

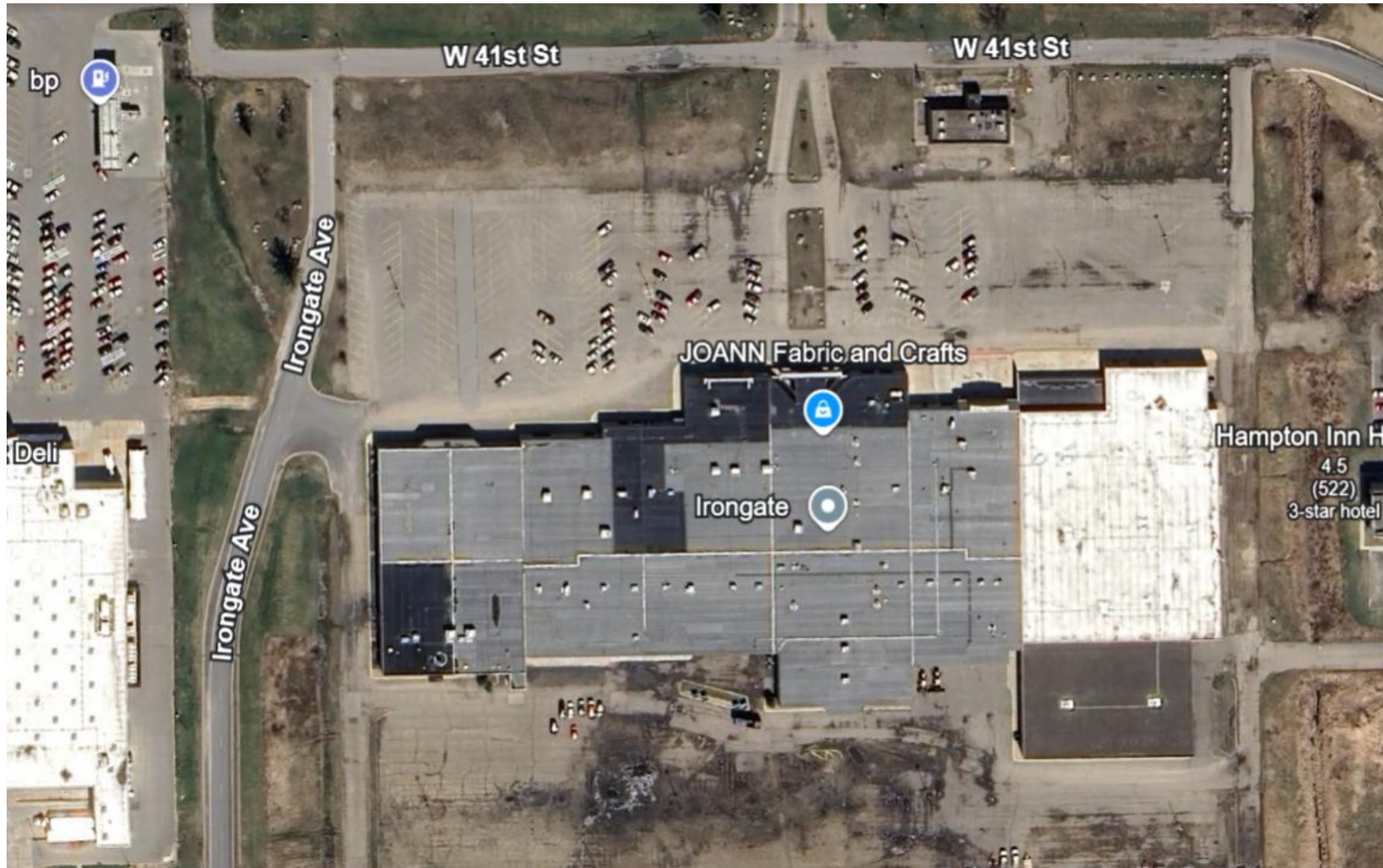
281,146 SF

Confidential – Off Market Offering

Irongate Mall, Hibbing, MN

990 W 41st St • Hibbing, MN •

**FOR
SALE**



Edward C. Anderson
President / Associate Broker
PO Box 3236
Montrose, MI 48457
Eander1031@gmail.com
Cell: (810) 444-2204
CommercialRealtyInc.com



