

ST. PETER - MINNESOTA AVE - 429 S. FOR SALE \$1,500 PER MONTH



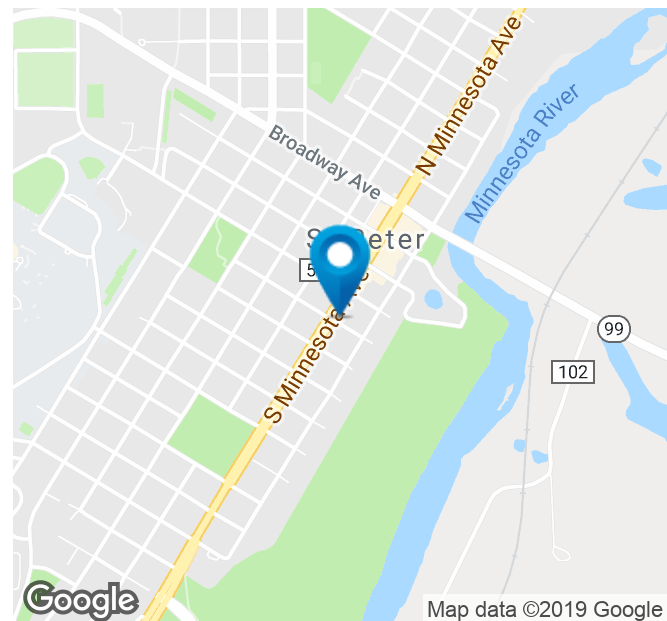
429 S. MINNESOTA AVENUE, ST. PETER, MN 56082

Property Description

Located on the corner of Mulberry Street and US Highway 169, this property sits at the crux of the most popular retail area in St. Peter. The lower level of this historic building has private entry and private bathroom. Off street parking is available and nearly 22,000 VPD along this stretch. Great visibility and flexibility with this space. It won't last long!! Move your business today!

Property Highlights

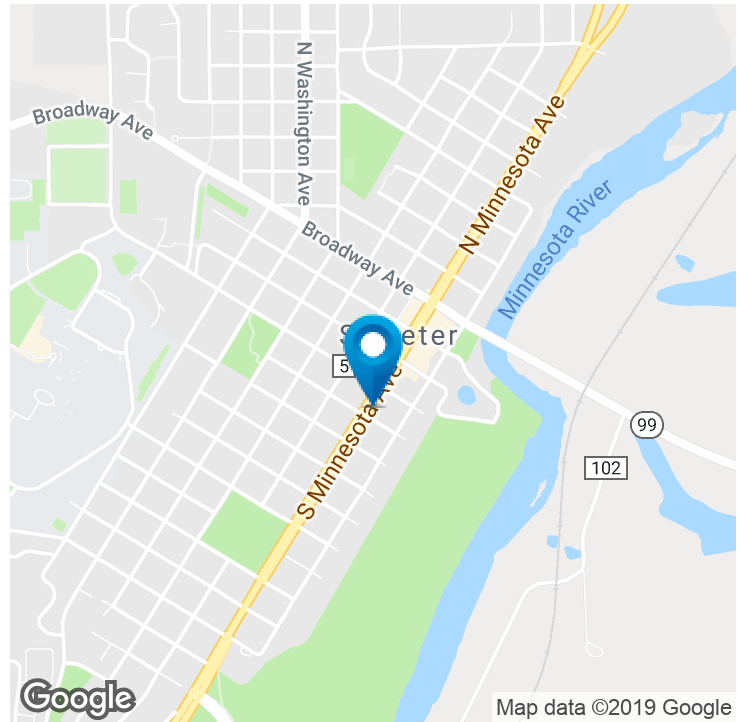
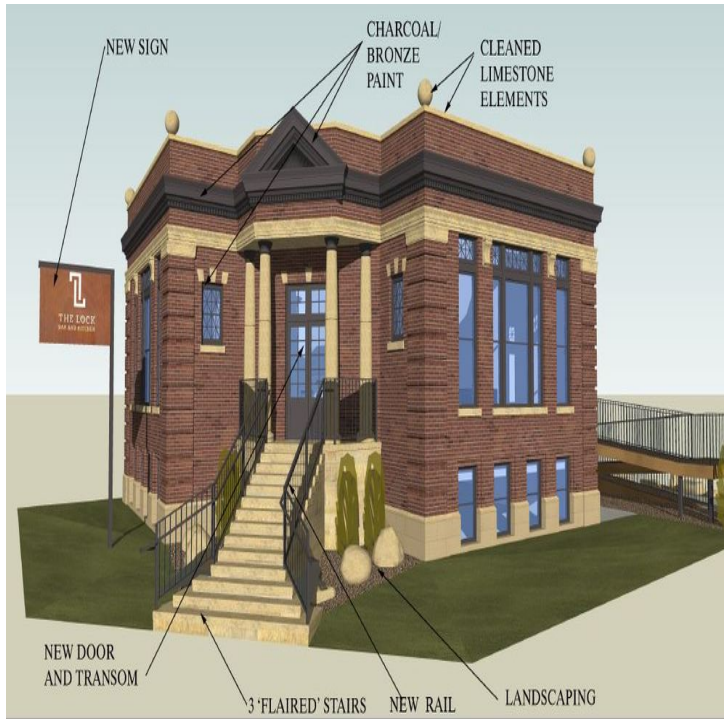
- Historic building on a signalized corner
- High traffic counts
- Ample off street parking



