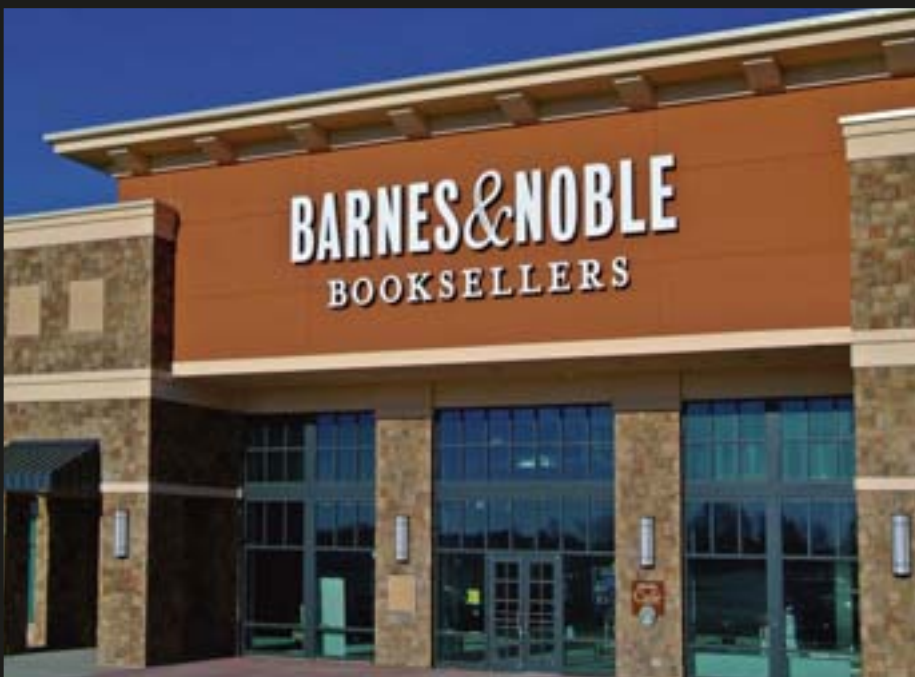




River Hills Mall

MANKATO, MINNESOTA



River Hills Mall MANKATO, MINNESOTA

KEY SHOPPING FEATURES

- Dynamic regional shopping center serving south-central Minnesota and north-central Iowa.
- Strong anchors include JCPenney, Herberger's, Sears, Target and a 120,000 sq. ft. Scheels All Sports.
- Barnes & Noble opened a new 30,000 sq. ft. store in March 2007.
- An impressive line-up of specialty retailers including American Eagle Outfitters, newly expanded Victoria's Secret, Hollister Co., Bath & Body Works, Rogers & Hollands Jewelers and more.
- Other features include: an eight-screen theater, a turn-of-the century carousel, family restroom, brand new children's play area, 10-unit food court and The Greater Mankato Visitor's Center.

ATTRACTIVE MARKET DEMOGRAPHICS

- 40% of primary trade area residents are between the ages of 25-54.
- Market includes more than 25,000 college students.
- Twenty-four percent (24%) of the primary trade area population has an average household income of \$75,000+.
- Loyal shoppers - River Hills pulls customers from 22 counties in the region.

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. In early 2006, Greater Mankato was chosen by the nation's largest retailer, Walmart, as the location for an 880,000-sq. ft. food distribution center that will create 500 to 700 full-time jobs and spur an array of new support businesses.

MALL INFORMATION

LOCATION

Hwy. 22 and 14 / Hwy. 14 and County Road 3 South on Raintree Frontage Road

MARKET

Mankato

DESCRIPTION

Single-level, enclosed, regional

ANCHORS

Herberger's, JCPenney, Sears, Target, Scheels All Sports, Barnes & Noble Booksellers

TOTAL RETAIL SQUARE FOOTAGE 813,715

PARKING SPACES 3,434

OPENED 1991

EXPANDED 1996; 2006/2007

TRADE AREA PROFILE

2007 POPULATION 192,098

2012 PROJECTED POPULATION 193,782

2007 HOUSEHOLDS 73,969

2012 PROJECTED HOUSEHOLDS 75,149

2007 MEDIAN AGE 36.2

2007 AVERAGE HH INCOME \$58,826

2012 PROJECTED AVERAGE HH INCOME \$65,600

20-MILE RADIUS PROFILE

2007 POPULATION 104,085

2012 PROJECTED POPULATION 107,294

2007 HOUSEHOLDS 39,640

2012 PROJECTED HOUSEHOLDS 41,289

2007 MEDIAN AGE 33.3

2007 AVERAGE HH INCOME \$60,543

2012 PROJECTED AVERAGE HH INCOME \$67,119

DAYTIME EMPLOYMENT

3-MILE RADIUS 33,552

5-MILE RADIUS 41,320

SOURCE: CLARITAS, INC.