FOR LEASE

PROPERTY DATA SHEET

Asking price: **Negotiable**

Space available: **281,146 ft.² GLA**

Purchase terms : **Cash at closing:**

Annual taxes: \$21,920

Year Built: **1979**

Traffic Counts: **8.832 VPD**

Partial New Roof-Parking Lot: **2021 2022**

Size of property: **27.9Acres**

Occupancy Rate:18%

Former tenant spaces empty: **Kmart, JCPenney**

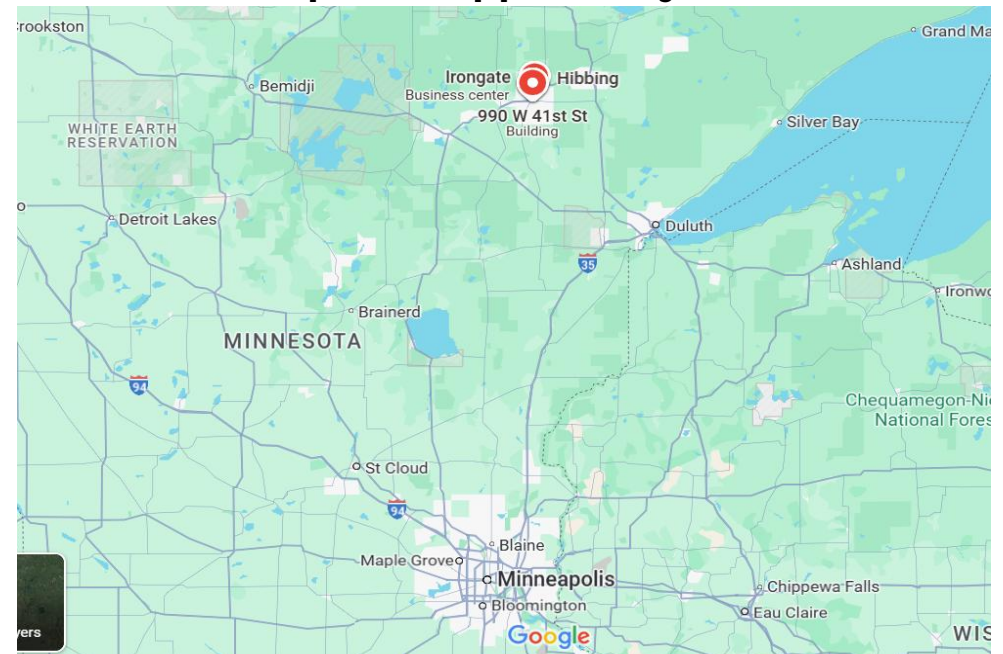
Current tenants: **VA USA,Trison**

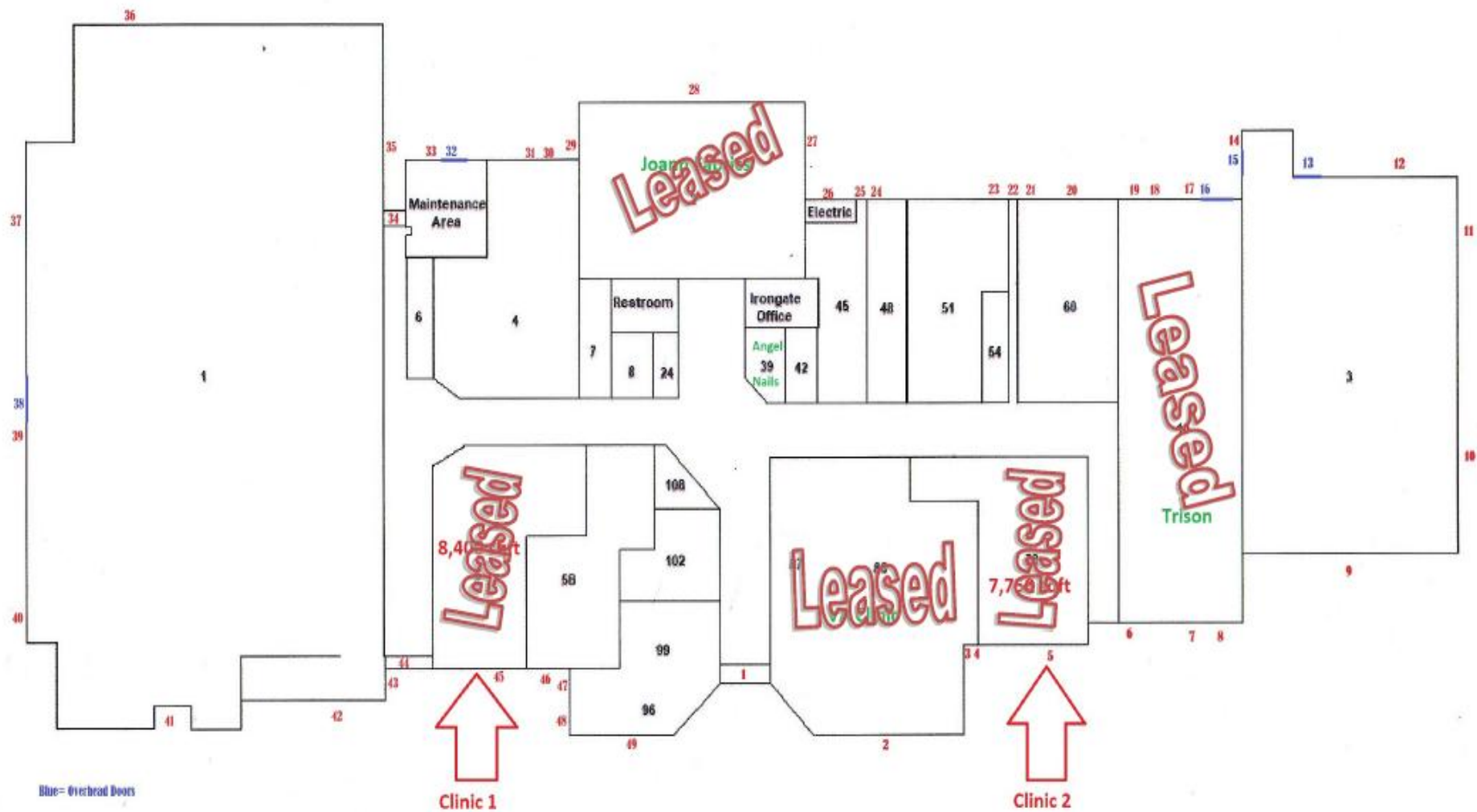
Zoning: **C-3 city of Hibbing**

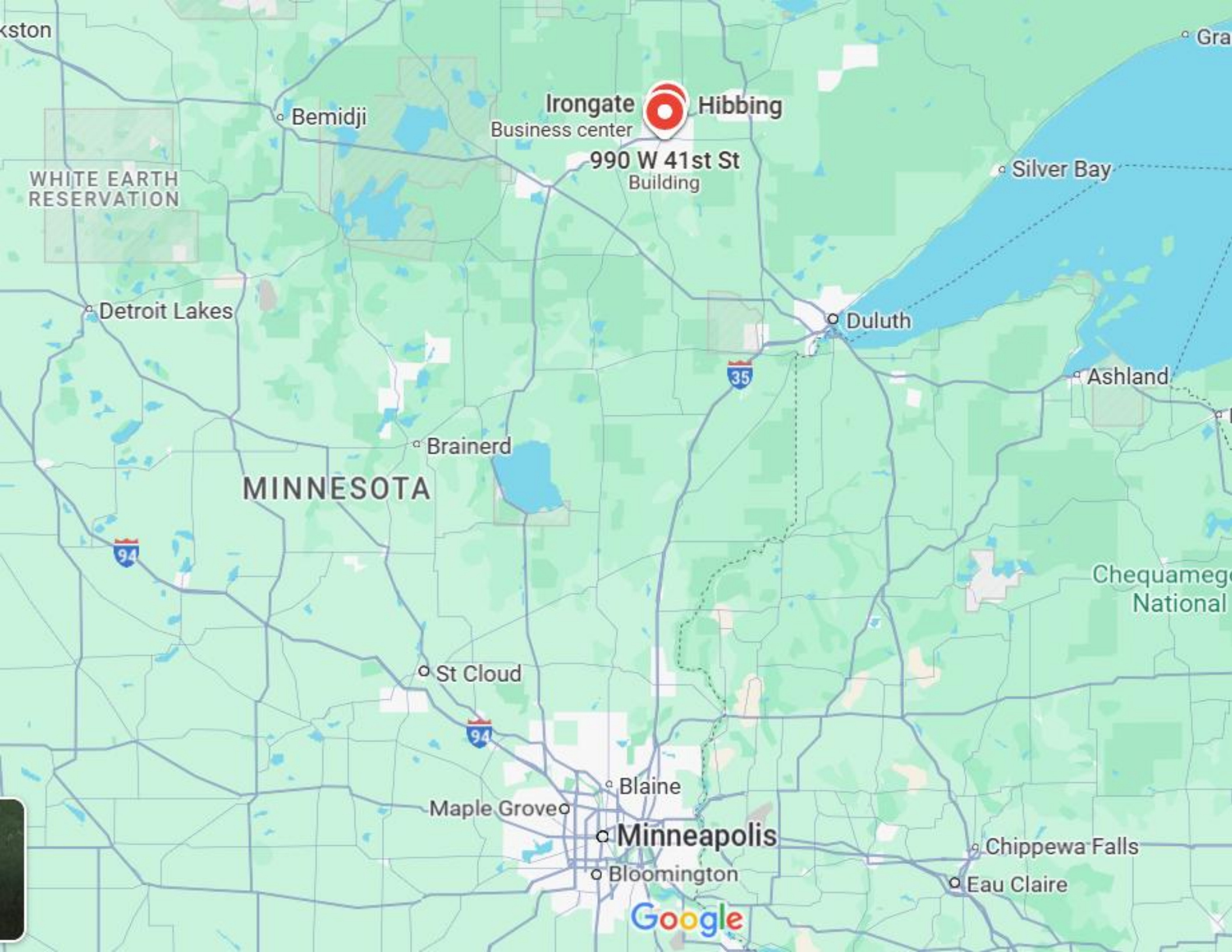
HIGHLIGHTS

- Located next to Walmart superstore, and Lowe's home improvement.
- Recent capital improvements of over \$1 million roof parking lot
- Very low property taxes

