



River Hills Mall
Mankato, MN

SUMMIT
PROPERTIES USA

THE FACTS

River Hills Mall

- River Hills Mall attracts approximately 4.5 million visits each year, making it one of the most visited retail destinations in southern Minnesota.
- Greater Mankato serves a regional trade area spanning 22 counties and more than 8,500 square miles, drawing shoppers from southern Minnesota and northern Iowa.
- More than 25,000 college students attend schools in the Mankato area, led by Minnesota State University, creating strong demand for retail, dining, and entertainment.
- Retail sales per person in the Mankato market are 38% higher than comparable regional markets in Minnesota, signaling strong consumer spending.
- A massive Walmart distribution center located in Mankato employs hundreds of workers and supports regional logistics and retail operations.
- River Hills Mall sits at the intersection of Highways 14 and 22, a major commercial corridor connecting communities across southern Minnesota.



Mall Highlights

Site Acres	62.12
Total Leasable Area	717,102
Owned Total Leasable Area	524,677
Parking Spaces	3,443

Anchors

Cinemark
Scheels
Barnes & Noble
JCPenney
Target

Featured Retailers

Aerie	GameStop
Aeropostale	H&M
American Eagle	Hot Topic
Bath & Body Works	Journeys
Buckle	Kay Jewelers
Dry Goods	Lids
Finish Line	Starbucks

