

HASTINGS CROSSROADS OUTLOTS

Red Wing Boulevard & 33rd Street W. | Hastings, MN 55033



SALE/LEASE/BTS OPPORTUNITY

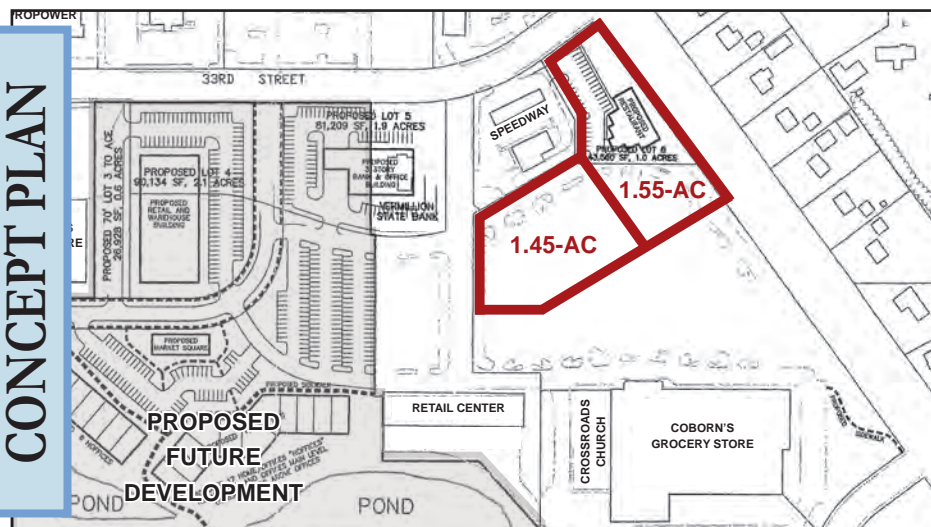
HJ Development is marketing Hastings Crossroads Outlots A & B. The parcels (1.45-AC & 1.55-AC respectively) are currently available for sale, lease or build-to-suit opportunities. Located at the intersection of Red Wing Boulevard & 33rd Street West, the sites are surrounded by established, single-family neighborhoods. In addition, the sites are adjacent to Coborn's grocery store. Zoning allows for a wide variety of uses including retail, medical office, assisted & senior living, memory care, multi-family and self storage. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	1-Mile	3-Miles	5-Miles
Population:	6,484	23,637	31,493
Daytime Population:	3,363	11,768	14,010
Households:	2,432	9,419	12,442
Average HH Income:	\$92,896	\$91,056	\$96,080

CURRENTLY AVAILABLE

- Sale List Prices:
 - 1.45-Acre Parcel - \$10.00 PSF
 - 1.55-Acre Parcel - \$10.00 PSF
- User Driven Development
- 4,600 VPD Travel 33rd St. W
- 9,700 VPD Travel Hwy. 61/Vermillion St. Closest to the Project.
- 14,200 VPD Travel Red Wing Blvd. Closest to the Project.
- Area Businesses:
 - Burger King, Business & Industrial Park, Civic Arena, Country Inn & Suites, Coborn's, Dugarel's Restaurant, Hastings Veterinary Clinic, Me & Julio's, Propower Rental, Snap Fitness, Speedway, Terry's Hardware & Vermillion Bank

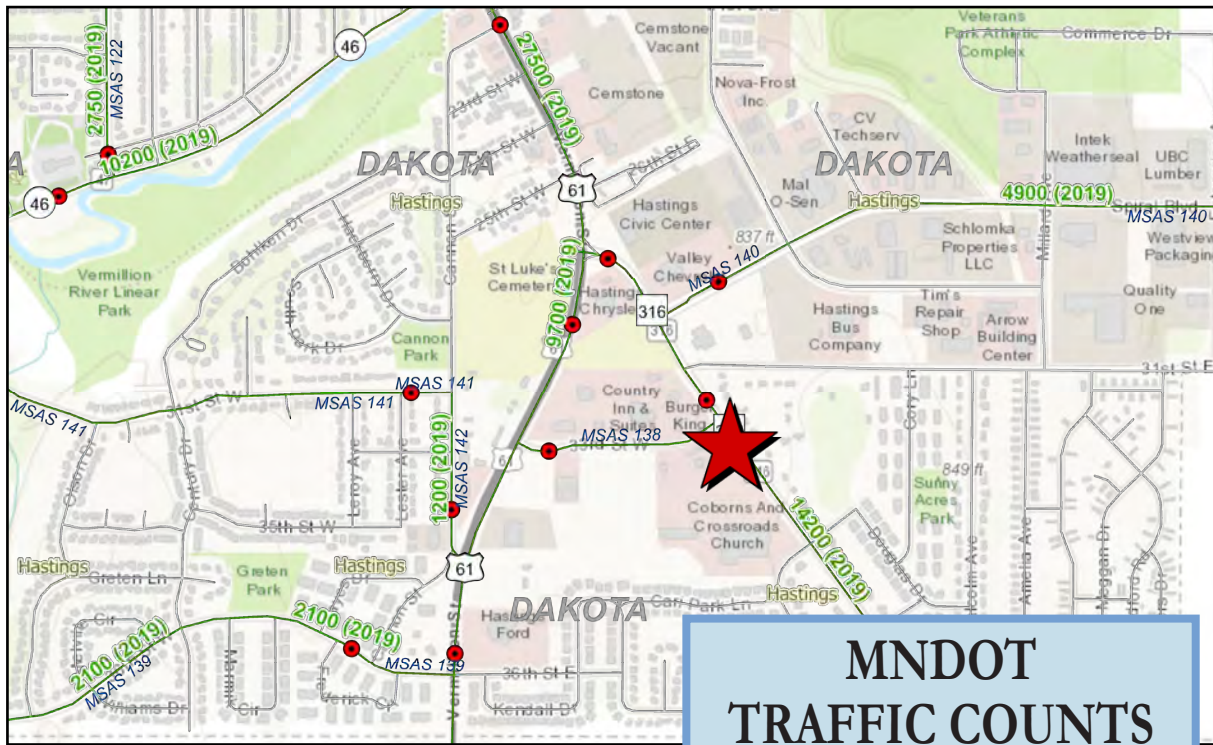


CONCEPT PLAN

CONTACT INFORMATION

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**MNDOT
TRAFFIC COUNTS**

