

RETAIL FOR SALE

608 FIRE MONUMENT RD, HINCKLEY, MN 55037



OFFERING SUMMARY

SALE PRICE:	\$899,000
LOT SIZE:	3.03 Acres
PIDS:	400005024 400005003
BUILDING SIZE:	16,380 SF
TAXES 2019:	\$11,690

PROPERTY OVERVIEW

Former auto dealership on Hwy 48 in Hinckley. Just off I-35 and near Grand Casino Hinckley.

PROPERTY HIGHLIGHTS

- 5- 12'overhead doors
- Large service/shop area
- Ample parking
- Showroom with high ceilings
- Offices
- Sprinkled
- Approximately 15'-16' Clear Height

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

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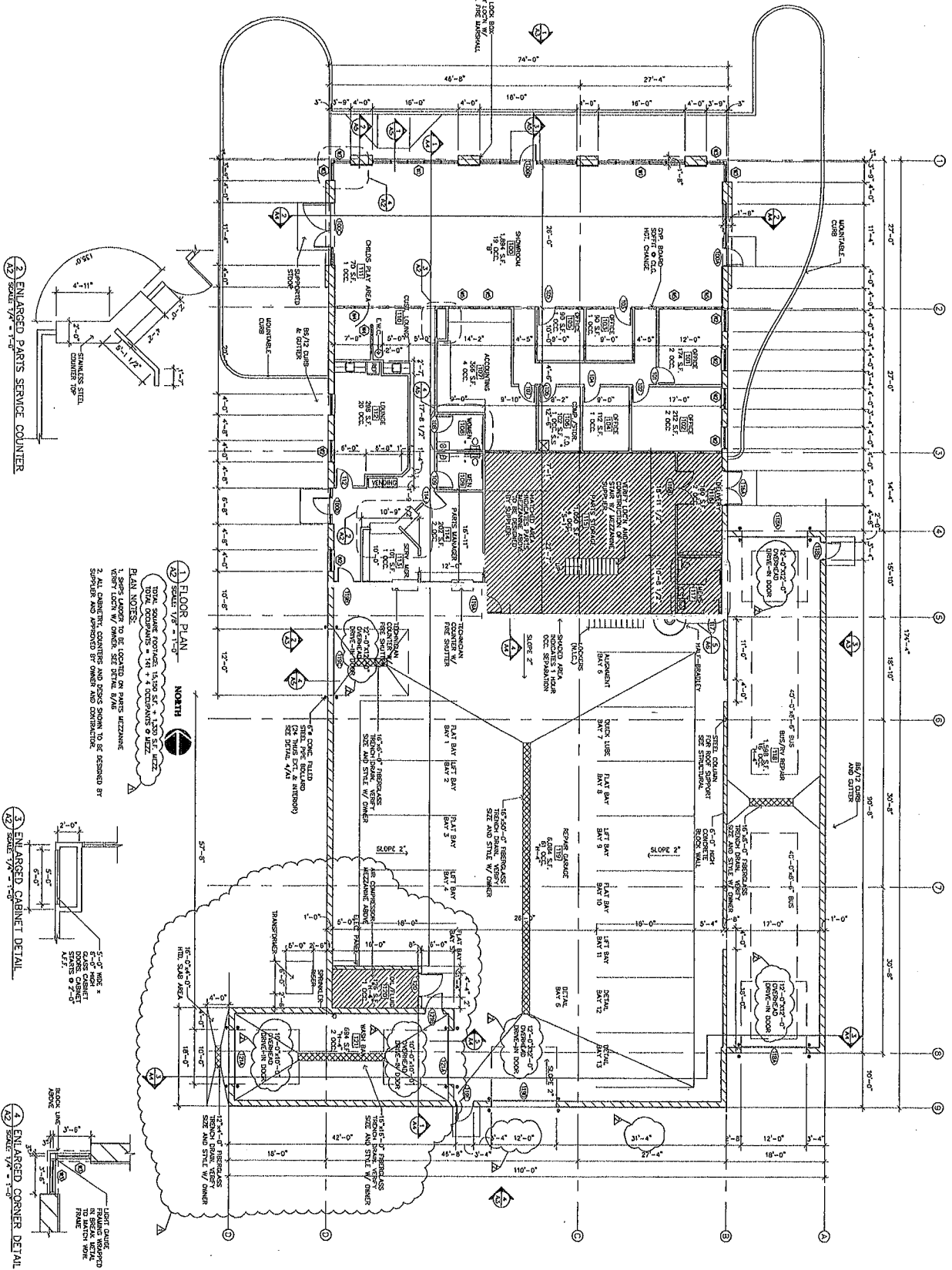