Redevelopment opportunity







ston

Gra

Bemidji

Irongate

Hibbing

Business center

990 W 41st St

Building

Silver Bay

WHITE EARTH
RESERVATION

Detroit Lakes

Duluth

Ashland

Brainerd

MINNESOTA

Chequamegon
National

St Cloud

Blaine

Maple Grove

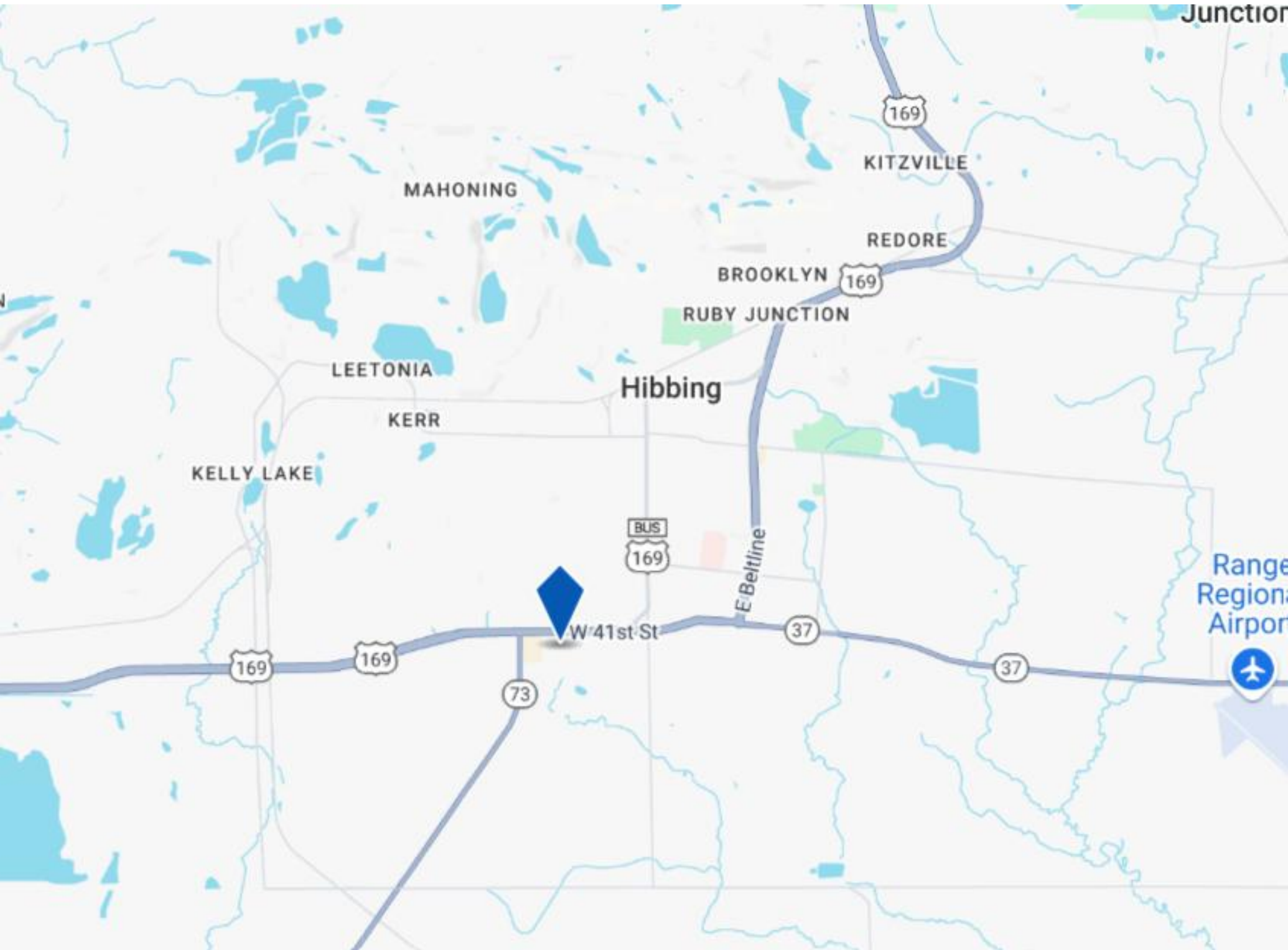
Minneapolis

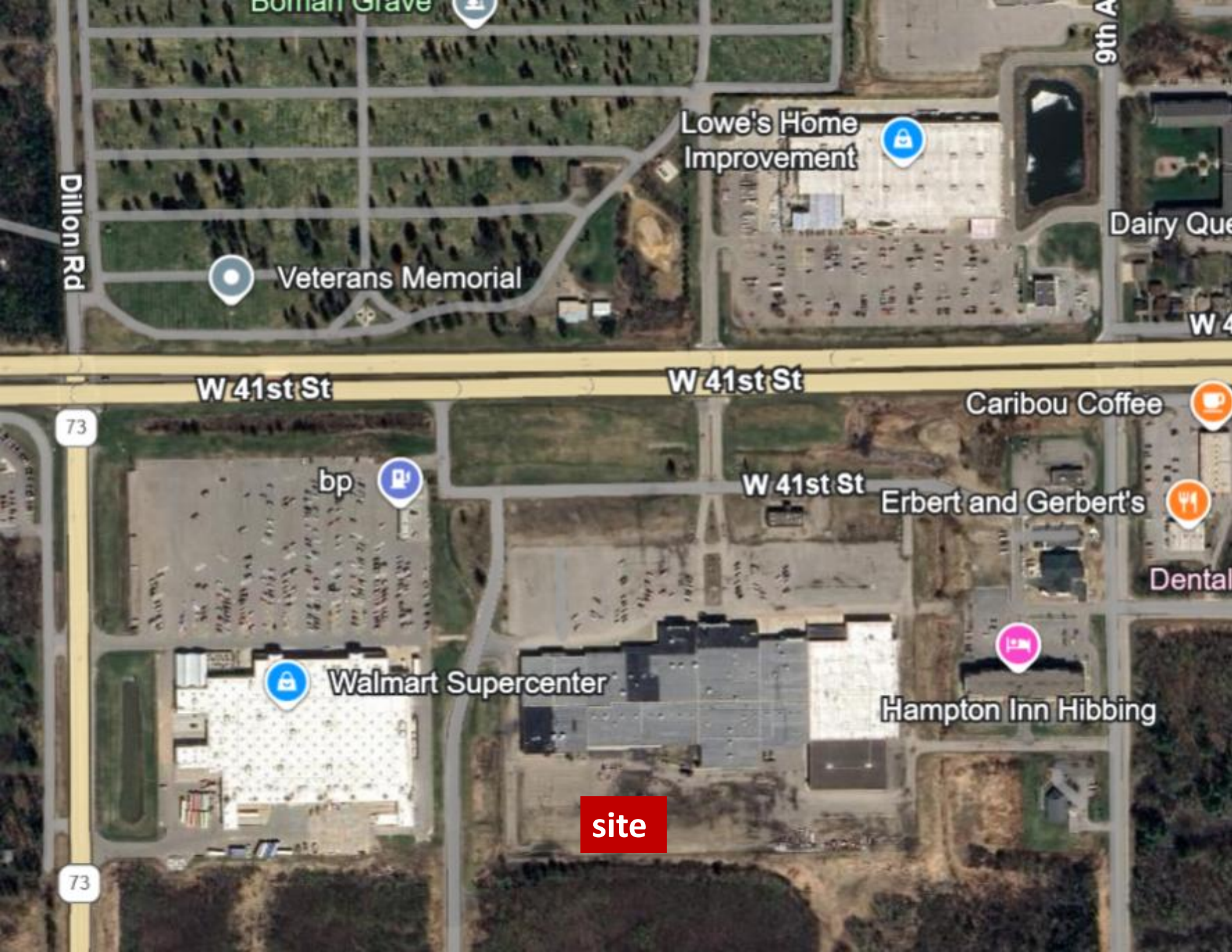
Bloomington

Chippewa Falls

Eau Claire

Google





Dillon Rd

9th Ave

Lowe's Home Improvement

Dairy Queen

W 41st St

W 41st St

W 41st St

Caribou Coffee

W 41st St

Erbert and Gerbert's

Dental

Hampton Inn Hibbing

Walmart Supercenter

site

COUNTY PROFILE

St. Louis Co.

St. Louis Co. is a part of Economic Development Region 3, which is located in the Northeast Planning Region.


POPULATION CHARACTERISTICS

2024 population:	200,794 people
Population change, 2020-2024	563 people 0.3% increase

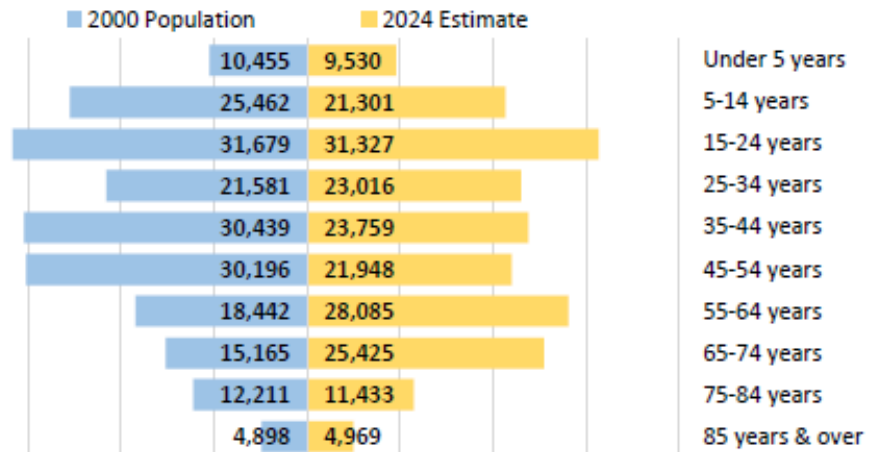
Median Age:	41.3 years
state:	38.6 years

St. Louis Co. is the 6th largest of the 87 counties in the state. Its population increased so far this decade, ranking as the 48th fastest growing in the state from 2020 to 2024. St. Louis Co.'s population has an older median age than the state and a larger percentage of people aged 65 years and older. The population is aging, especially as the Baby Boom generation moves through the population pyramid (see Figure 1).

	Number	Percent
Under 5 years	9,530	4.7%
5-14 years	21,301	10.6%
