

1405 18TH AVE NW
AUSTIN, MN 55912



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The
Carrington
Company

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FORMER DEPARTMENT STORE
- FOR LEASE

PROPERTY SUMMARY

1405 18TH AVE NW, AUSTIN, MN 55912

The Carrington Company is pleased to offer for lease this 45,277 square foot opportunity in the retail heart of Austin, MN and the county seat of Mower County. This exceptional property provides an optimal location on the prime corner of the trade area situated at the intersection of I-90 (ADT 20,000 per day) and highway 218 (ADT 14,000 per day) and next door to national brand retailers including Hy-Vee, Walmart, Runnings, Ashley, Hobby Lobby, Aldi, Marshalls and Dollar Tree just to name a few. This 4.76 acre parcel at the corner of the highest traffic counts in town and 225+ parking stalls serves the regional community encompassing roughly 68,000 people within a 20 mile radius. Not only is Austin the trade area hub, it's also home to the world headquarters of the Fortune 500 company Homel Foods and its 20,000 employees in global entities around the world. Austin's strong demographics and solid economic base provide a very attractive basis for new retail to enter the region.

Availability

- ▶ 45,277 square feet on 4.76 acre parcel (divisible)

Location Features

- ▶ Freestanding building on the prime regional intersection
- ▶ Excellent visibility to all directions of traffic
- ▶ Average daily traffic counts of 22,000 on I-90 and 14,000 on highway 218
- ▶ 225+ parking stalls available (5:1 ratio)
- ▶ In the middle of all regional national brand retailers
- ▶ Dual loading docks
- ▶ Serves a trade area of 68,000 in population



Site Photos



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PROPERTY AERIAL



ROCHESTER : 42 MILES



20,000 VPD



14,000 VPD

MINNEAPOLIS : 98 MILES

MINNEAPOLS

98 Miles

ROCHESTER

42 Miles

45,277 SF BUILDING AVAILABLE

East Side Lake Park

Ellis Middle School





SITE MAP

18TH AVE NW

14TH ST NW (14,000 VPD)



I-90 (20,000 VPD)



Image © 2025 Airbus

DEMOGRAPHICS

2023 SUMMARY

	5 MILES	10 MILES	20 MILES
POPULATION	28,492	32,332	67,575
HOUSEHOLDS	11,226	12,767	27,540
AVG HOUSEHOLD INCOME	\$80,890	\$83,521	\$84,335
AVG MEDIAN INCOME	\$57,381	\$59,782	\$60,657

