



FAMILY DOLLAR  
501 Barry Ave  
Hinckley, MN  
For Lease



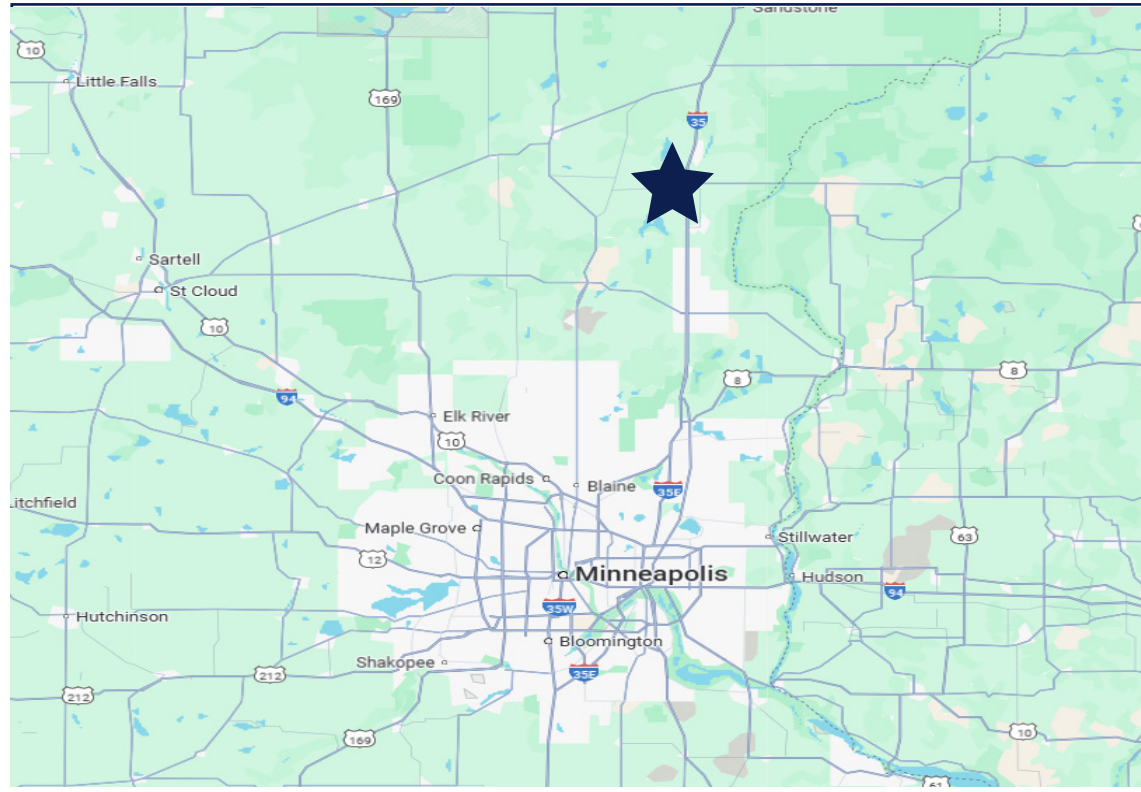
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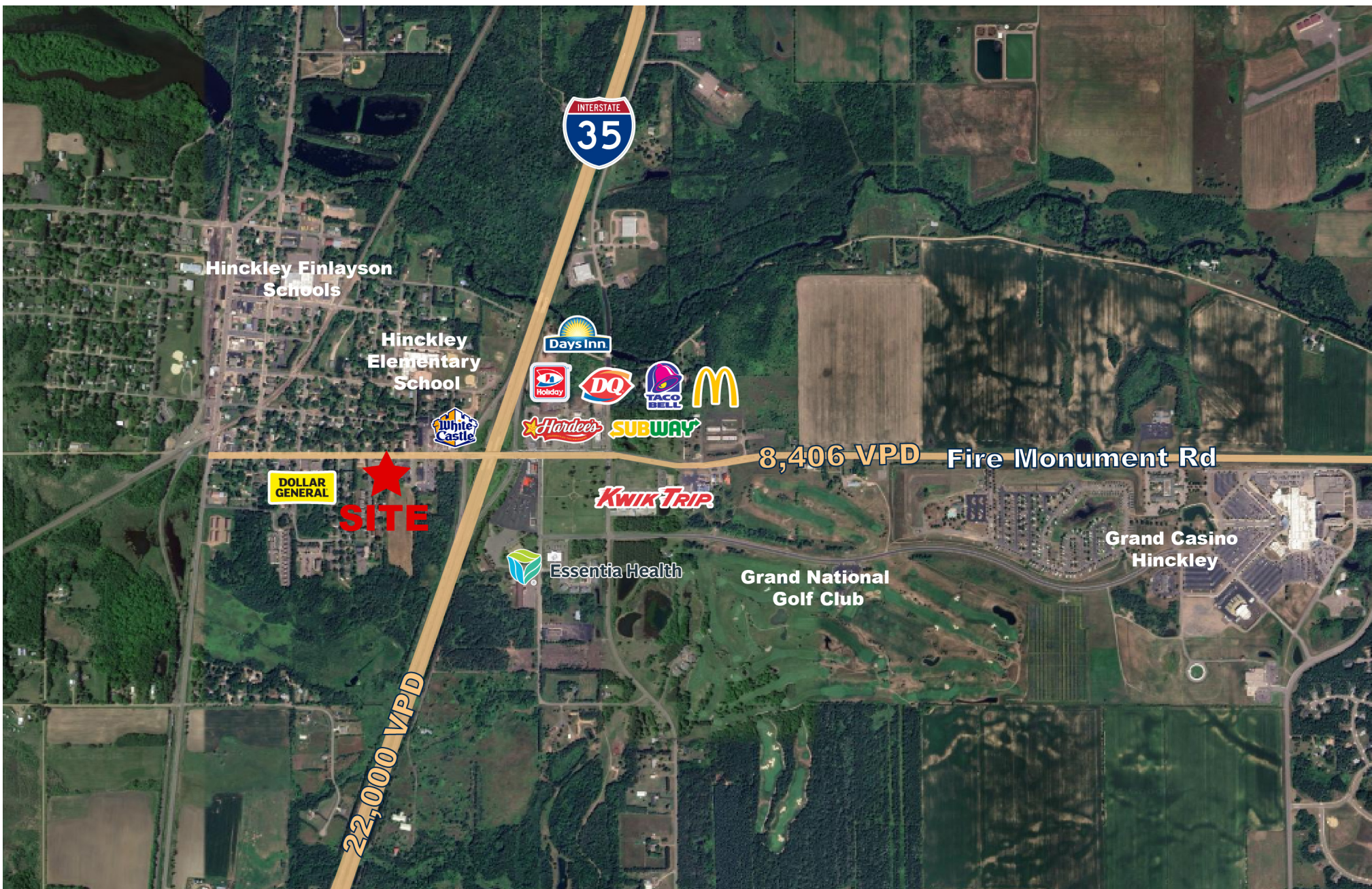
<b>ADDRESS</b>	501 Barry Avenue
<b>CITY, STATE</b>	Hinckley, MN
<b>SPACE AVAILABLE</b>	8,320 SF
<b>LOT SIZE</b>	0.49 Acres
<b>LEASE RATE</b>	\$12.00 PSF Gross
<b>TAX 2024</b>	\$12,826
<b>YEAR BUILT</b>	2016
<b>COUNTY</b>	Pine County
<b>PARKING</b>	25 Surface Stalls
<b>LEASE EXPIRATION</b>	12/31/2031