15-24 years	31,327	15.6%
25-34 years	23,016	11.5%
35-44 years	Please say that again	
45-54 years	21,948	10.9%
55-64 years	28,085	14.0%
65-74 years	25,425	12.7%
75-84 years	11,433	5.7%
85 years & over	4,969	2.5%
Total Population	200,794	100.0%

Source: Census 2024 Population Estimates, 2019-2023 ACS

Figure 1. Population Pyramid, 2000-2024



St. Louis Co. suffered a negative natural increase - more deaths than births from 2020 to 2024, but also experienced net in-migration - meaning more people moved in than moved out. In addition to domestic in-migration, St. Louis Co. welcomed net international in-migration - gaining new Minnesotans from foreign countries (see Table 2).

Table 2. Cumulative Estimates of the Components of Population Change, 2020-2024

	Total Population Change	April 1, 2020 to July 1, 2024					
		Natural Increase	Vital Events		Net Migration		
			Births	Deaths	Total	International	Domestic
St. Louis Co.	563	-2,383	7,647	10,030	2,758	620	2,138
State of Minnesota	86,459	51,570	268,689	217,119	33,161	81,091	-47,930

Source: U.S. Census Bureau, Population Estimates Program

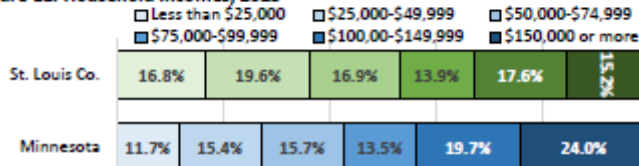
INCOMES, COST OF LIVING, & HOUSING

St. Louis Co. had a lower median household income than the state, and a higher percentage of households with incomes below \$50,000. Overall, St. Louis Co. had the 62nd highest median household income of the 87 counties in the state.

