

OFFICE FOR SALE & LEASE

**111 HILL ST, RED WING**

111 HILL STREET, RED WING, MN 55066



**FOR SALE & LEASE**

**KW COMMERCIAL - LAKE MINNETONKA**

13100 West Wayzata Boulevard  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JEFF MEEHAN**

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111 HILL STREET



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# EXECUTIVE SUMMARY

111 HILL STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$495,000
<b>BUILDING SF:</b>	4,920 SF
<b>LEASE RATE:</b>	\$11.50/SF NNN Tax & CAM estimate: \$3.42/SF
<b>AVAILABLE SF:</b>	Unit B- 1,080 SF Main Floor
<b>LOT SIZE:</b>	0.45 Acres
<b>BUILDING CLASS:</b>	C
<b>PARKING:</b>	12
<b>YEAR BUILT:</b>	2000
<b>ROOF:</b>	Original
<b>ZONING:</b>	B2- General Business
<b>PIDS:</b>	551751032 551751031

## PROPERTY OVERVIEW

Commercial building for sale in Red Wing, Minnesota. Just off of Hwy 61. Views of the river from the back windows. Three units total with two leased out and one available for lease.



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# PROPERTY PHOTOS

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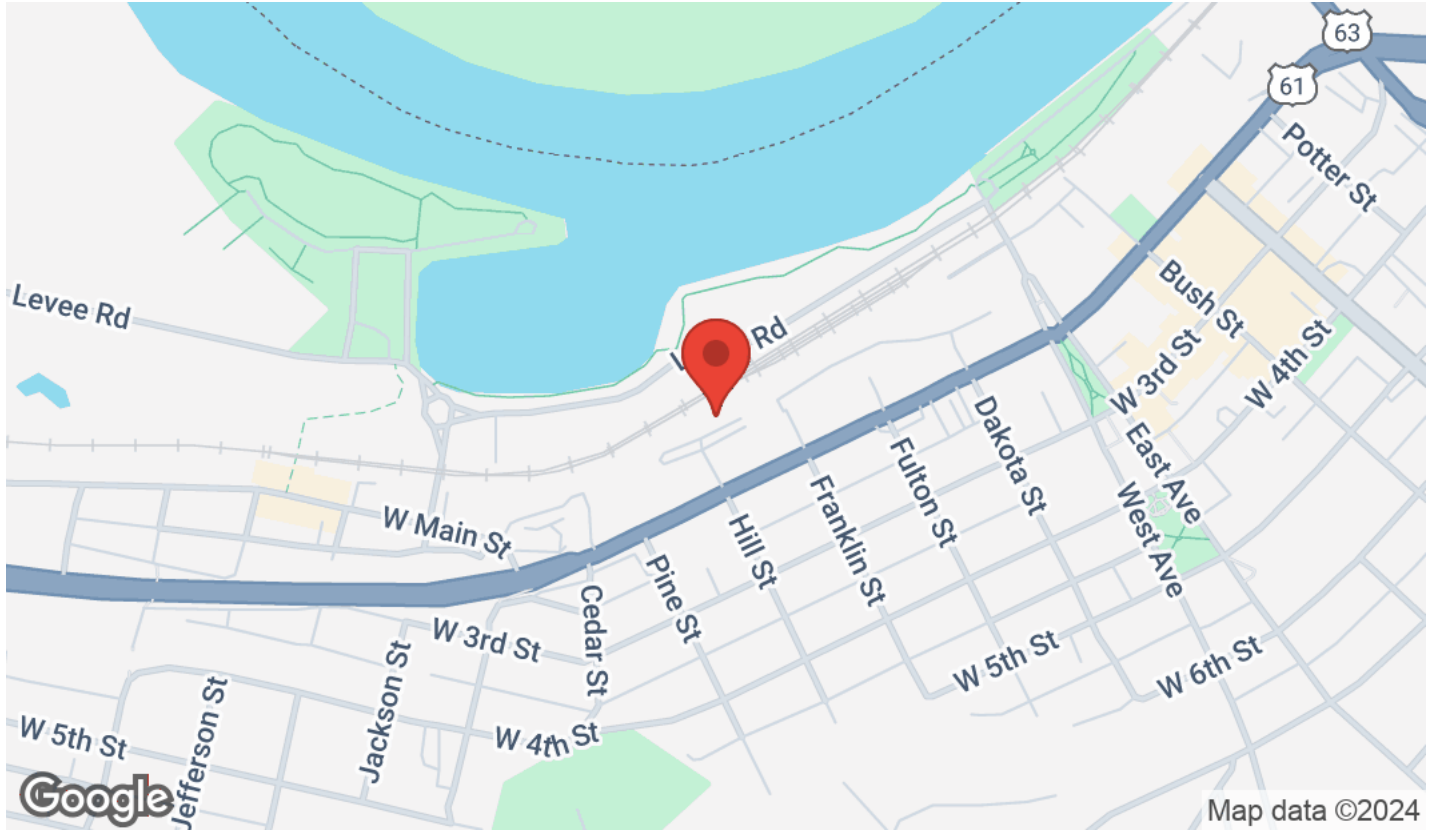


