

ST. PETER - MINNESOTA AVE. - 1123 S. FOR SALE / LEASE \$1,900,000 OR \$22/SF/NNN



1123 S. MINNESOTA AVENUE, ST. PETER, MN 56082

Property Description

This brand new retail strip center is the talk of the town in St. Peter, MN. Anchor tenants are Dunkin Donuts and CCF Bank; which will naturally drive traffic to this area. Just over 2,000 SQ FT built to vanilla shell is available for your business. Tenants will benefit from high traffic counts, visible location, large parking lot and an attractive new building. Nearby businesses include Kwik Trip, Arby's, Subway and Freedom Gas Station. Do not wait as this opportunity will not last long!

Property Highlights

- Excellent visibility
- High traffic count roadway
- Attractive modern exterior



David Schooff CCIM SIOR
507.625.0985
david@cbcfishergroup.com

1123 S. MINNESOTA AVENUE, ST. PETER, MN 56082

ST. PETER - MINNESOTA AVE. - 1123 S.



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Year Built:

2017

Building Size:

6,600 SF

Zoning:

C-4 Highway
Commercial w/Gateway
Overlay

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
-------	------------	------------	-----------	--------

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	5,787	14,680	45,159
Total Population	17,654	40,488	119,846
Average HH Income	\$60,097	\$63,500	\$61,782