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Proposed Building For HINCKLEY CHEVROLET Hincley, Minnesota

A2
Project No. 00002-1

**FLOOR PLAN
DETAILS**

Drawn by: P.W. RIB	
Checked by: L.L. JORDAN	
Revised:	
05.07.01	PRELIMINARY DWS
06.25.01	PRELIMINARY DWS
07.26.01	PRELIMINARY DWS
08.28.01	PRELIMINARY DWS
09.29.01	PRELIMINARY DWS
10.30.01	PRELIMINARY DWS
11.31.01	PRELIMINARY DWS
12.32.01	PRELIMINARY DWS
01.33.01	PRELIMINARY DWS
02.34.01	PRELIMINARY DWS
03.35.01	PRELIMINARY DWS
04.36.01	PRELIMINARY DWS
05.37.01	PRELIMINARY DWS
06.38.01	PRELIMINARY DWS
07.39.01	PRELIMINARY DWS
08.40.01	PRELIMINARY DWS
09.41.01	PRELIMINARY DWS
10.42.01	PRELIMINARY DWS
11.43.01	PRELIMINARY DWS
12.44.01	PRELIMINARY DWS
01.45.01	PRELIMINARY DWS
02.46.01	PRELIMINARY DWS
03.47.01	PRELIMINARY DWS
04.48.01	PRELIMINARY DWS
05.49.01	PRELIMINARY DWS
06.50.01	PRELIMINARY DWS
07.51.01	PRELIMINARY DWS
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03.59.01	PRELIMINARY DWS
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01.69.01	PRELIMINARY DWS
02.70.01	PRELIMINARY DWS
03.71.01	PRELIMINARY DWS
04.72.01	PRELIMINARY DWS
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06.74.01	PRELIMINARY DWS
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07.99.01	PRELIMINARY DWS
08.100.01	PRELIMINARY DWS

LAMPERT ARCHITECTS
1337 NE Lincoln Street
Lincoln, NE 68504
(402) 441-1111
lambertarchitects.com

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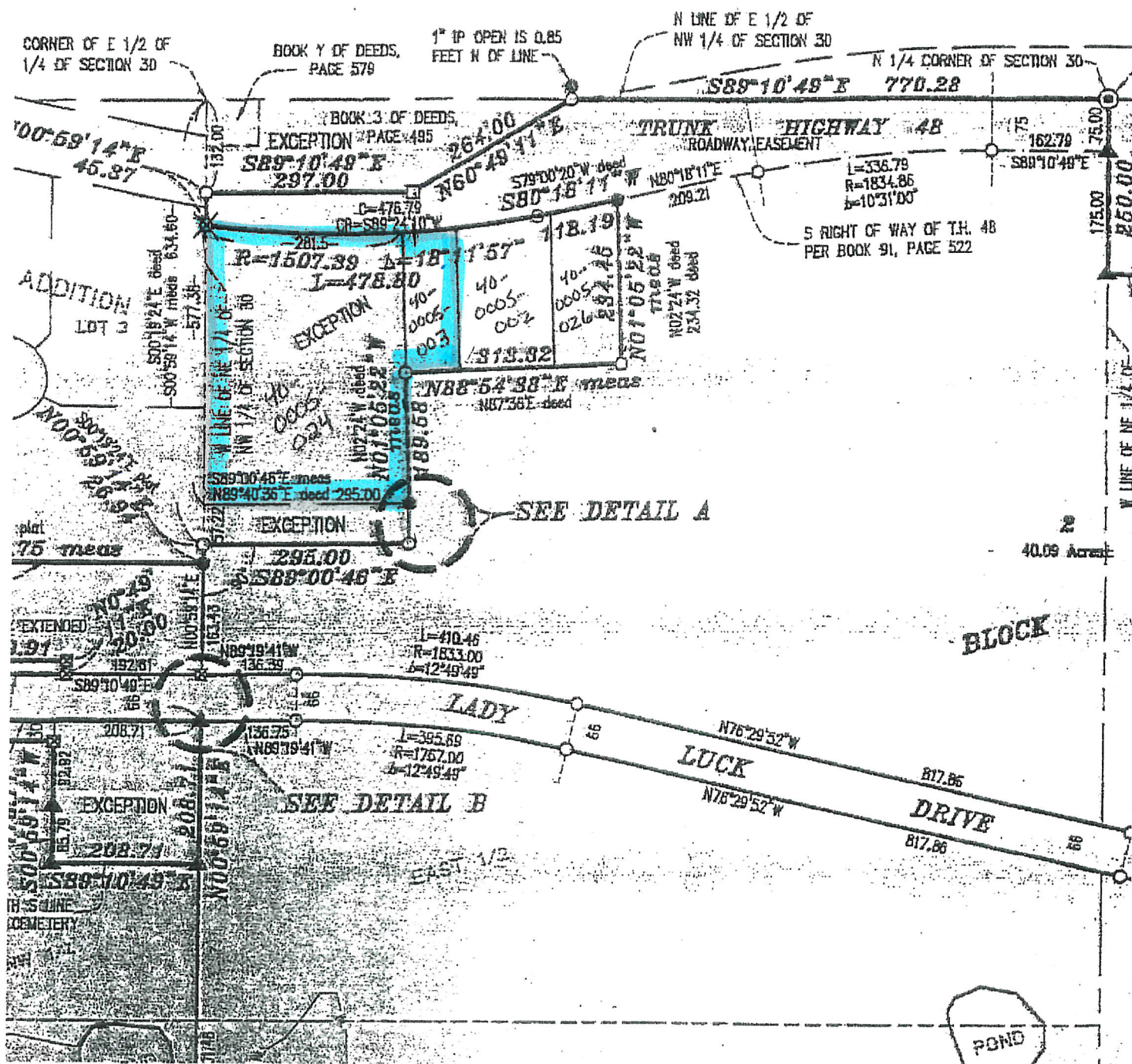
VEY MONUMENT
1 IRON PIPE
44490