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# LOCATION MAPS

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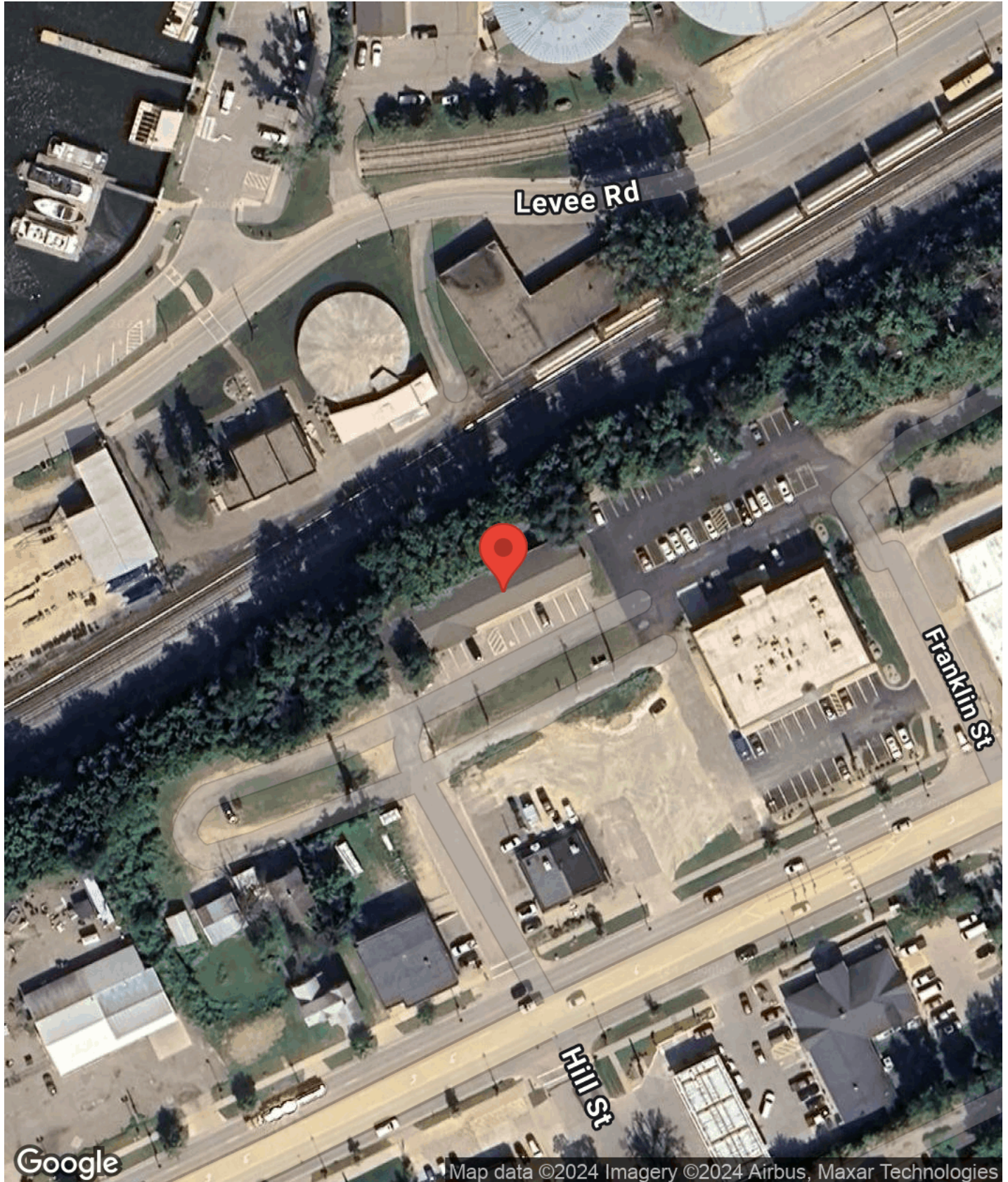
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# AERIAL MAP