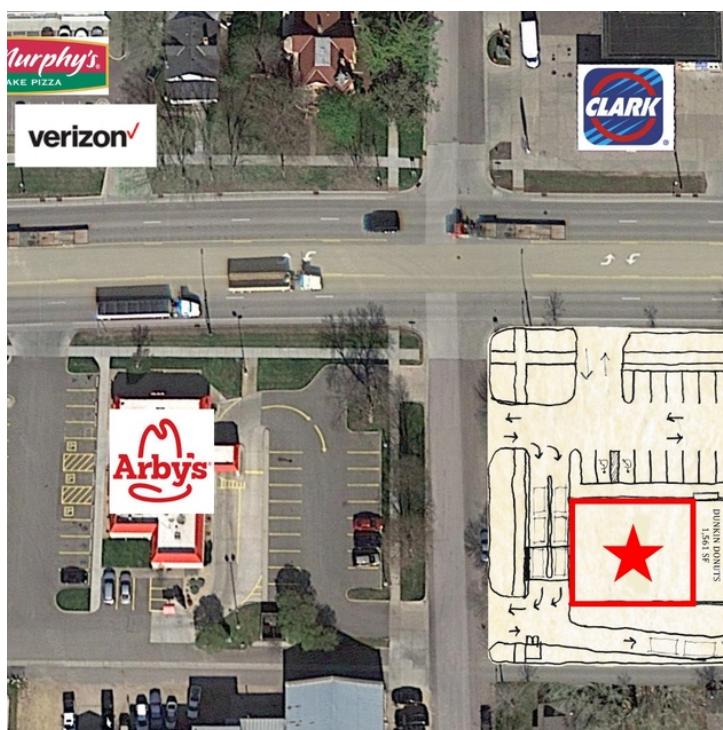
**David Schooff CCIM SIOR**

507.625.0985

david@cbcfishergroup.com

1123 S. MINNESOTA AVENUE, ST. PETER, MN 56082

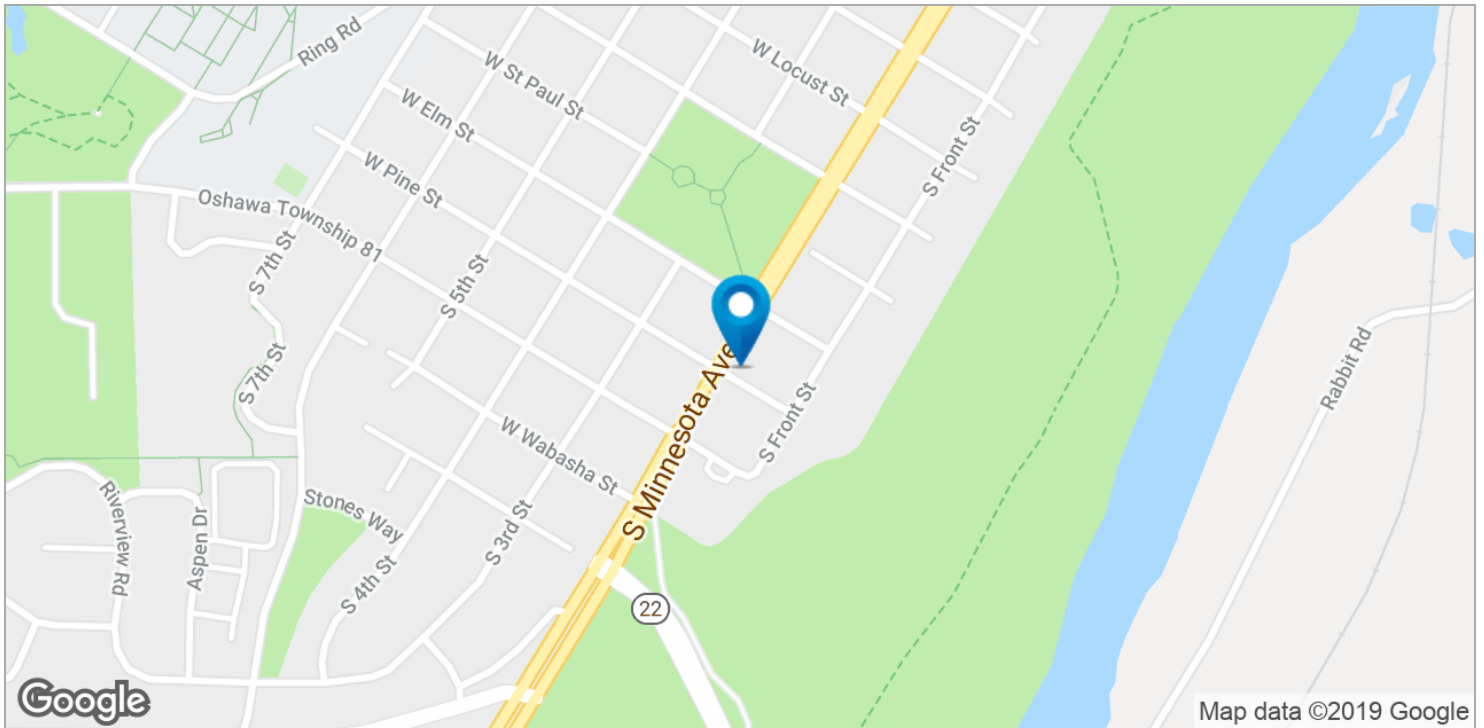
ST. PETER - MINNESOTA AVE. - 1123 S.



David Schooff CCIM SIOR
507.625.0985
david@cbcfishergroup.com

1123 S. MINNESOTA AVENUE, ST. PETER, MN 56082

ST. PETER - MINNESOTA AVE. - 1123 S.



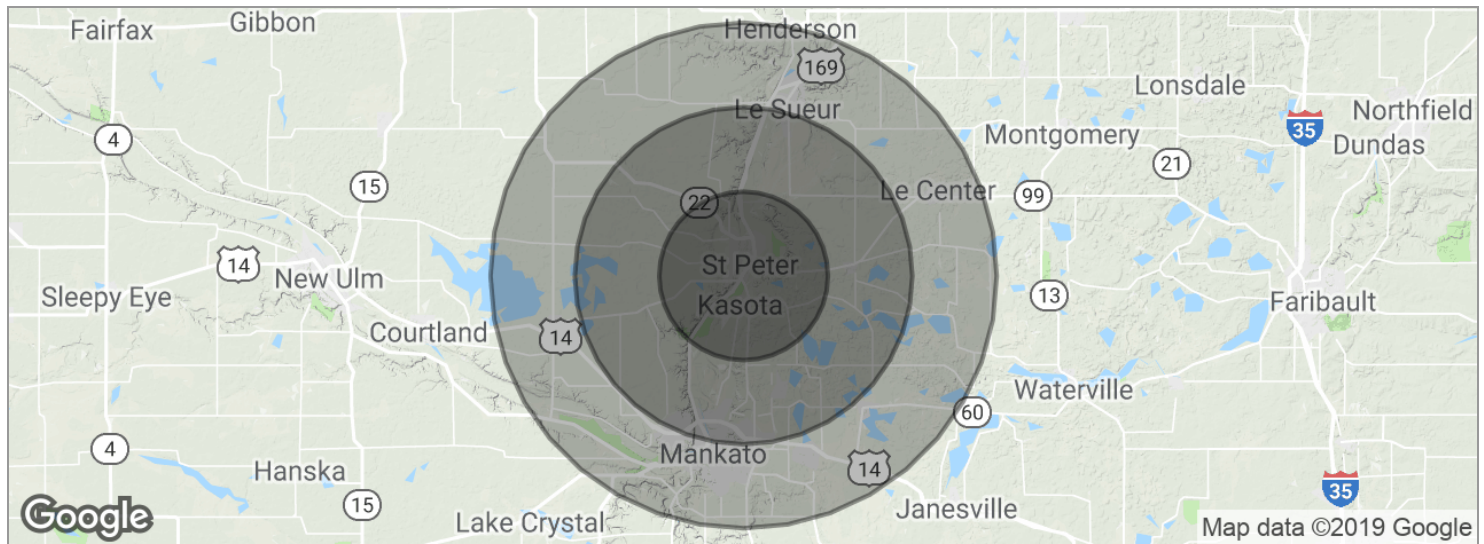
David Schooff CCIM SIOR

507.625.0985

david@cbcfishergroup.com

1123 S. MINNESOTA AVENUE, ST. PETER, MN 56082

ST. PETER - MINNESOTA AVE. - 1123 S.