Median Household Income	\$69,455
state	\$87,556
Median Family Income	\$94,308
state	\$111,492
Per Capita Income	\$39,778
state	\$46,957

Source: 2019-2023 American Community Survey

Figure 11. Household Incomes, 2023



Source: 2019-2023 American Community Survey 5-Year Estimates

The cost of living has increased over the past 2 years with costs up in many areas. St. Louis Co. had a lower cost of living than the state, with a required hourly wage of \$14.96 for a single person living alone to meet a basic needs cost of living, and an hourly wage requirement of \$19.3 for a typical family with 2 adults and 1 child (see Table 9).

Table 9. Basic Needs Cost of Living Estimates, 2024

Single Adult, 0 children	Single Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
St. Louis Co.	\$31,127	\$14.96	\$0	\$414	\$150	\$879	\$543	\$299	\$309
State of Minnesota	\$36,768	\$17.68	\$0	\$424	\$156	\$1,154	\$573	\$365	\$392
Typical Family: 2 Adults (1 working full-time, 1 part-time), 1 child	Family Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
St. Louis Co.	\$60,201	\$19.30	\$395	\$942	\$530	\$1,145	\$954	\$483	\$568
State of Minnesota	\$70,308	\$22.53	\$545	\$964	\$556	\$1,446	\$1,028	\$557	\$763

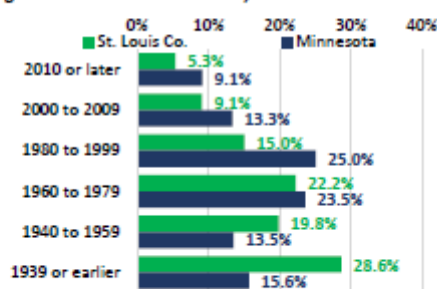
Source: DEED Cost of Living tool

St. Louis Co. had a lower median house value than the state, having the 50th highest value of the 87 counties in 2022. St. Louis Co.'s housing stock was older than the state's, with a lower percentage of units built since 2000 (see Figure 12).

Table 10. Estimated Value of Owner-occupied Housing Units, 2022	St. Louis Co.		Minnesota
	Total	Percent	Percent
Total	62,085	100.0%	100.0%
Less than \$50,000	3,367	5.4%	4.0%
\$50,000 to \$99,999	7,737	12.5%	4.0%
\$100,000 to \$149,999	9,019	14.5%	6.2%
\$150,000 to \$199,999	9,481	15.3%	8.9%
\$200,000 to \$299,999	15,045	24.2%	25.7%
\$300,000 to \$499,999	12,041	19.4%	33.6%
\$500,000 or more	5,395	8.7%	17.5%
Median (dollars)	\$208,500		\$305,500

Source: 2019-2023 American Community Survey, 5-Year Estimates

Figure 12. Year Structure Built, 2023



Median monthly owner costs, owner-occupied units with a mortgage	\$1,495
state	\$1,890

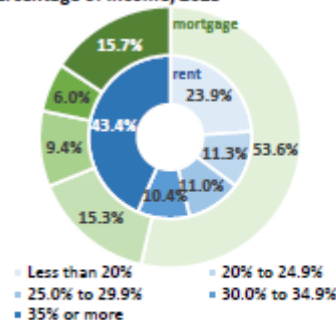
Percentage of households with a mortgage spending 30% or more of their income on housing costs	21.8%
state	22.5%