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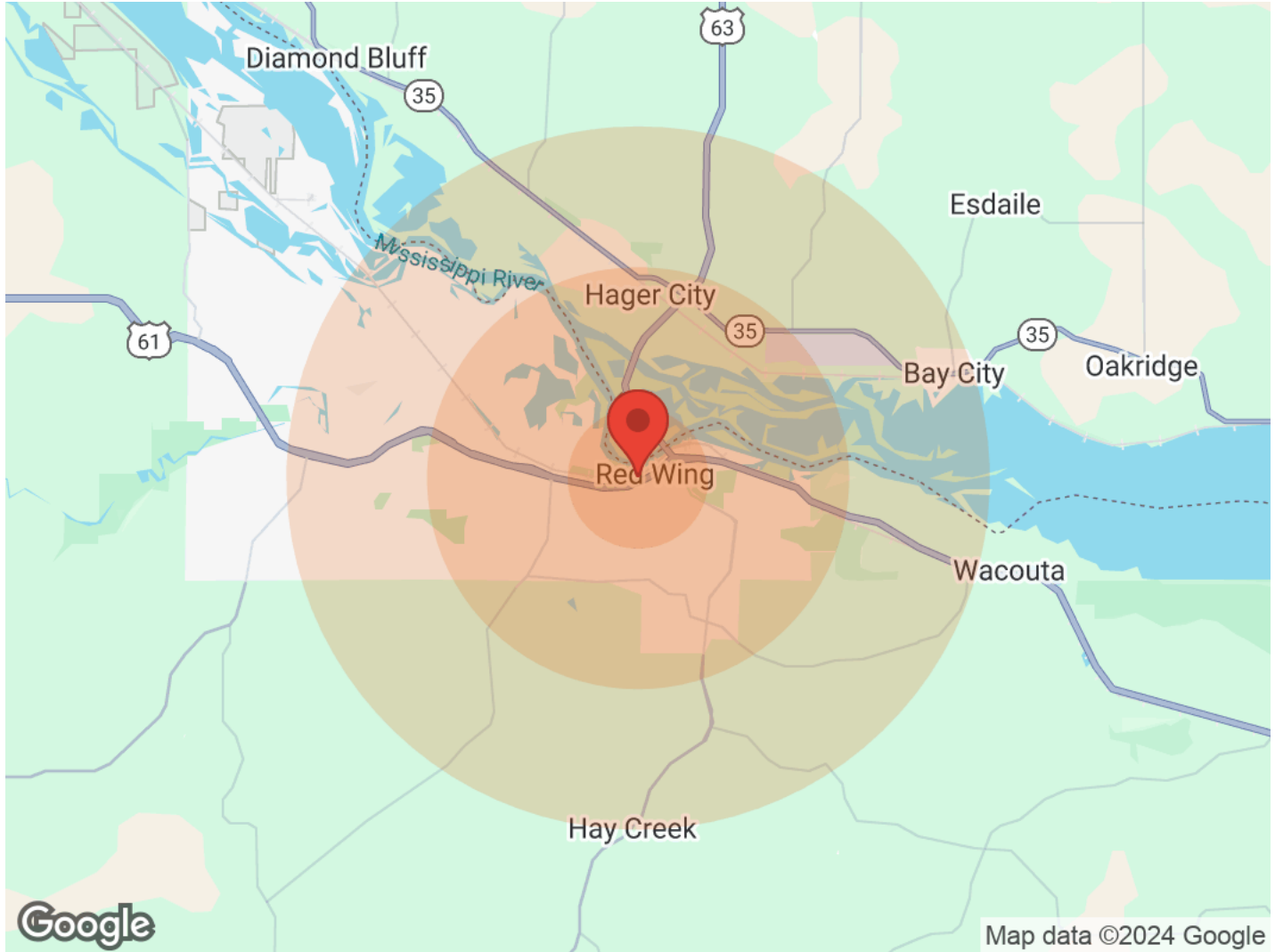
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,561	5,754	7,185
Female	2,632	6,080	7,616
Total Population	5,193	11,834	14,801

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	871	2,208	2,758
Ages 15-24	570	1,447	1,836
Ages 25-54	1,946	4,355	5,469
Ages 55-64	697	1,528	1,951
Ages 65+	1,109	2,296	2,787

Race	1 Mile	3 Miles	5 Miles
White	5,022	11,277	14,057
Black	18	94	181
Am In/AK Nat	25	89	98
Hawaiian	N/A	N/A	N/A
Hispanic	94	411	490
Multi-Racial	244	728	878

Income	1 Mile	3 Miles	5 Miles
Median	\$64,824	\$62,339	\$62,339
< \$15,000	304	659	748
\$15,000-\$24,999	194	515	633
\$25,000-\$34,999	288	647	824
\$35,000-\$49,999	372	783	909
\$50,000-\$74,999	397	1,002	1,202
\$75,000-\$99,999	383	740	929
\$100,000-\$149,999	249	521	762
\$150,000-\$199,999	53	176	226
> \$200,000	24	35	64

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,541	5,533	6,789
Occupied	2,344	5,147	6,311
Owner Occupied	1,487	3,413	4,238
Renter Occupied	857	1,734	2,073
Vacant	197	386	478

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