

# HILL ST INDUSTRIAL 4,000 SF

956 East Hill Street, Saint Peter, MN 56082

**PROPERTY DESCRIPTION**

This is wide open space in these 80x50 building, office as needed. Large overhead door with possible dock. 8 more units being built as of now.

**PROPERTY HIGHLIGHTS**

- New Building
- Some have docks
- Blacktop parking and roads
- Outside Storage
- Flex Space
- Le Sueur County
- Low Over Head

**OFFERING SUMMARY**

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	4,000 SF
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	358	4,991	31,613
Total Population	924	15,319	82,044
Average HH Income	\$101,458	\$113,895	\$99,447

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JAMES HALBUR**

Director  
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**KW COMMERCIAL**

14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

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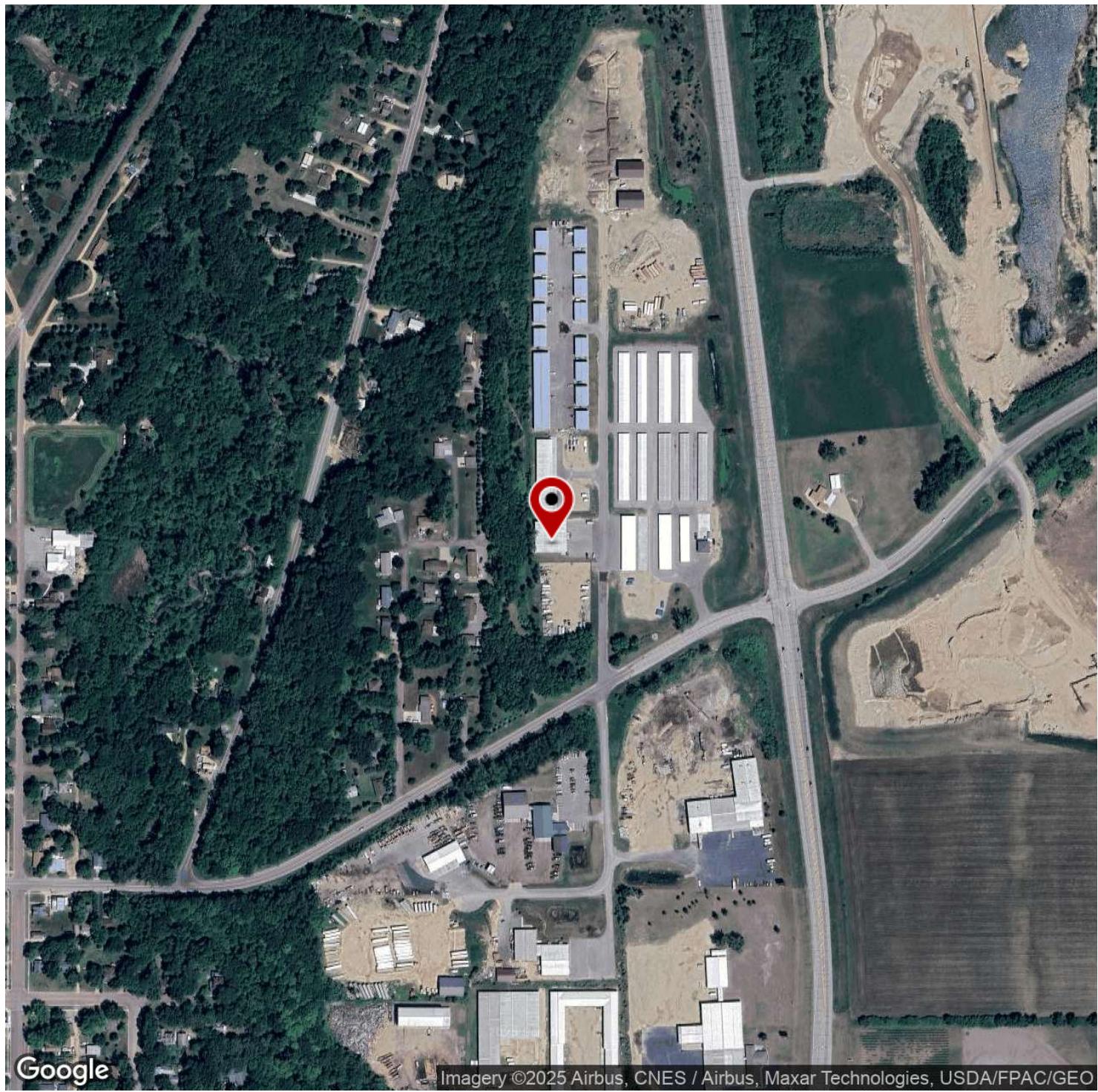
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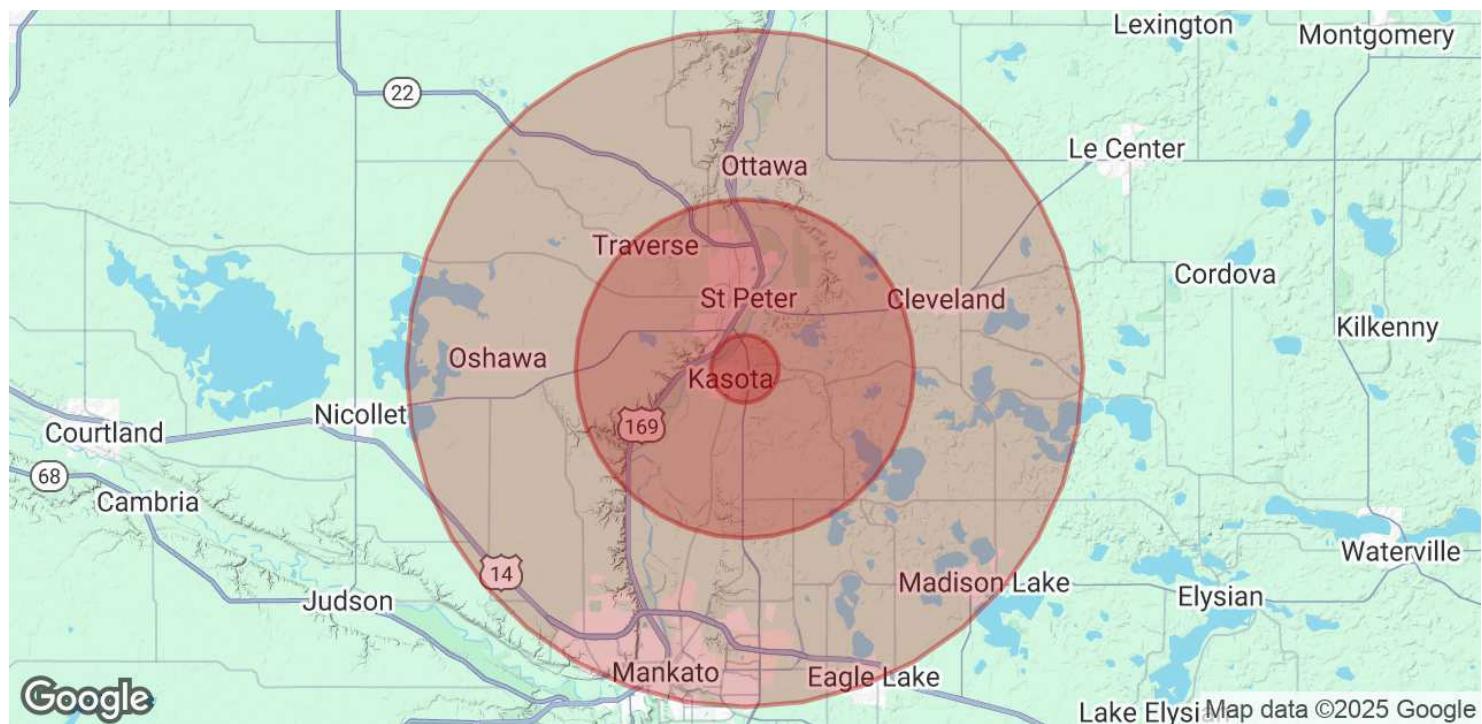
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	924	15,319	82,044
Average Age	41	38	37
Average Age (Male)	41	37	36
Average Age (Female)	42	39	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	358	4,991	31,613
# of Persons per HH	2.6	3.1	2.6
Average HH Income	\$101,458	\$113,895	\$99,447
Average House Value	\$297,758	\$313,711	\$303,311

*Demographics data derived from AlphaMap*

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