VPD
Hwy 22	19,300 '17 VPD

Year: 2017 & 2018 | Source: MnDOT

Contact

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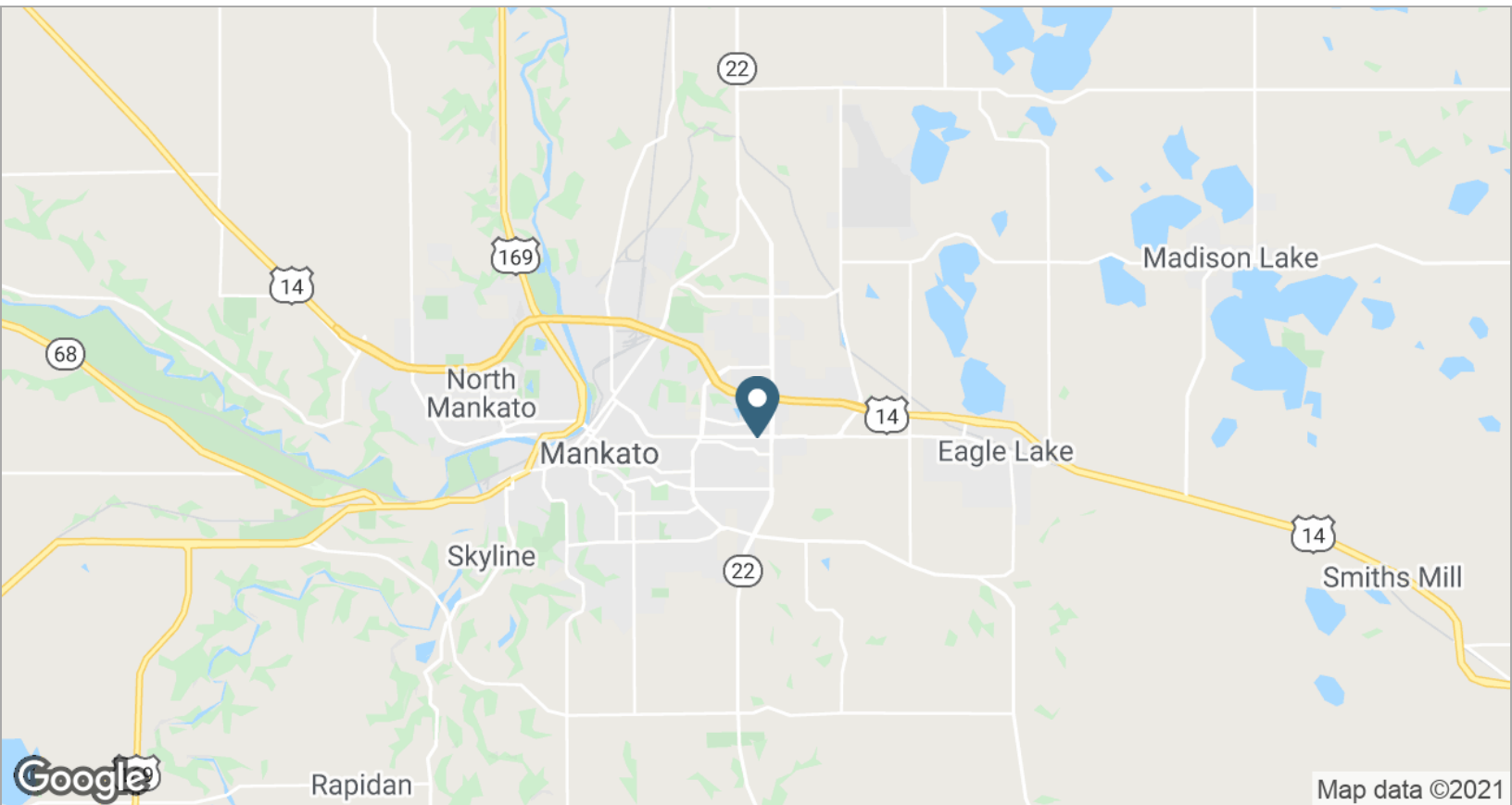
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MINNESOTA
22

18,600 AADT '13

10,200 AADT '13

MINNESOTA
22

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1850 Adams St, Mankato, Minnesota, 56001 Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 44.17294 Longitude: -93.95463

	1 mile	3 miles	5 miles
Population			
2000 Population	1,809	29,938	49,364
2010 Population	2,356	34,771	57,978
2020 Population	3,085	39,420	64,733
2025 Population	3,327	41,674	68,169
2000-2010 Annual Rate	2.68%	1.51%	1.62%
2010-2020 Annual Rate	2.67%	1.23%	1.08%
2020-2025 Annual Rate	1.52%	1.12%	1.04%
2020 Male Population	49.2%	50.4%	50.2%
2020 Female Population	50.9%	49.6%	49.8%
2020 Median Age	38.7	28.8	30.9
Households			
2000 Households	820	11,753	18,987
2010 Households	1,073	13,608	22,455
2020 Total Households	1,531	15,801	25,625
2025 Total Households	1,661	16,780	27,103
2000-2010 Annual Rate	2.73%	1.48%	1.69%
2010-2020 Annual Rate	3.53%	1.47%	1.30%
2020-2025 Annual Rate	1.64%	1.21%	1.13%
2020 Average Household Size	1.97	2.33	2.38
Housing Units			
2020 Total Housing Units	1,637	16,740	27,030
2020 Owner Occupied Housing Units	857	7,793	14,607
2020 Renter Occupied Housing Units	675	8,007	11,018
2020 Vacant Housing Units	106	939	1,405
Race and Ethnicity			
2020 White Alone	85.2%	84.6%	86.7%
2020 Black Alone	6.9%	6.8%	5.7%
2020 American Indian/Alaska Native Alone	0.1%	0.5%	0.4%
2020 Asian Alone	2.8%	3.2%	2.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	4.2%	5.0%	4.7%
Income			
2020 Median Household Income	\$59,872	\$48,620	\$54,699
2020 Average Household Income	\$77,608	\$64,947	\$71,900
2020 Per Capita Income	\$34,943	\$26,099	\$28,503
2019 Population 25+ by Educational Attainment			
Total	2,203	22,579	38,712
High School Graduate	21.1%	19.4%	19.9%
GED/Alternative Credential	4.2%	3.1%	2.6%
Some College, No Degree	16.3%	21.1%	20.5%
Associate Degree	10.8%	12.6%	12.7%
Bachelor's Degree	24.8%	24.0%	25.3%
Graduate/Professional Degree	14.3%	13.3%	13.8%
Daytime Population			
2020 Total Daytime Population	8,187	46,848	71,424
Workers	6,490	26,697	38,425
Residents	1,697	20,151	32,999

Source: Esri, U.S. Census