Median monthly rent costs	\$970
state	\$1,235

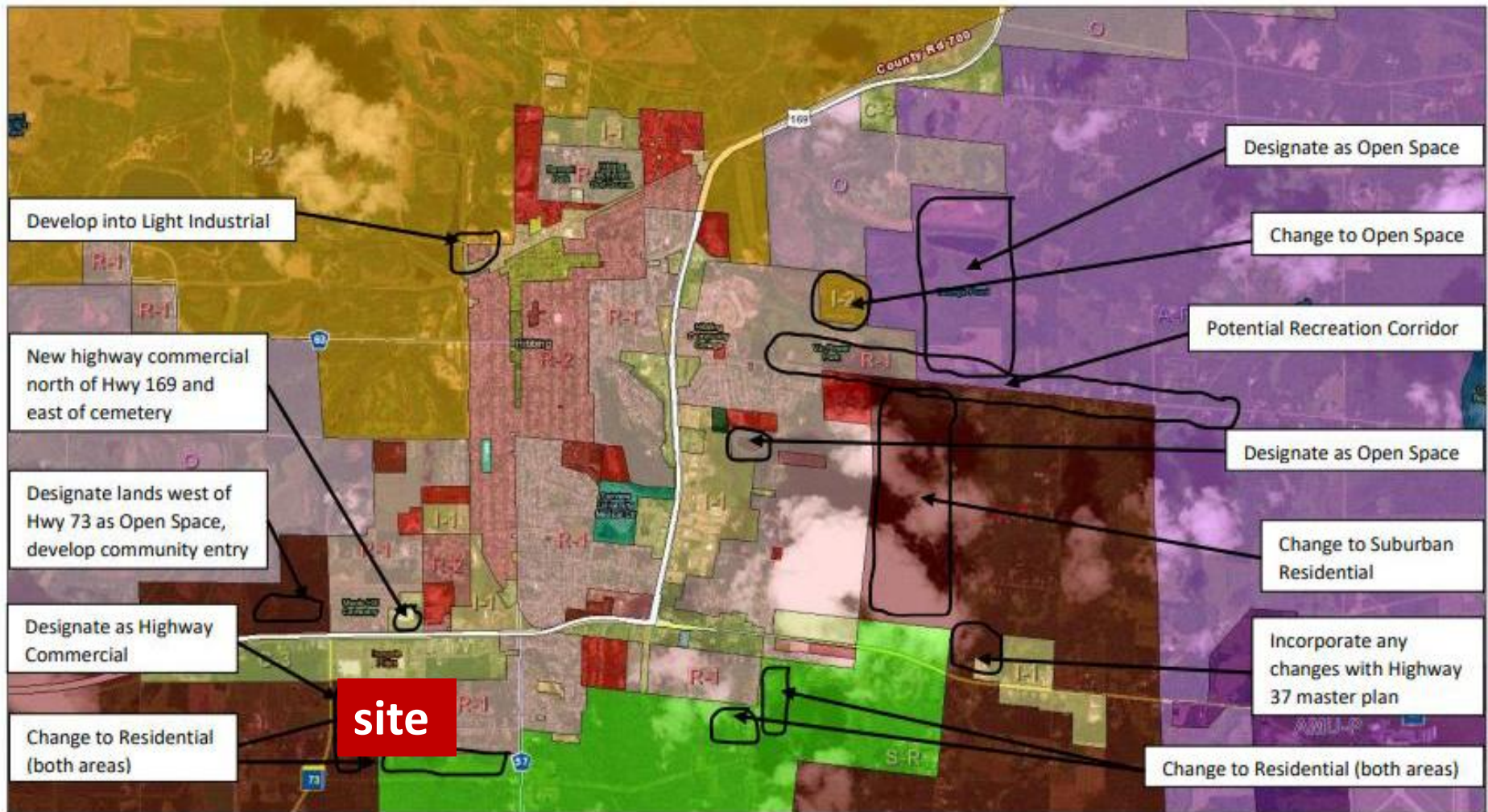
Percentage of renters spending 30% or more of their household income on rent	53.8%
state	47.2%

Source: 2019-2023 American Community Survey, 5-Year Estimates

Figure 13. Housing Costs as a Percentage of Income, 2023



Future Land Use – Map 1



December 2, 2018

Hibbing Zoning (Small Scale)

A-1
A-R
AMU-P
C-1
C-2

C-2a
C-2b
C-3
F-A
HWY
I-1

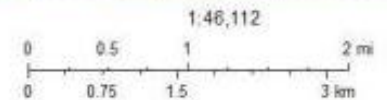
I-2
I-3
O
O-1
PD00-1
PD04-1

PD07-1
PD08-1
PD08-2
PD09-1
PD10-1
PD11-1

R-1
R-2
R-3
R-4
R-R
S-R

W-1
W-2
U. S. Trunk Highway
Minnesota Trunk Highway
County State-aid Highway
County Road