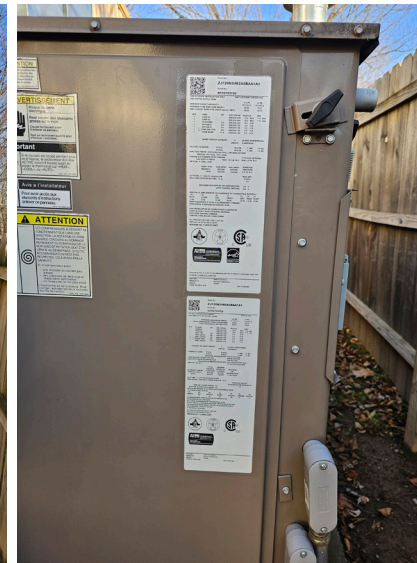


**HIGHLIGHTS**

- Located right off I-35 exit
- On main artery from Downtown Hinckley to I-35
- Near many local attractions like Tobie’s Restaurant and Bakery and Grand Casino Hinckley

<b>2024 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	1,511	2,585	3,304
<b>MEDIAN AGE</b>	39.9	41.4	42.3
<b>MEDIAN HH INCOME</b>	\$39,998	\$48,330	\$51,880
<b>AVERAGE HH INCOME</b>	\$58,549	\$69,433	\$75,099







# UPLAND

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