

**UPLAND**  
REAL ESTATE GROUP, INC.



**AT&T**

AUSTIN SHOPPING CENTER

1004 18th Avenue NW

Austin, MN

For Sublease

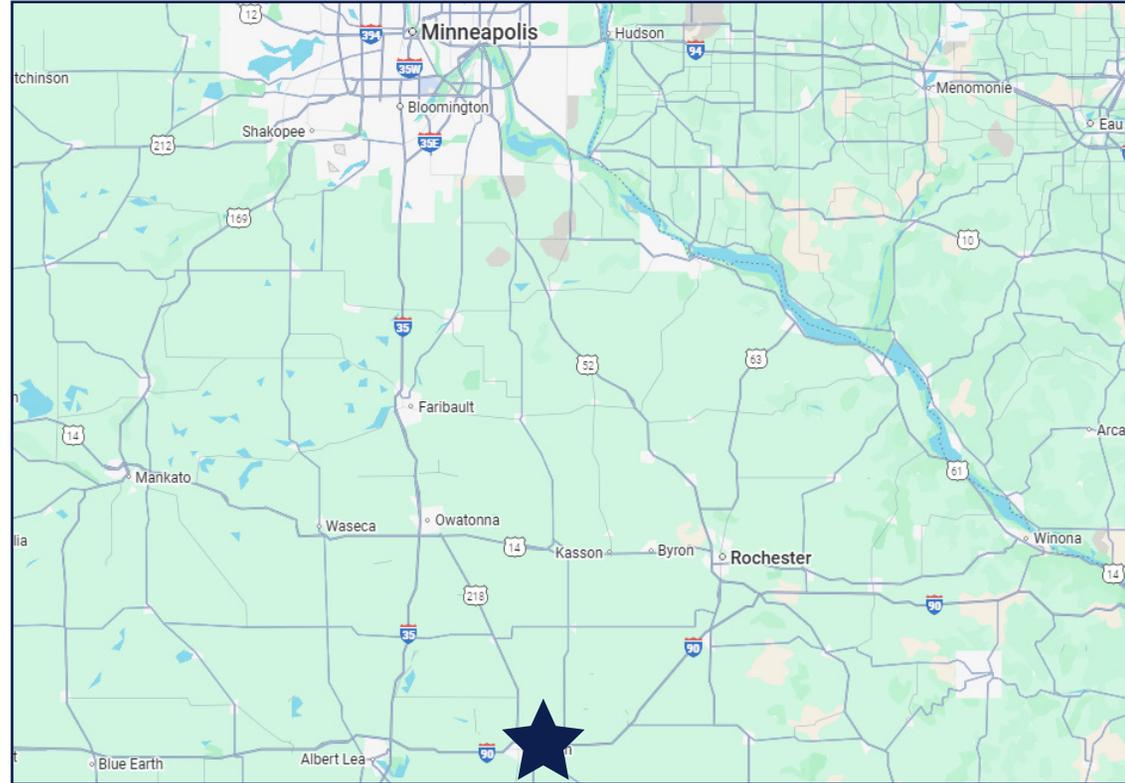


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CHAD STURM  
612.436.1122  
CHAD@UPLAND.COM

<b>ADDRESS</b>	1004 18th Avenue NW
<b>CITY, STATE</b>	Austin, MN 55912
<b>SPACE AVAILABLE</b>	1,800 SF
<b>ZONING</b>	B-2 Community Business
<b>LEASE RATE</b>	\$17.50 PSF
<b>CAM/TAX/INS 2026 EST.</b>	\$8.39 PSF
<b>TERM LENGTH</b>	29 Months
<b>YEAR BUILT</b>	2014
<b>COUNTY</b>	Mower
<b>RENEWAL OPTIONS</b>	Two 5-Year Options