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OFFERING SUMMARY

Available SF:	1,750 SF
Lease Rate:	\$1,500 per month (MG)
Lot Size:	0.19 Acres
Year Built:	1903
Building Size:	8,602 SF
Zoning:	Commercial

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	5,891	12,679	44,526
Total Population	17,924	35,700	118,513
Average HH Income	\$60,064	\$64,056	\$61,666



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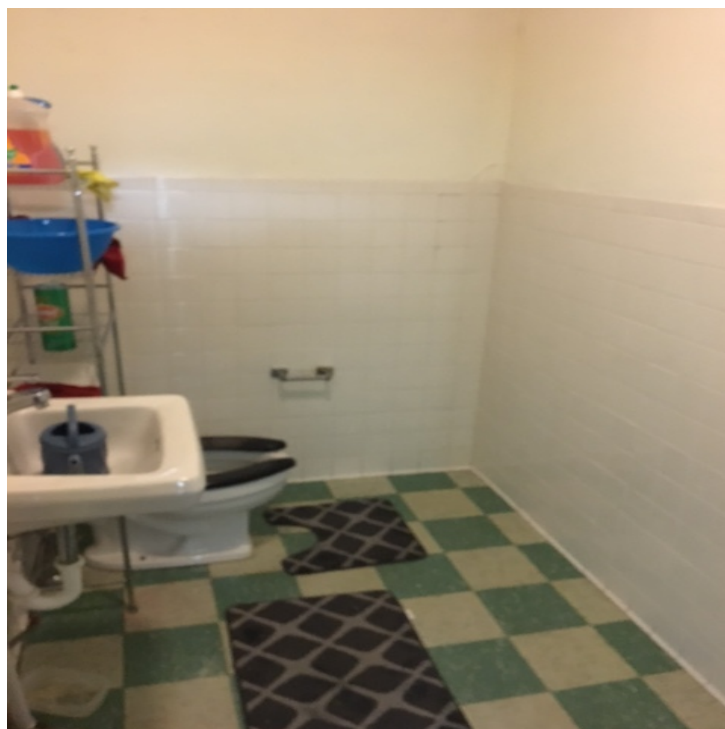
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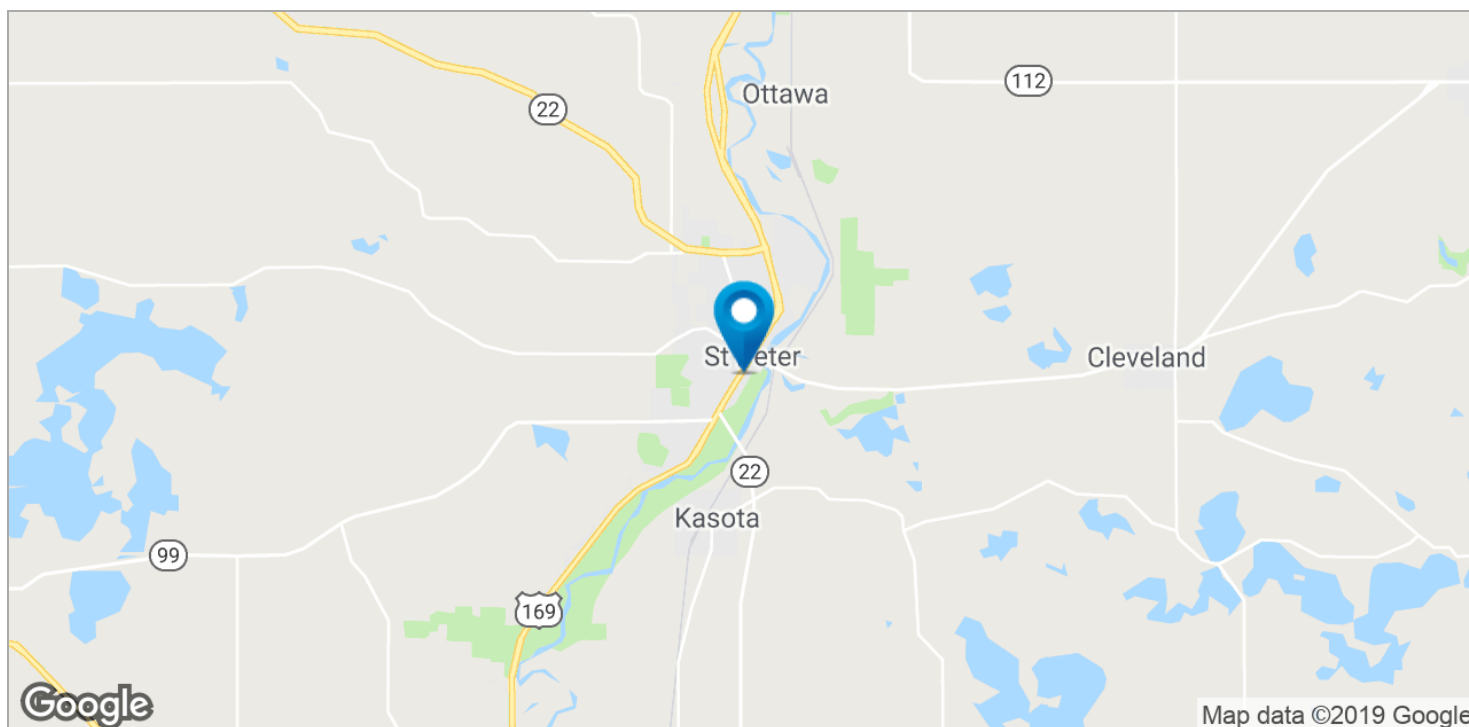
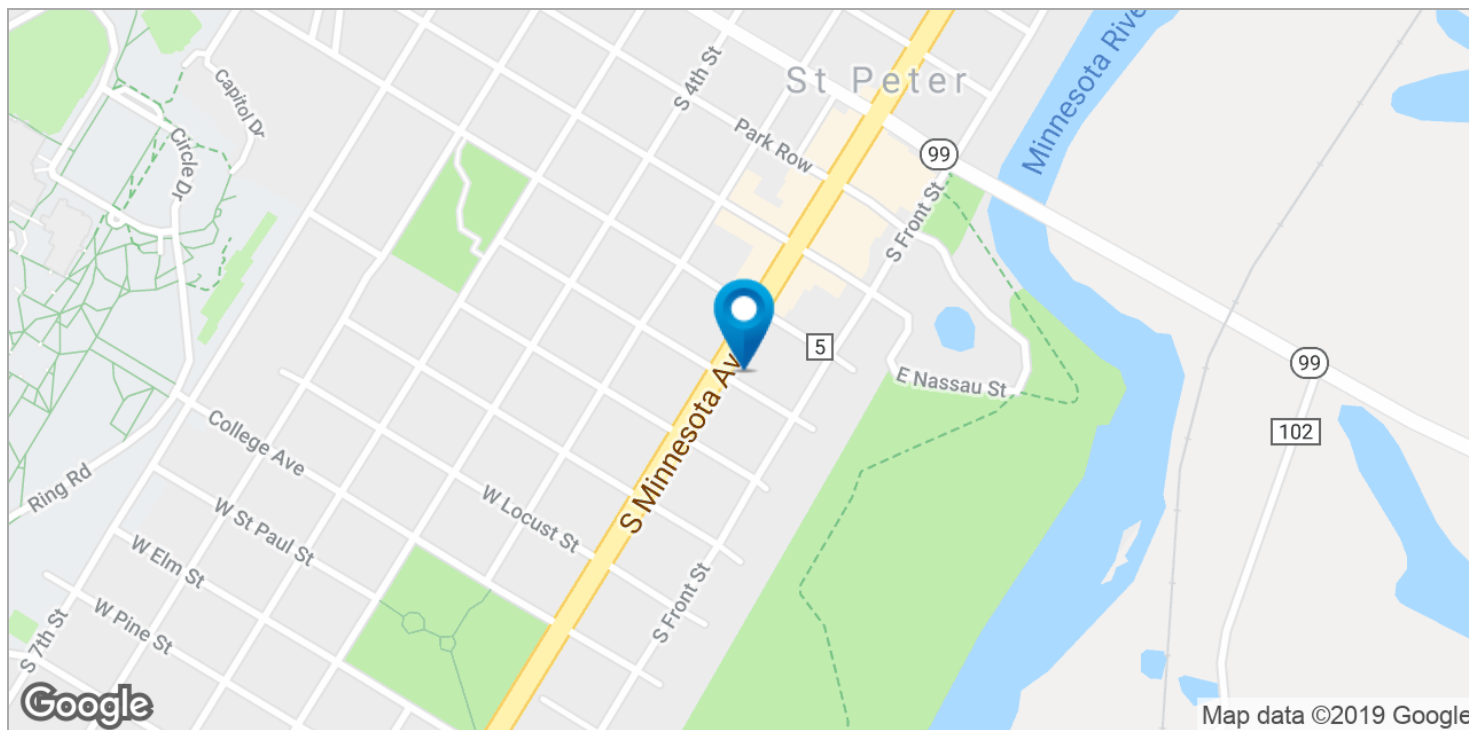
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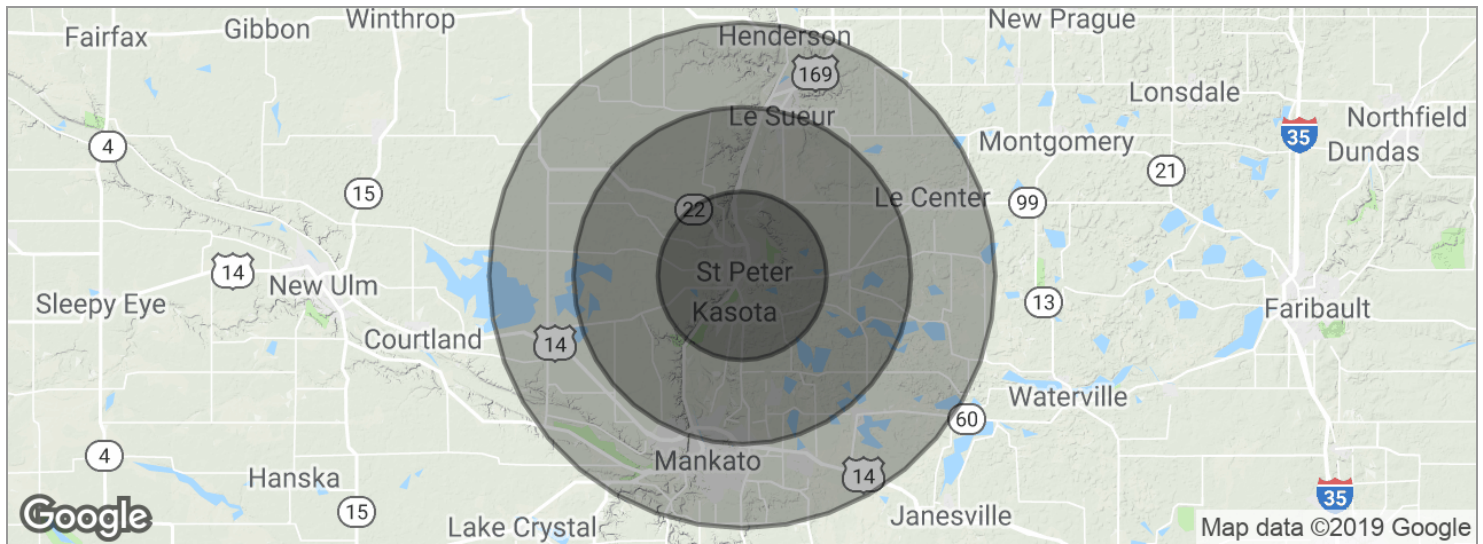
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	17,924	35,700	118,513
Median age	29.6	33.2	32.3
Median age (male)	28.9	32.4	31.3
Median age (Female)	30.2	34.3	33.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	5,891	12,679	44,526
# of persons per HH	3.0	2.8	2.7
Average HH income	\$60,064	\$64,056	\$61,666
Average house value	\$208,114	\$215,321	\$204,121