MONUMENT FOUND
UNLESS OTHERWISE NOTED
MARKED RLS 8195
MARKED RLS 17517
MARKED RLS 17765
MARKED RLS 25344

MILLE LACS

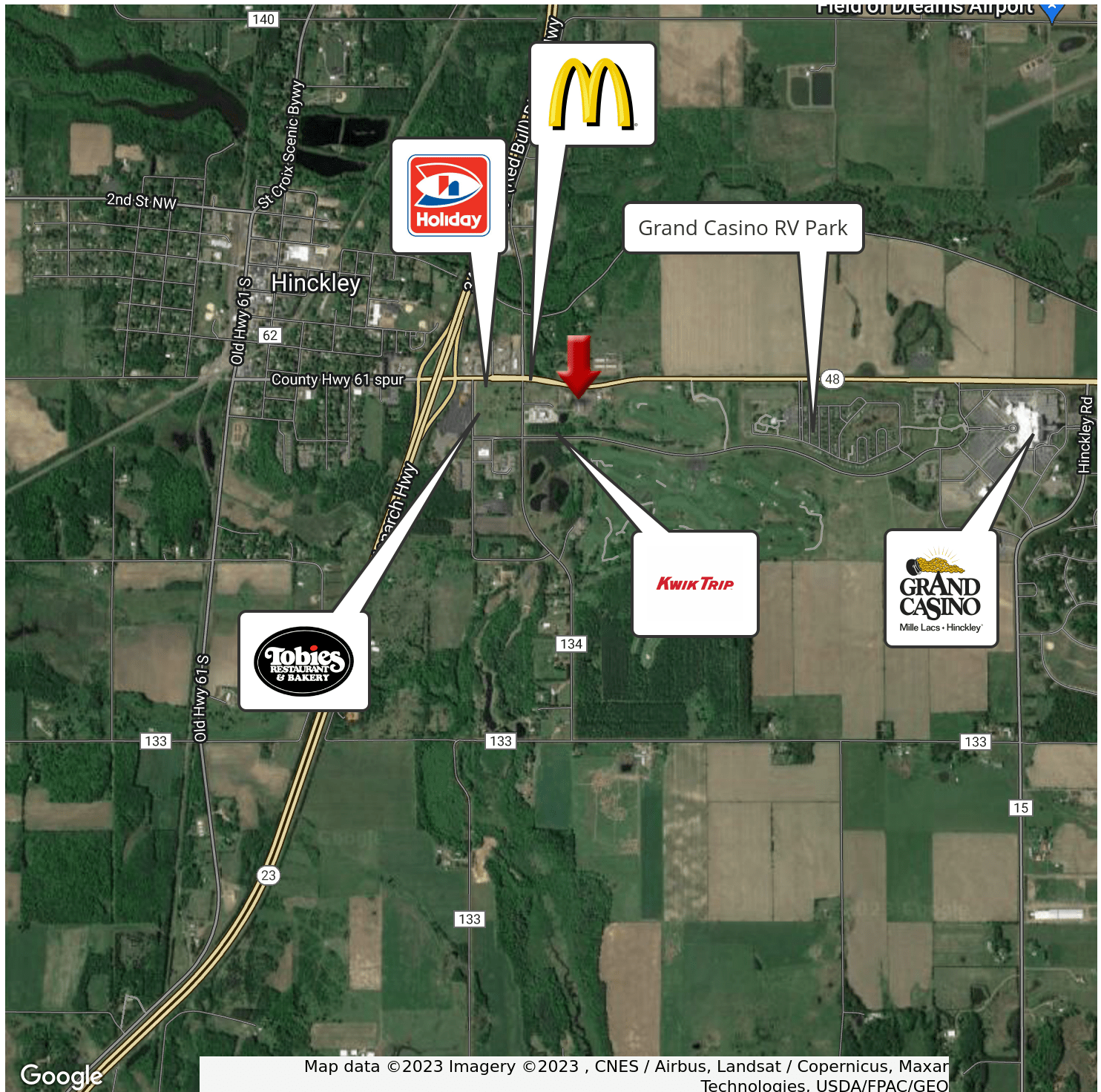
PART OF SECTIONS 29 & 30, TOWNSHIP 41 NORTH

