

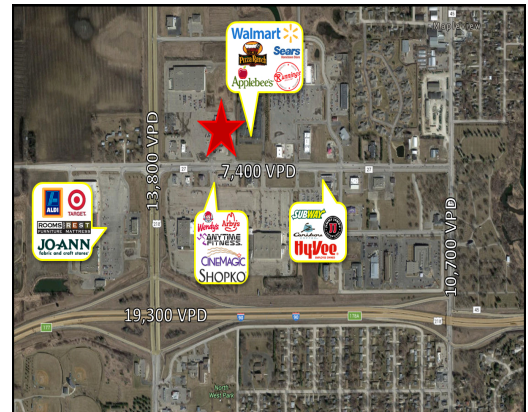
**20,792 SF
For Lease**

1300 18TH AVE NW | AUSTIN, MN 55912



PROPERTY HIGHLIGHTS

- 20,792 sq ft available w/ loading docks
- Pad site available
- High visibility and high traffic counts
- Large signage on front of space
- National tenants
- Large parking lot
- High ceilings
- Open floorplan



DARCI FENSKE

(507) 421-6556

dfenske@paramark.us

PARAMARK REAL ESTATE SERVICES

7392 Airport View Dr. SW

Rochester, MN 55902

(507) 285-5082

paramark.us

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BUILDING INFORMATION

Location:	1300 18th Avenue NW
Building Size:	55,255 SF
Space Available:	20,792 SF
Property Type:	Retail
Property Subtype:	Storefront
Base Rent:	\$6.00/SF
Space Type:	Triple Net
Lease Term:	1-10 Years

TRAFFIC COUNTS

(vehicles per day)

14th St NW:	12,821
18th Ave NW:	6,343
I-90:	18,158
US Hwy 218:	4,615

OPERATING EXPENSES

CAM/Tax:	\$2.00/sq ft
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DEMOGRAPHICS

	5 MILE	10 MILE
Population:	27,711	31,828
Households:	11,274	12,928
Average HH Income:	\$72,026	\$73,495

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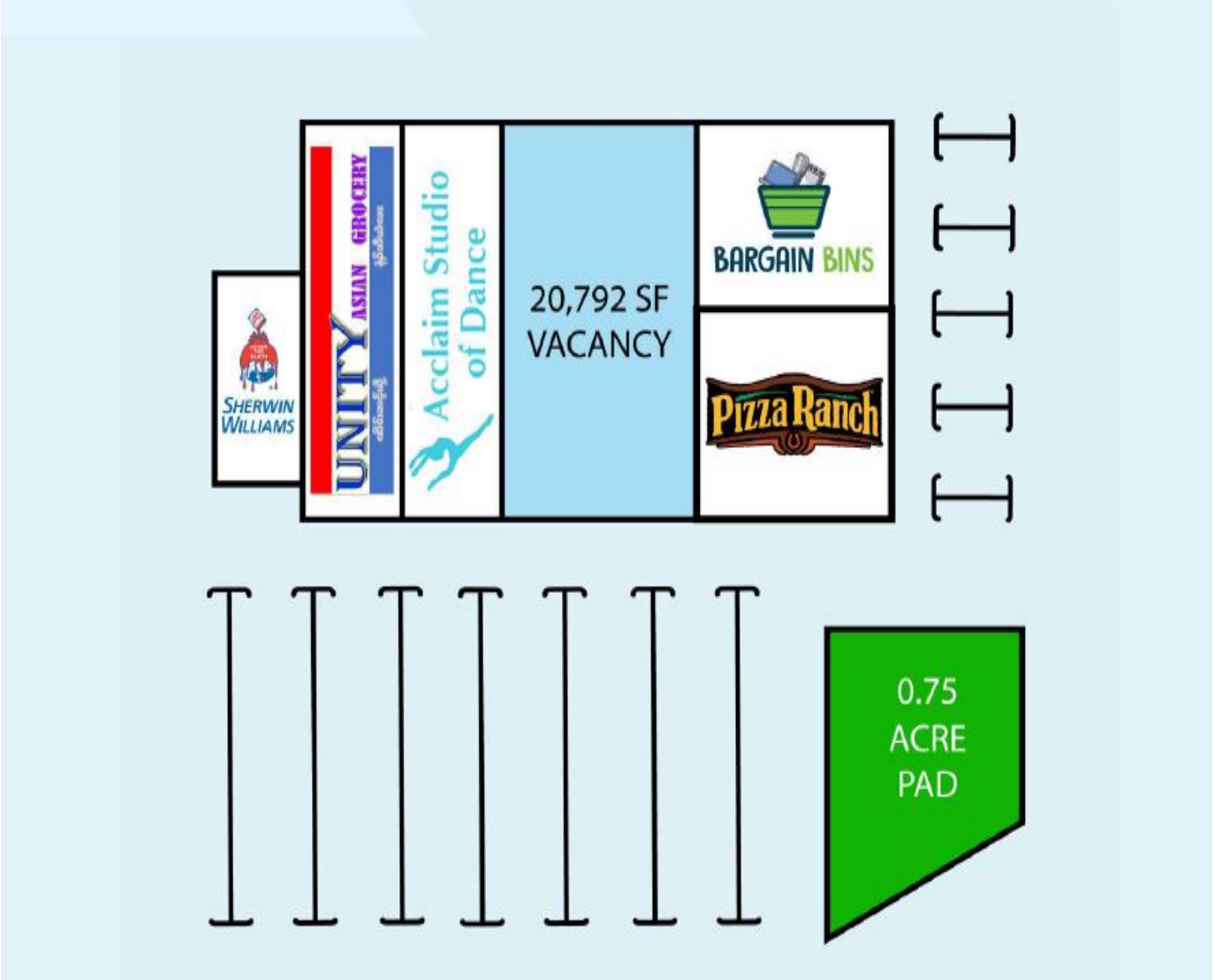


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CURRENT SITE PLAN



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