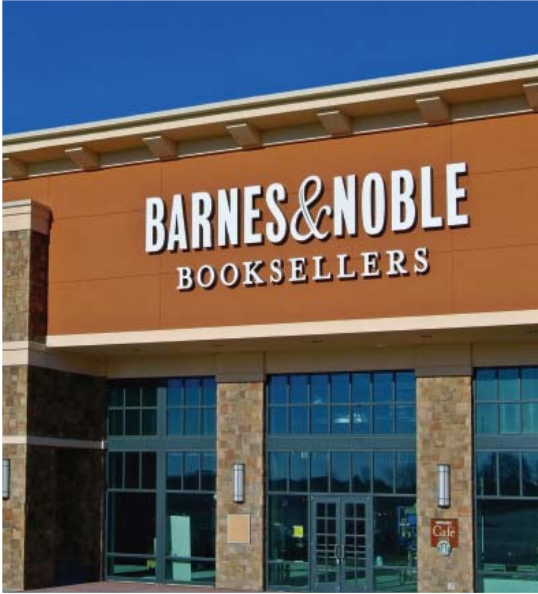


RIVER HILLS MALL

MANKATO, MINNESOTA



KEY SHOPPING FEATURES

- Premier regional shopping center serving southern Minnesota and northern Iowa.
- Strong anchor stores include jcpenny, Herberger's, Sears, Target, Scheels and Barnes & Noble.
- An impressive line-up of specialty retailers including American Eagle Outfitters, Buckle, Victoria's Secret, Hollister Co., New York & Co., Kay Jewelers, The Children's Place, Ulta and Olive Garden.
- Other features include an eight-screen theater, a turn-of-the-century carousel, family restroom, Mankato Clinic Children's Play Area and an 8-unit Food Court.

ATTRACTIVE MARKET DEMOGRAPHICS

- Forbes names Greater Mankato 11th in the nation of all places in the U.S. with populations less than 254,000 on Forbes list of "Best Small Places for Business and Careers."
- University of Minnesota's Trade Center Hierarchy Report names Greater Mankato a Level 1 Regional Trade Center. Greater Mankato had a 123% increase in taxable sales from 1990 to 2009, nearly triple the next-highest rate. Mankato's growth rate is "astounding," according to Will Craig, the lead author of the study. One more piece of data favors Mankato: the average sales per person of \$17,153 which is 38% higher than other regional markets in Minnesota.
- Large and diverse market spanning 22 counties and 8,500 square miles. Greater Mankato has a very diverse economy made up of agriculture, large regional health care, manufacturing and education, with Mankato hosting over 25,000 university students, the largest being Minnesota State University, Mankato.
- Over 40% of the primary trade residents are between the ages of 25-54.
- Summer home to the Minnesota Vikings and the second longest running training camp in the NFL.

SOLID POPULATION BASE

- Mankato is the largest city in south central Minnesota.
- Over 93,100 employees in the primary trade area.
- Area employment based on manufacturing, health care, higher education and agriculture.
- Top employers include Mayo Health Systems; Minnesota State University, Mankato; Mankato Clinic; Cargill Flour Milling; Coughlan Companies; Archer Daniels Midland; Taylor Corporation; Carlson Craft and Johnson Worldwide Associates. Greater Mankato was chosen by the nation's largest retailer, Walmart, as the location for an 880,000-square-foot, food distribution center that will create 500 to 700 full-time jobs and spur an array of new support businesses.

TOP PERFORMING CATEGORIES

- Food Court
- Home
- Jewelry

MALL INFORMATION

LOCATION: Highway 22 and 14 / Highway 14 and County Road 3
South on Raintree Frontage Road

MARKET: Mankato

DESCRIPTION: Single-level, enclosed, regional center

ANCHORS: Herberger's, jcpenny, Sears, Target, Scheels, Barnes & Noble

TOTAL RETAIL SQUARE FOOTAGE: 813,715

PARKING SPACES: 3,434

OPENED: 1991

EXPANDED: 1996; 2006/2007

TRADE AREA PROFILE

2013 POPULATION 204,077

2018 PROJECTED POPULATION 205,903

2013 HOUSEHOLDS 80,913

2018 PROJECTED HOUSEHOLDS 82,215

2013 MEDIAN AGE 37.0

2013 AVERAGE HOUSEHOLD INCOME \$59,375

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$60,198

20 - MILE RADIUS

2013 POPULATION 111,880

2018 PROJECTED POPULATION 113,862

2013 HOUSEHOLDS 42,801

2018 PROJECTED HOUSEHOLDS 43,813

2013 MEDIAN AGE 33.2

2013 AVERAGE HOUSEHOLD INCOME \$61,048

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$61,893

DAYTIME EMPLOYMENT

3 - MILE RADIUS 34,004

5 - MILE RADIUS 45,158

Source: Nielsen