POPULATION	5 MILES	10 MILES	15 MILES
Total population	17,654	40,488	119,846
Median age	29.6	33.5	32.3
Median age (male)	28.8	32.4	31.3
Median age (Female)	30.1	34.9	33.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	5,787	14,680	45,159
# of persons per HH	3.1	2.8	2.7
Average HH income	\$60,097	\$63,500	\$61,782
Average house value	\$208,338	\$206,653	\$204,093

* Demographic data derived from 2010 US Census

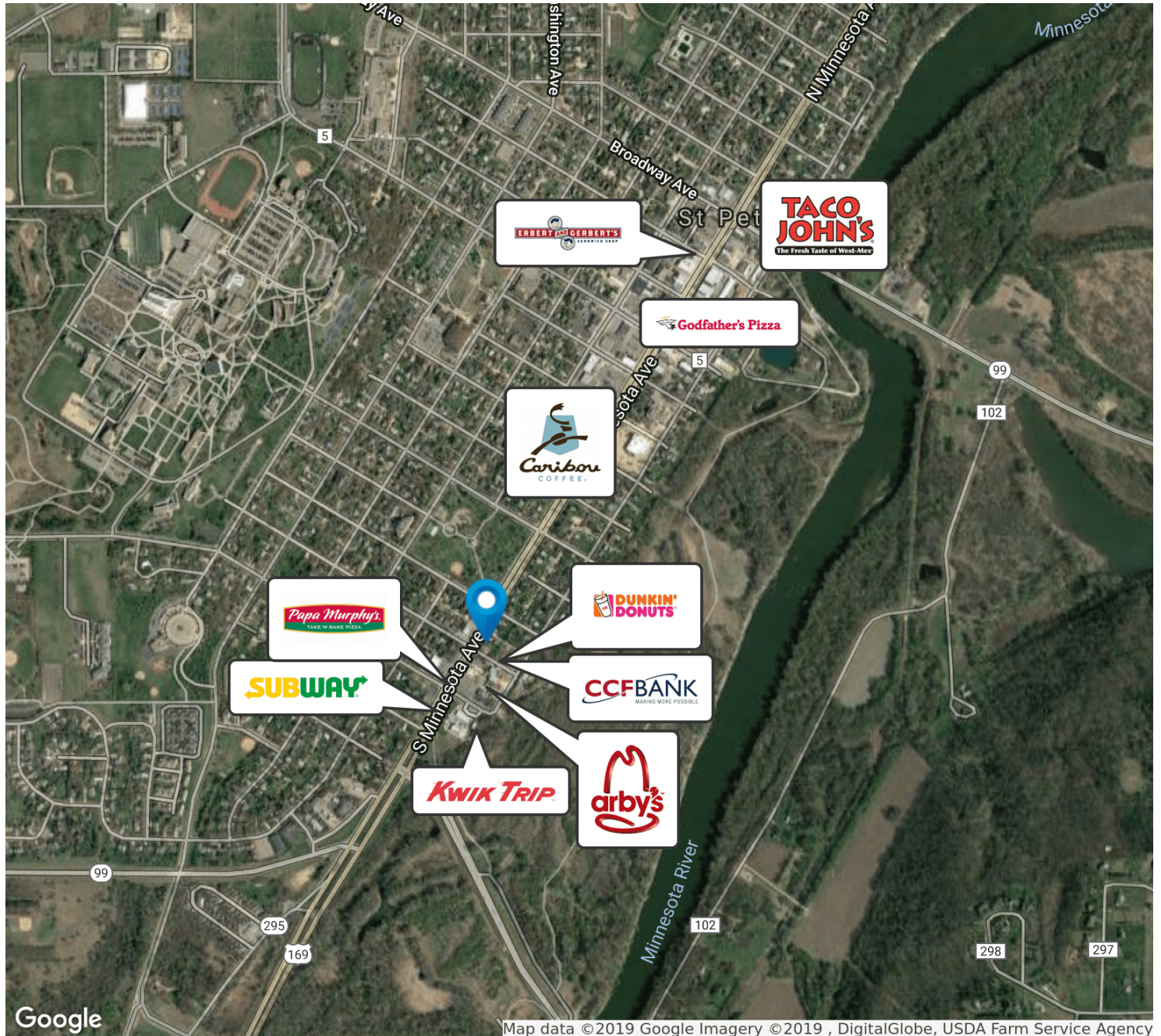
**David Schooff CCIM SIOR**

507.625.0985

david@cbcfishergroup.com

1123 S. MINNESOTA AVENUE, ST. PETER, MN 56082

ST. PETER - MINNESOTA AVE. - 1123 S.



David Schooff CCIM SIOR

507.625.0985

david@cbcfishergroup.com