* Demographic data derived from 2010 US Census

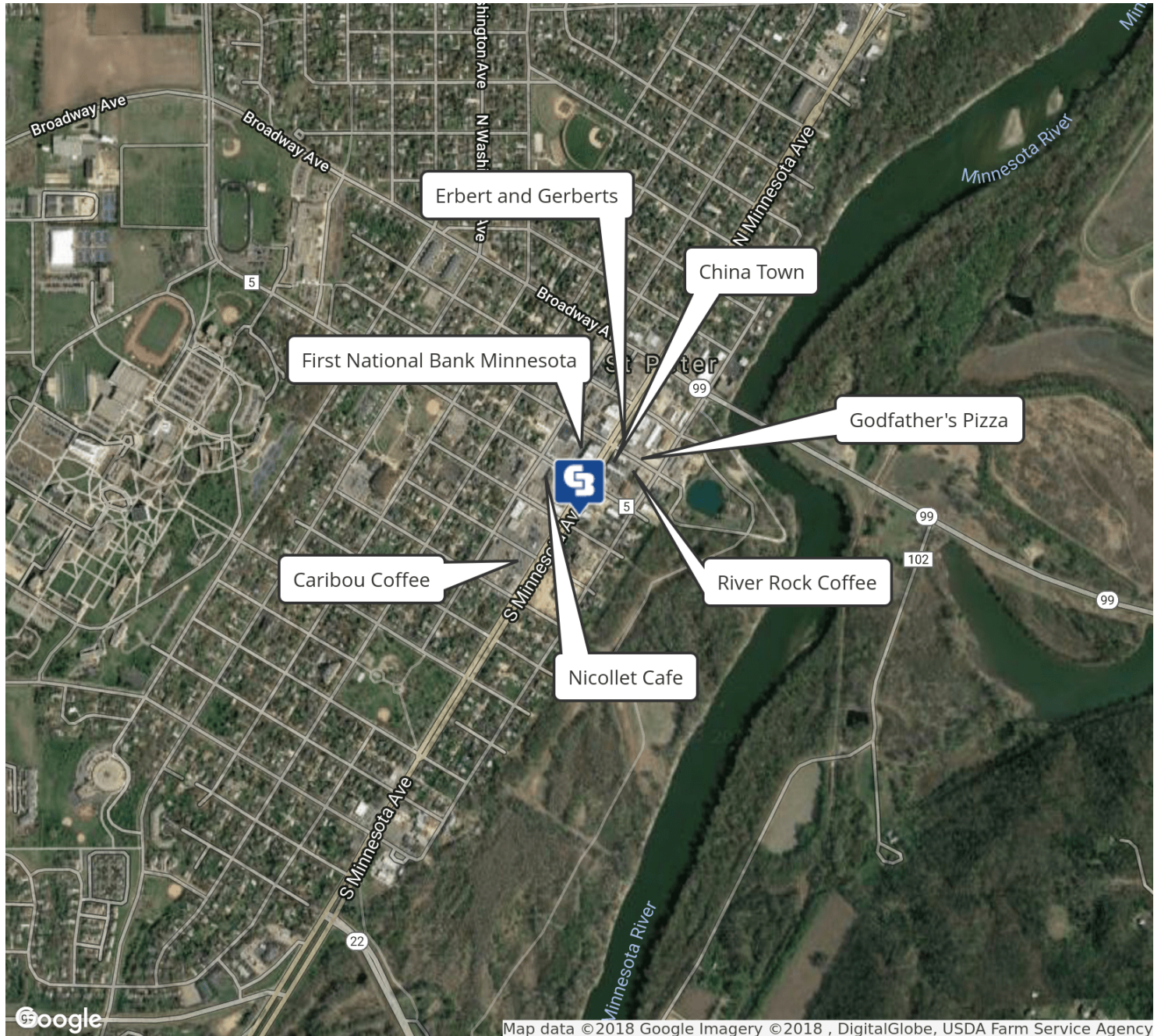
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