1 BOUNDARY



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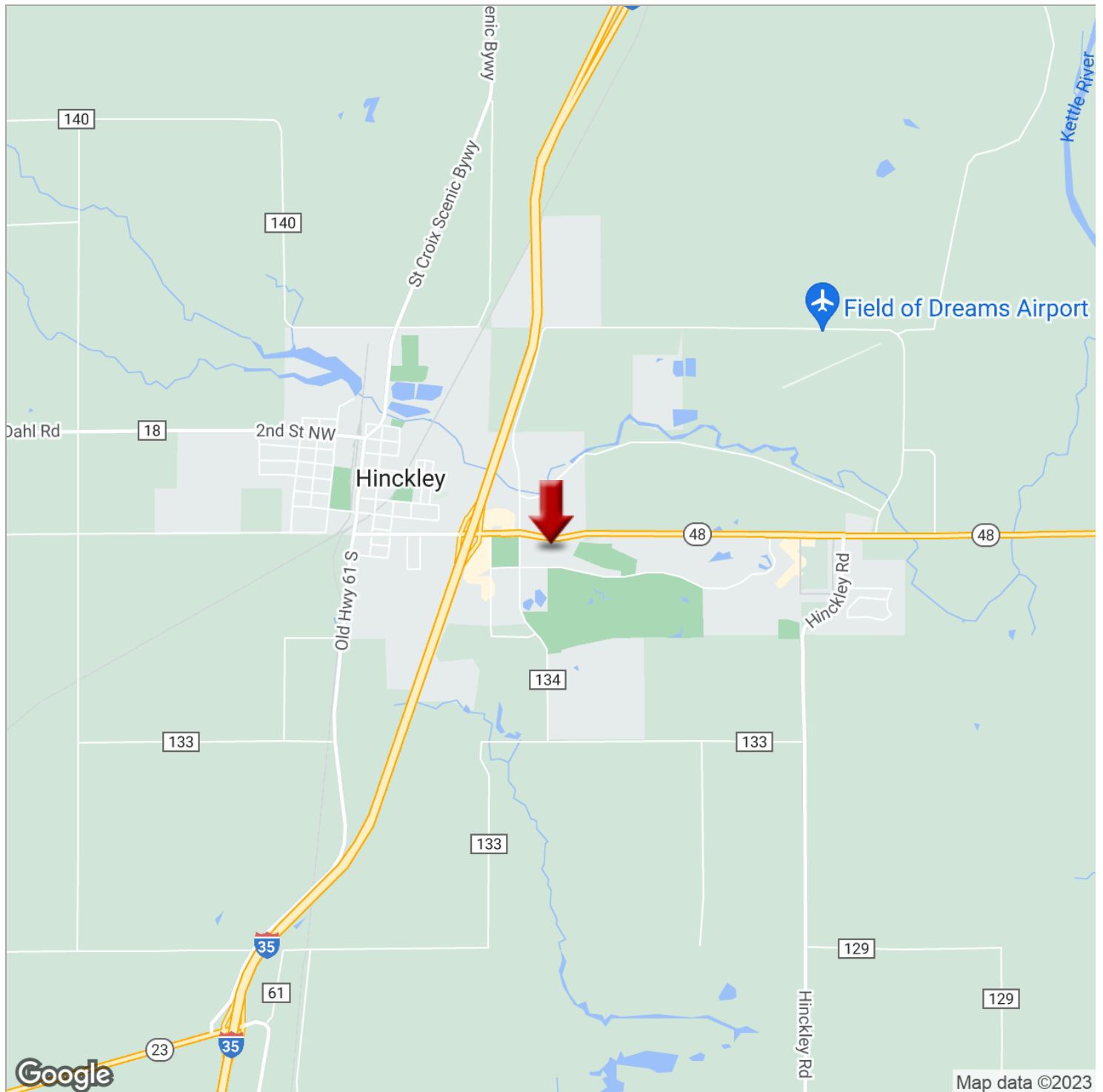
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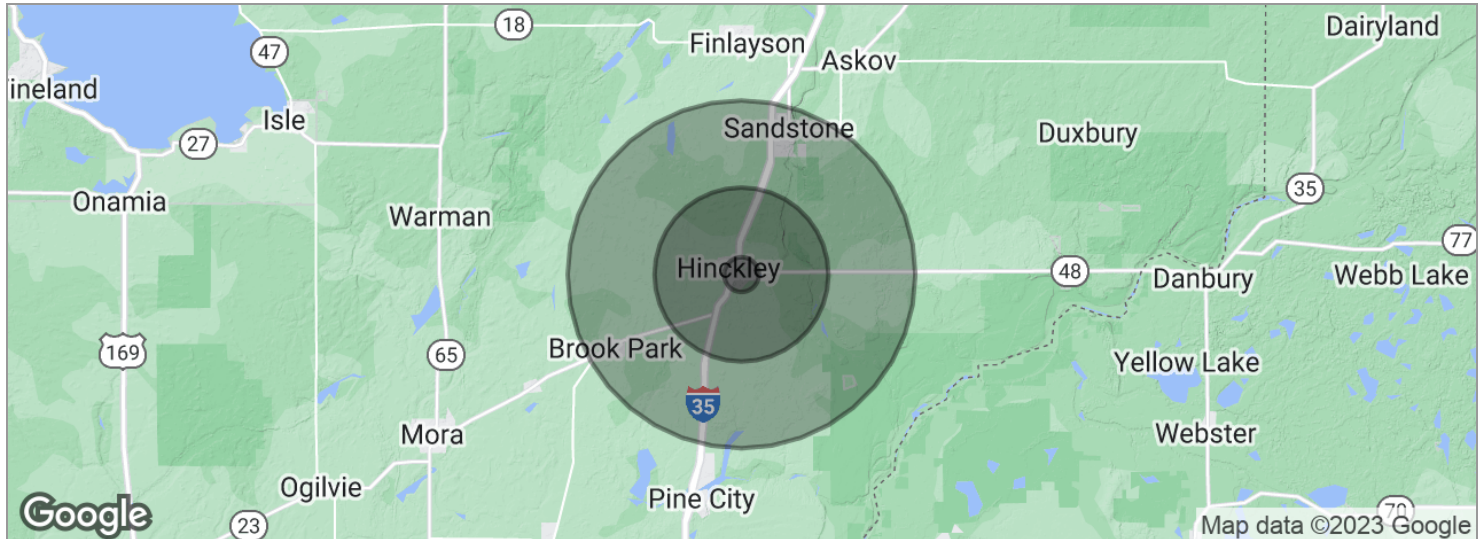
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	97	2,341	10,205
Median age	37.1	37.5	38.7
Median age (male)	37.2	37.6	37.5
Median age (Female)	36.5	37.1	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	39	932	4,008
# of persons per HH	2.5	2.5	2.5
Average HH income	\$49,696	\$50,648	\$52,010
Average house value	\$175,215	\$178,990	\$181,738

* Demographic data derived from 2020 ACS - US Census

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