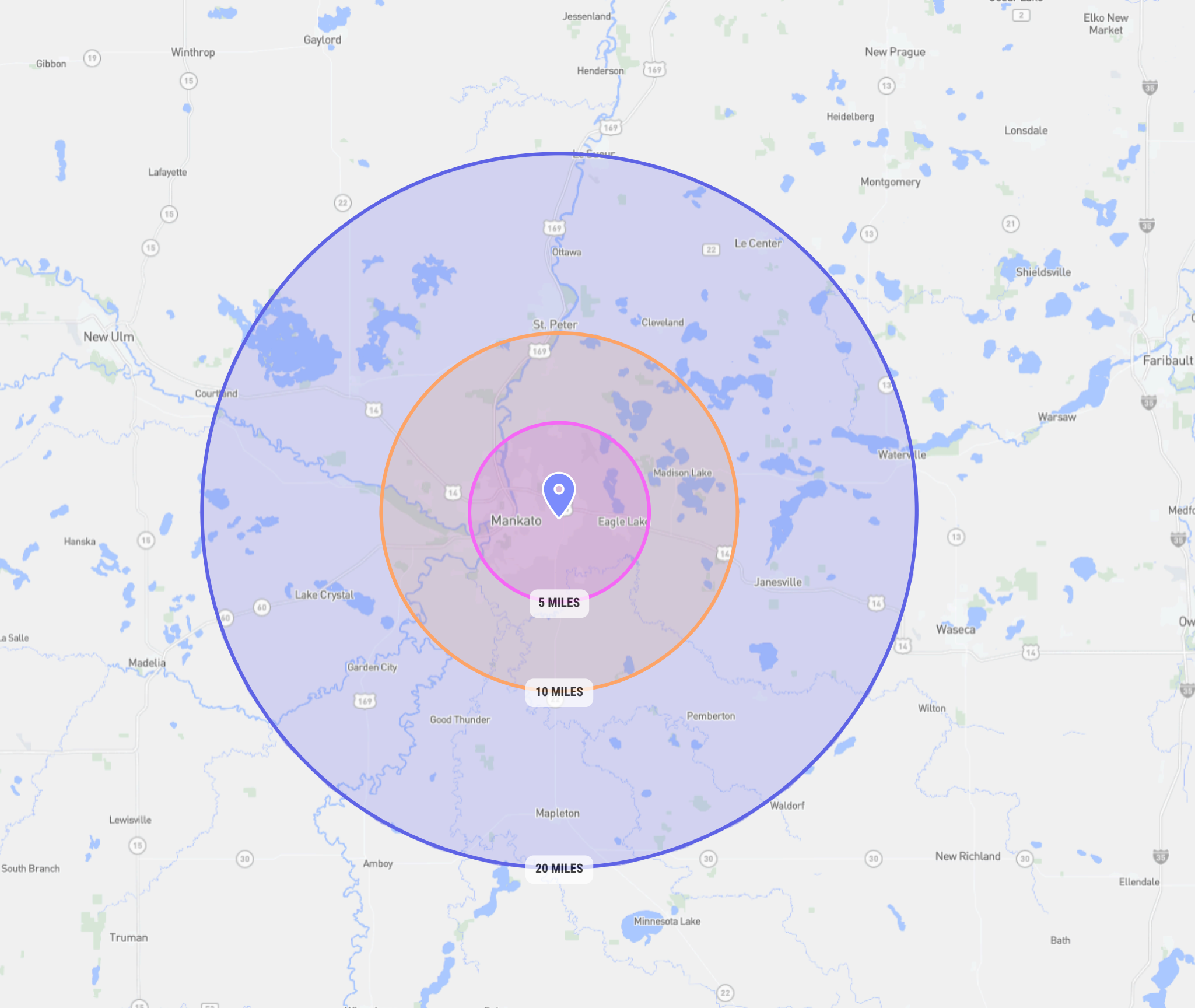
River Hills Mall

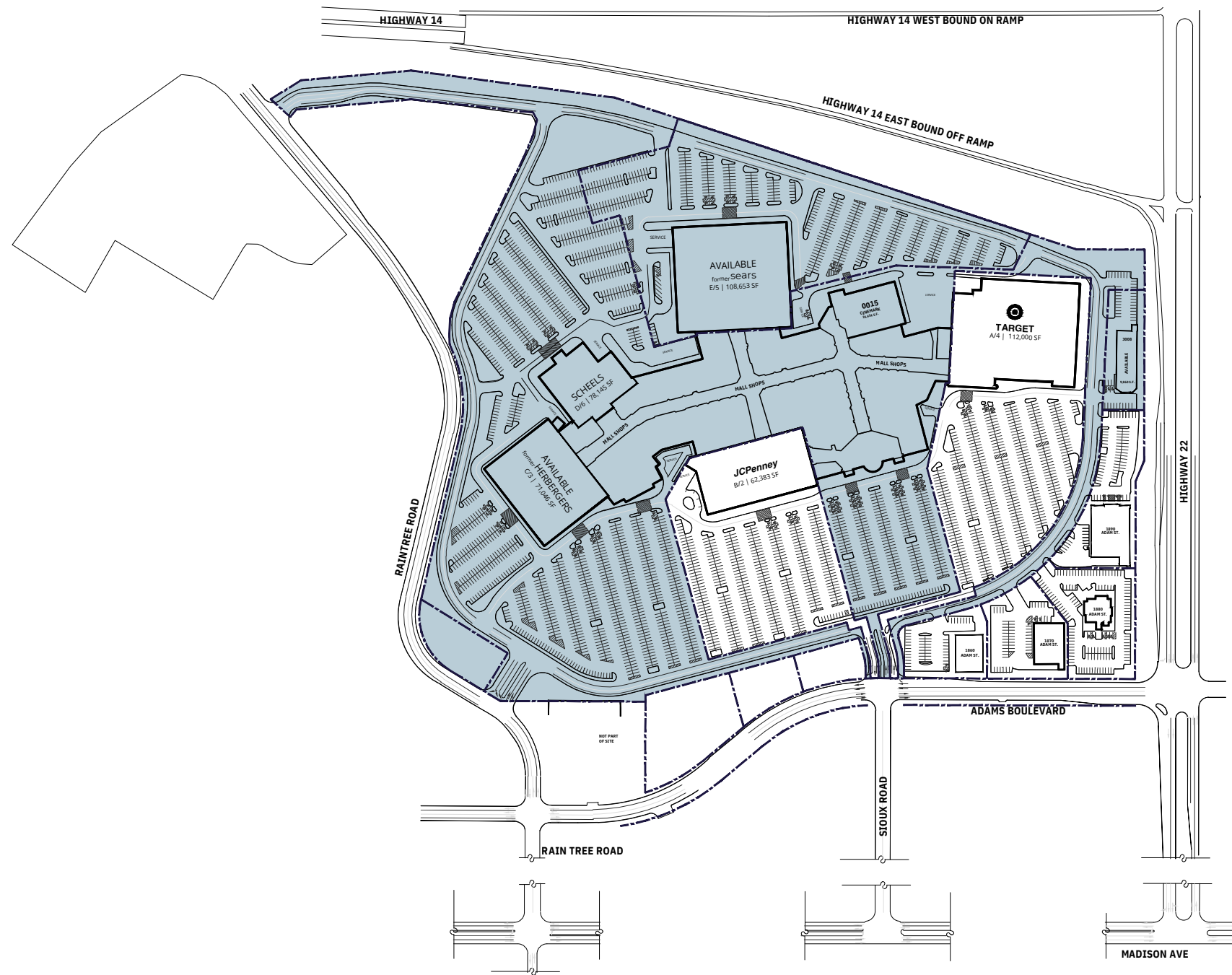
River Hills Mall is an enclosed regional shopping center located at 1850 Adams Street in Mankato, Minnesota, positioned along Adams Street (MN-22) near U.S. Highway 14 within the city's primary retail corridor. The mall serves shoppers throughout southern Minnesota and parts of northern Iowa, offering a mix of national retailers, dining options, and entertainment.

Latitude: 44.1733
Longitude: -93.9530

Ring Data Demographics

Population	122,435
Daytime Population	145,457
Average HHI	\$107,865





Site Plan