City Limits

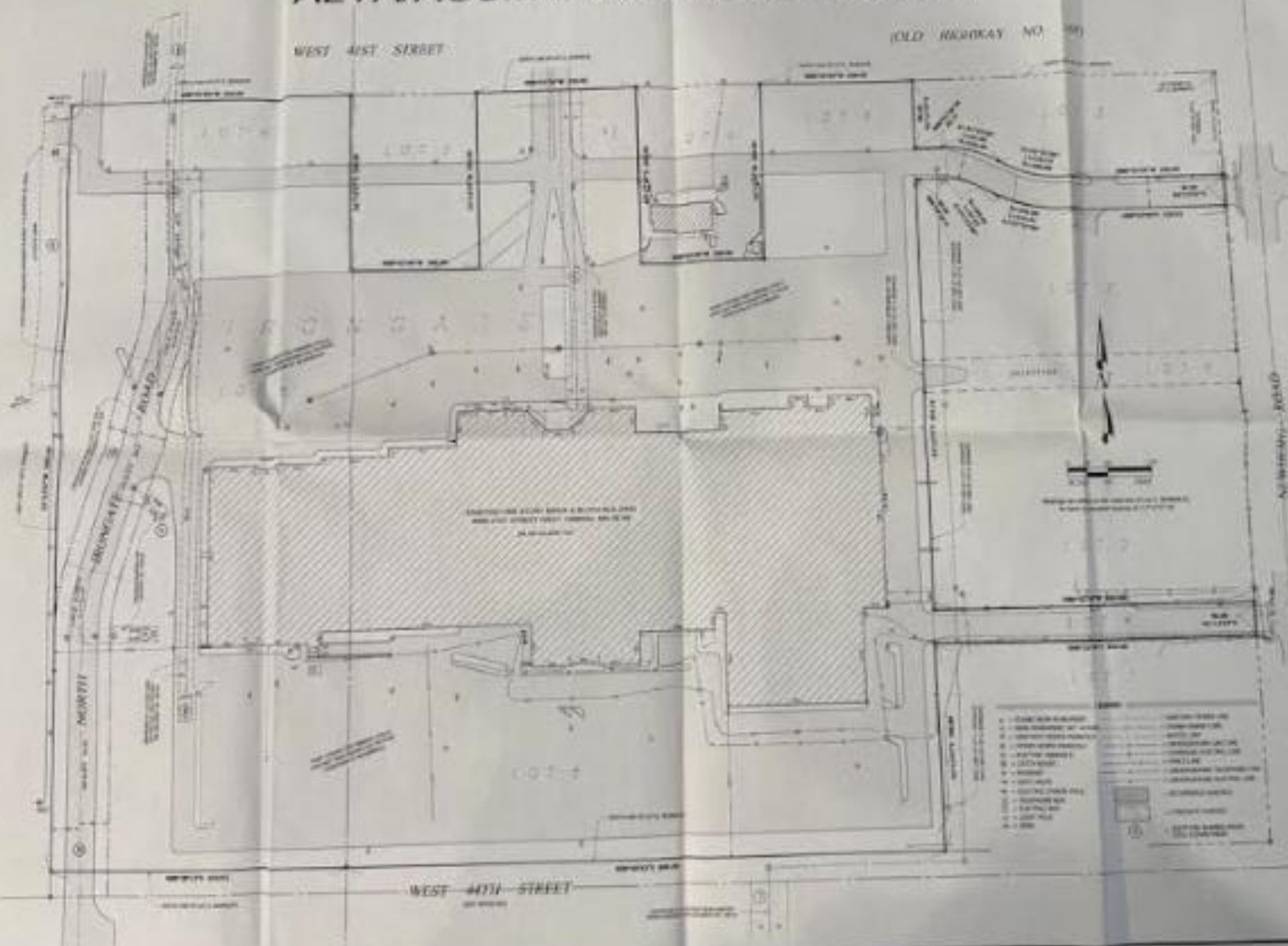


Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CGIS
2017 City of Hibbing

WEST 45TH STREET

COLD HARDWAY NO. 100



WISCONSIN DRUG

BRONGATE MALL, HUNTSVILLE, ALA. 35894

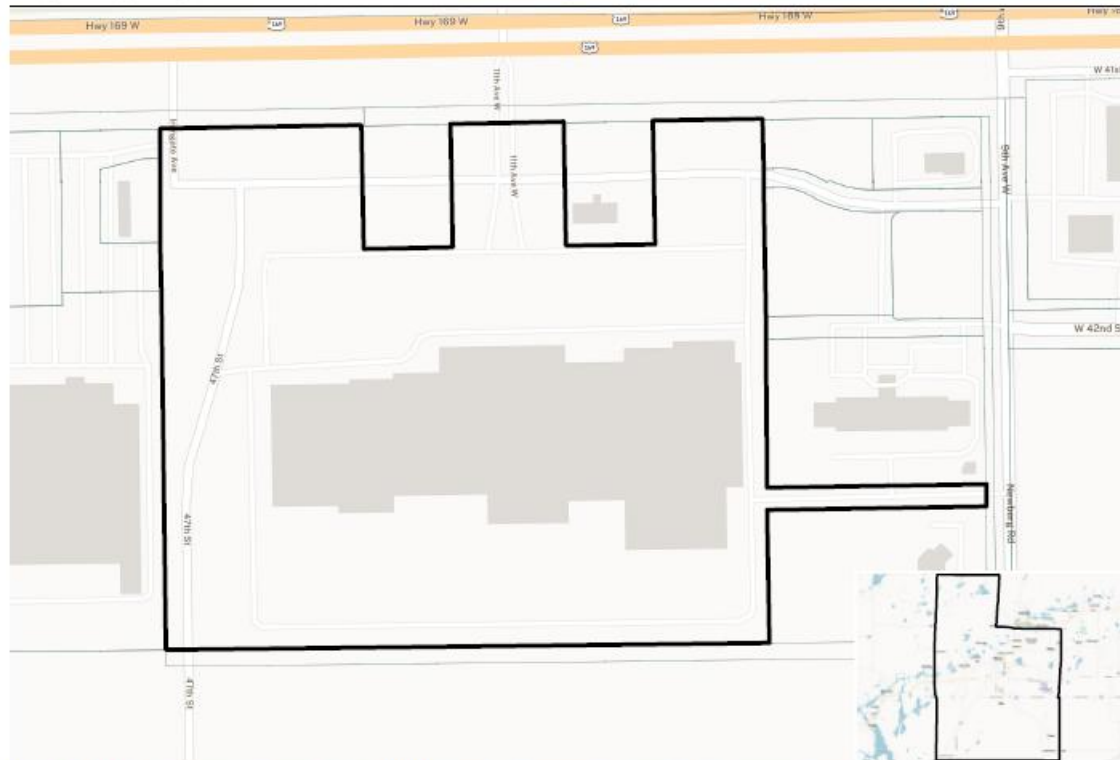


12036 Hwy 169, Hibbing, MN

<https://app.regrid.com/us/mn/st-louis/hibbing/70916>

Regrid

By Loveland Technologies · Jun 05, 2025



In: 55746, Census Tract 121, Hibbing, St. Louis County, Minnesota

Lat/Long: 47.39806, -92.95644

Parcel Data Fields

Parcel ID:	139-0142-00060	Owner Type:	Private
------------	----------------	-------------	---------