# FOR SALE

## SHOPKO OUTLOT

1209 18th Ave NW | Austin, MN | 55912



### 0.50 Acre Outlot Available

#### **Blake Martin**

612.465.8521 blake@upland.com

50 South 6th Street | Suite 1418 Minneapolis, MN | 55402



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#### **Chad Sturm**

612.465.1122 chad@upland.com

Main: 612.332.6600

Fax: 612.376.4489



### PROPERTY OVERVIEW

## PROPERTY INFORMATION

ADDRESS 1209 18th Ave NW

CITY, STATE Austin, MN

**LOT SIZE** 0.50 Acres

**SALE PRICE** \$141,570

TAXES TBD

PARKING Shared with Shopko

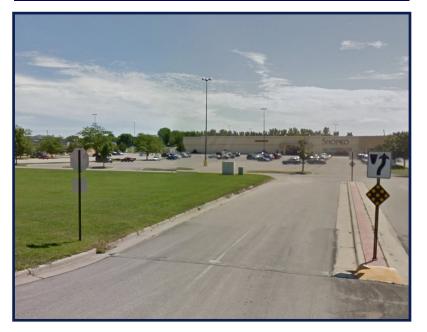
**ZONING** B2- Community Business

**COUNTY** Mower County

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		Minneapolis			7
•	Hutchinson	Minneapolis  Minnetonka  St Paul	<b><u><u></u></u></b>		Chip
Olivia		Bloomington		Menomonie	au Cla
l Falls		1.0	Red Wing	10	
			Lake Ci		
St James	sew Ulm St Pyster  Mankato	Faribault  Owatonna	Kasson Rochester	Winona St Charles	
77)	Fairmont 🔯	Albert Lea	Spring Vall	Laneaboro	
Lake	oBlue Earth	(a) (b)	Osage	Creeco Decorah	Waui

DEMOGRAPHICS				
	1-MILE	3-MILE	5-MILE	
POPULATION	5,139	25,839	27,329	
DAYTIME POPULATION	3,843	15,304	15,652	
MEDIAN HH INCOME	\$42,184	\$44,963	\$45,838	
AVERAGE HH INCOME	\$53,765	\$59,855	\$60,509	
MEDIAN AGE	37	38.1	38.6	

NEARBY RETAILERS			
Hy-Vee	Culver's		
Younkers	O'Reilly Auto Parts		
Caribou Coffee	Subway		
Arby's	Pizza Ranch		
Wendy's	Applebee's		
Sears Hometown Store	Anytime Fitness		



Traffic Counts				
18TH AVE N	7,470 VPD			
Hwy 218	1,400 VPD			
INTERSTATE 90	18,400 VPD			

#### **COMMENTS**

- 1/2 acre outlot available to the north of Interstate 90.
- Outlot is adjacent to the HyVee parking lot.