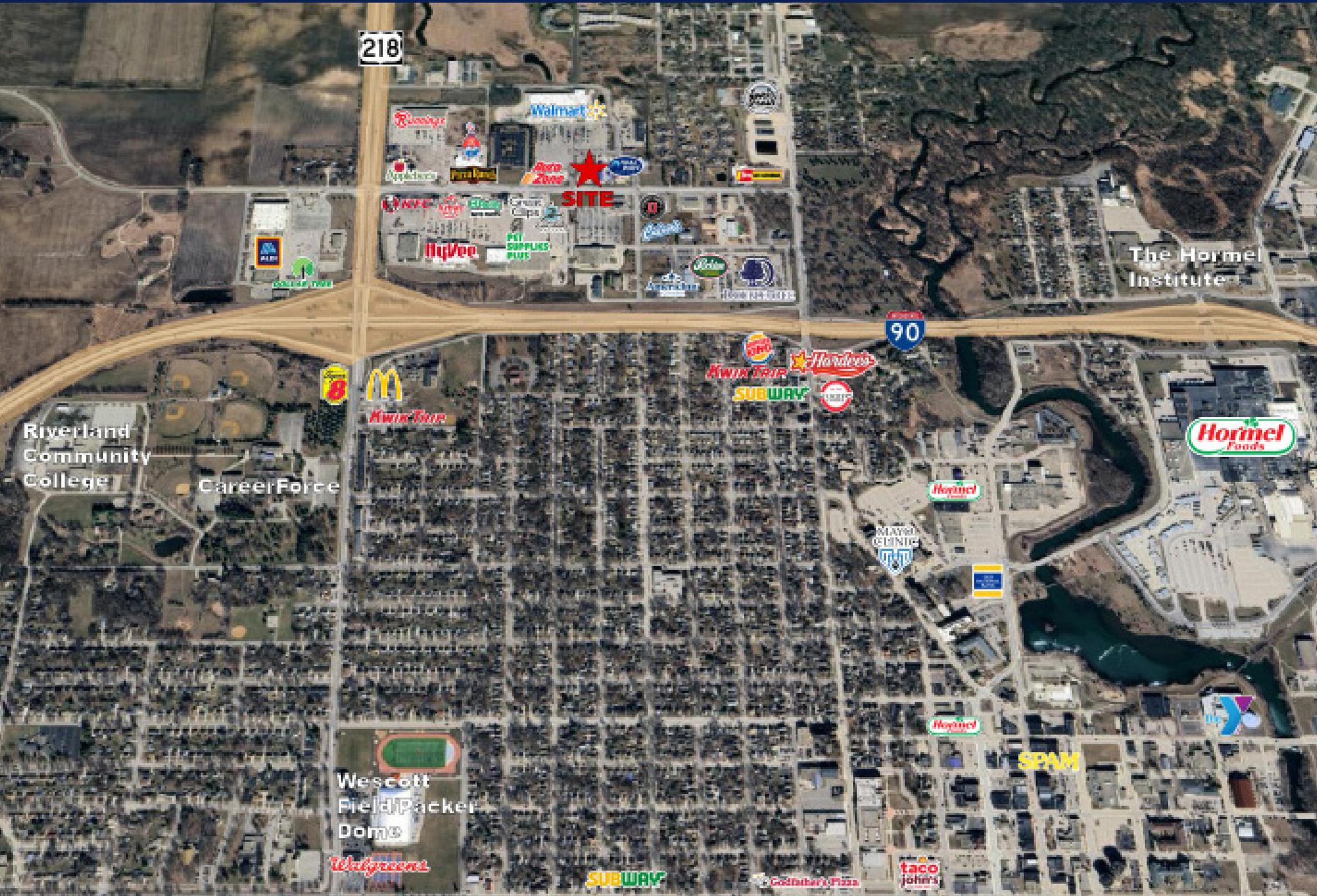


**HIGHLIGHTS**

- This property is an outparcel of a high-traffic Walmart Supercenter
- Located approximately 1 mile from the Hormel Food Plant, which employs around 1,800 people
- The surrounding trade area is very dense, with over 850,000 square feet for retail space within a half-mile radius
- Located 41 miles from Rochester, MN, home to Mayo Clinic
- Located around an hour and a half from the Minneapolis-St.Paul Metro

<b>2025 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	5,090	27,164	28,634
<b>MEDIAN AGE</b>	37.3	37.3	37.8
<b>MEDIAN HH INCOME</b>	\$59,232	\$65,601	\$66,574
<b>AVERAGE HH INCOME</b>	\$78,884	\$83,602	\$84,710





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