

3201 E RIVER RD NE

East River Road Warehouse Building



OFFERING SUMMARY

Sale Price:	\$1,400,000
Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	13,312 SF
Available SF:	13,312 SF
Lot Size:	65,886 SF
Number of Units:	1
Year Built:	1965
Zoning:	MXG
Traffic Count:	2,650

PROPERTY OVERVIEW

This property offers highly leasable warehouse space, office facilities, and outdoor storage. Its layout accommodates multiple businesses coexisting harmoniously. It provides an ideal space to establish and foster growth. The owner is receptive to suggestions, making it a promising location for building a thriving business.

PROPERTY HIGHLIGHTS

- Highly leasable warehouse space, office facilities, and outdoor storage available on the property.
- Designed for multiple businesses to coexist seamlessly, providing a conducive environment.
- Ideal for establishing and growing your business.
- Owner is open to ideas, fostering a collaborative and supportive business environment.

BUCKY BEEMAN

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DYLAN CARTY

507.272.8049

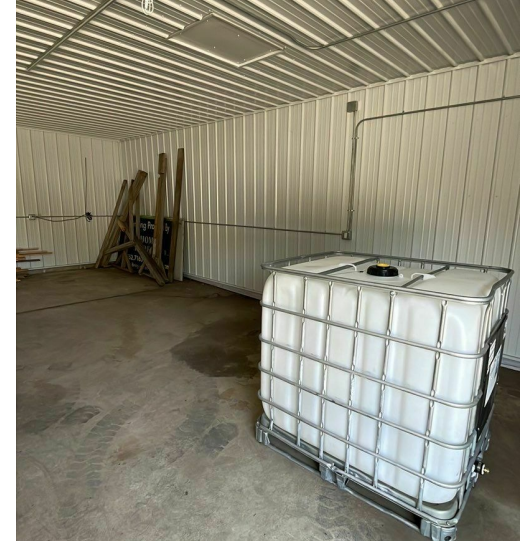
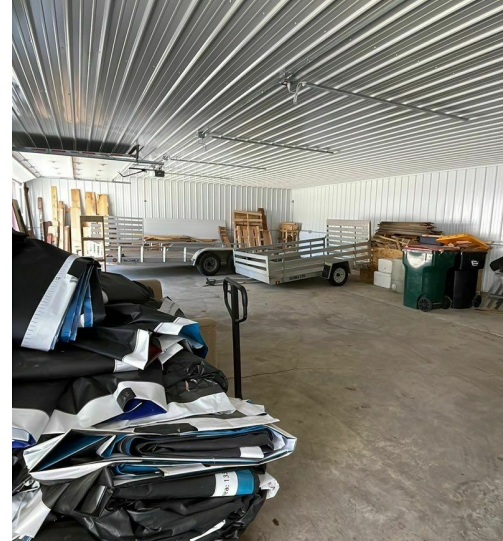
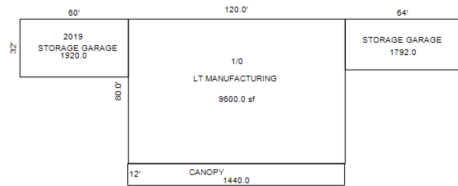
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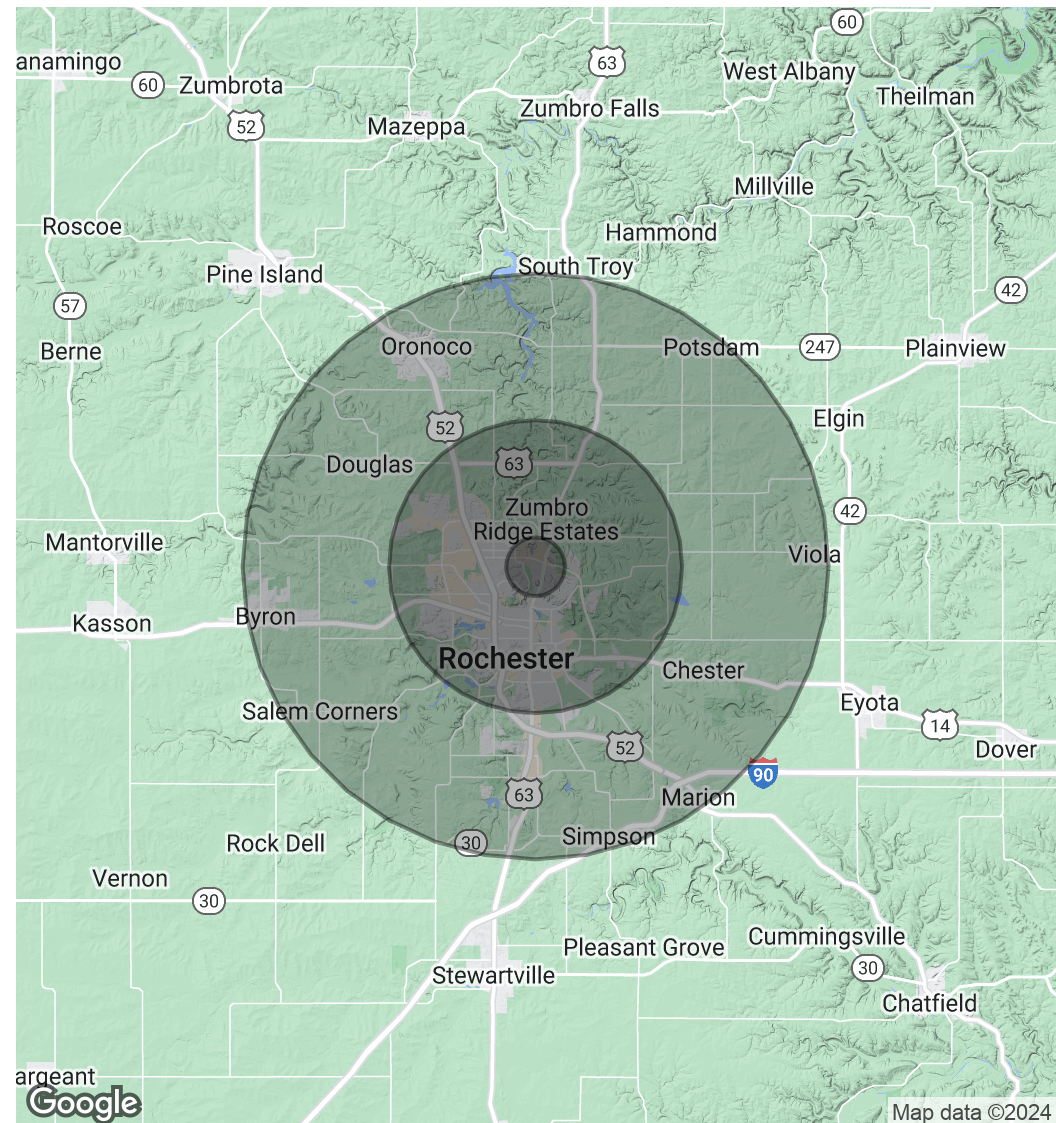
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,517	105,321	137,204
Average Age	38.4	38.2	38.9
Average Age (Male)	35.8	36.8	37.8
Average Age (Female)	40.1	39.4	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,400	46,472	58,967
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$91,478	\$91,943	\$101,480
Average House Value	\$229,033	\$222,374	\$245,238

2020 American Community Survey (ACS)



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