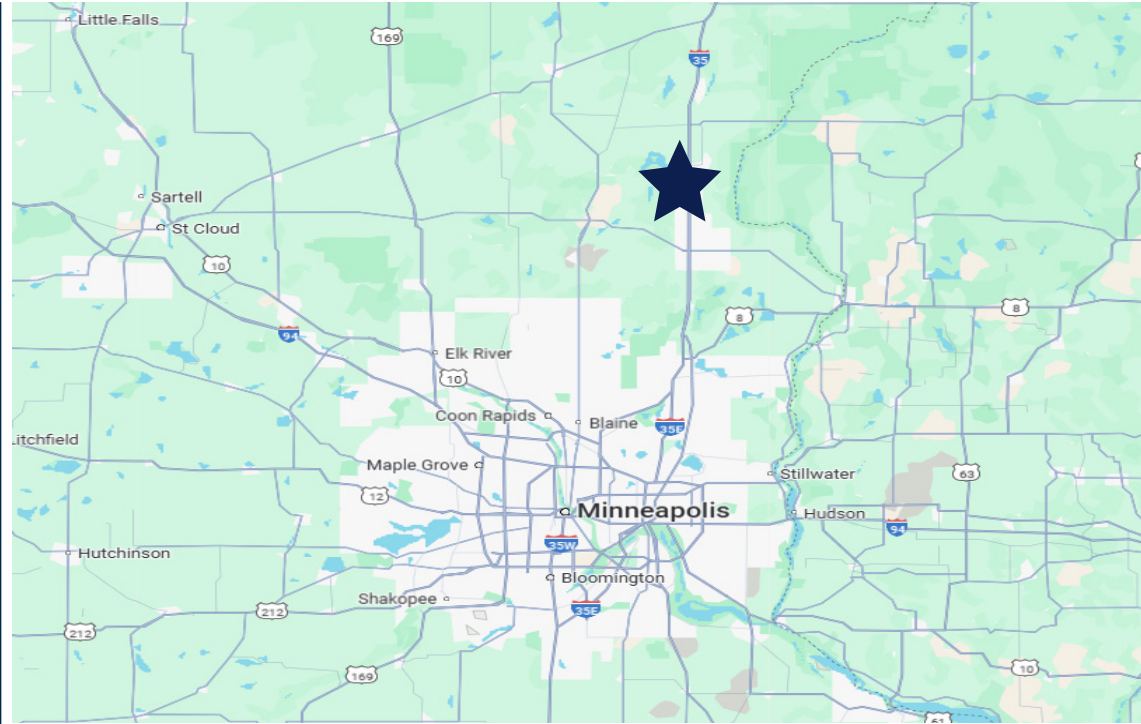


**ADDRESS** 501 Barry Avenue  
**CITY, STATE** Hinckley, MN  
**SPACE AVAILABLE** 8,320 SF  
**LOT SIZE** 0.49 Acres  
**LEASE RATE** \$12.00 PSF Gross  
**TAX 2024** \$12,826  
**YEAR BUILT** 2016  
**COUNTY** Pine County  
**PARKING** 25 Surface Stalls  
**LEASE EXPIRATION** 12/31/2031



**HIGHLIGHTS**

- Located right off I-35 exit
- On main artery from Downtown Hinckley to I-35
- Near many local attractions like Tobie’s Restaurant and Bakery and Grand Casino Hinckley

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	1,511	2,585	3,304
<b>MEDIAN AGE</b>	39.9	41.4	42.3
<b>MEDIAN HH INCOME</b>	\$39,998	\$48,330	\$51,880
<b>AVERAGE HH INCOME</b>	\$58,549	\$69,433	\$75,099

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**PLEASE EMAIL FOR FULL  
MARKETING PACKAGE**

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