

CROSSROADS MALL

275 33RD STREET WEST
HASTINGS, MINNESOTA 55033

HJ hj development

2655 Cheshire Lane North
Plymouth, MN 55447
952-476-9400

Chris Moe | Principal
cmoe@hjdevelopment.com
763-285-7236

OFFERING SUMMARY

Property Type:	Hybrid Retail/Storage and Storage Zoned Pad Site
Tenancy:	Multi-Tenant
Gross Rentable Area:	16,800 SF
Pad Size:	1.45 Acres
Year Built:	1990
Parking:	93 Surface Stalls
Retail/Storage Site Size:	3 Acres 130,551 SF
Zoning:	C-4
NOI:	\$116,728 Stabilized
Purchase Price:	\$1,900,000
2022 Property Taxes:	\$30,638
	<i>Seller Financing Available</i>

TENANTS

Snap Fitness	4,092 SF
Your Storage Facility	11,048 SF
VFW	1,660 SF

ACQUIRE | DEVELOP | MANAGE | ADVISE





TRAFFIC COUNTS

33rd Street West:	4,550 cars/day
Hwy 61/Vermillion Street:	9,700 cars/day
Red Wing Boulevard:	14,200 cars/day

DEMOGRAPHICS

	1 Mile:	3 Miles:	5 Miles:
Population:	5,757	22,613	30,415
Daytime Population:	2,448	11,892	14,408
Households:	2,283	9,344	12,382
Avg HH Income:	\$109,106	\$110,267	\$113,817

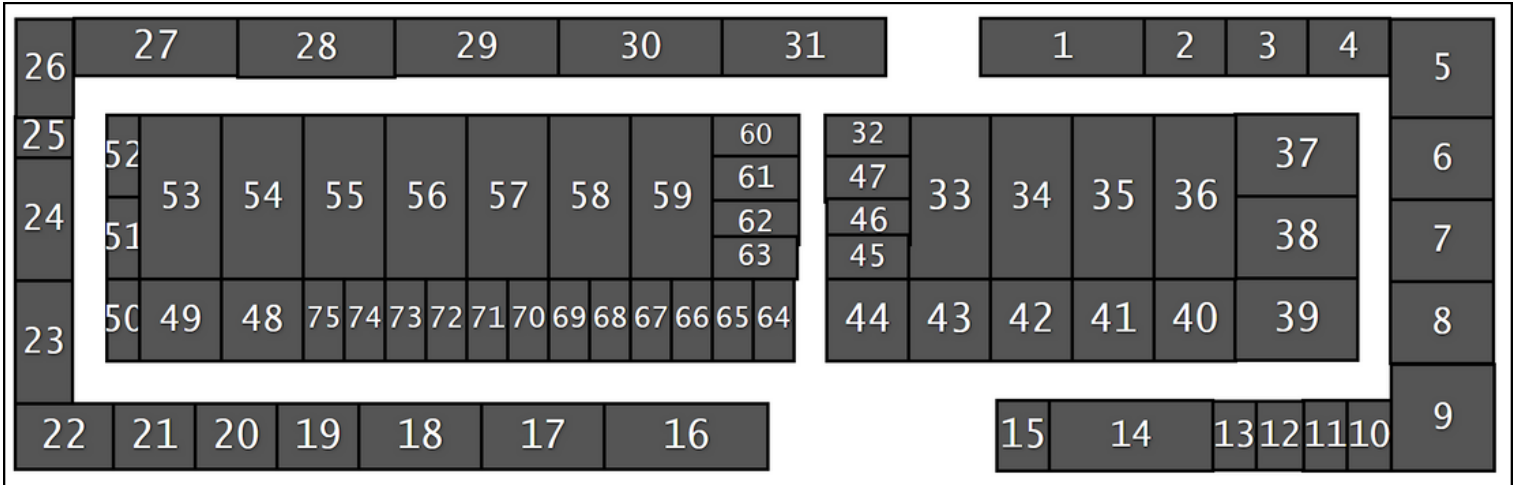


CONTACT

Chris Moe | Principal
 cmoe@hjdevelopment.com
 763-285-7236
 www.hjdevelopment.com

All information furnished regarding this property for sale has been obtained from sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the information, and the property is offered "as-is". This submission may be modified at any time.

STORAGE FACILITY



- 5 X 7
- 5 X 8
- 5 X 10
- 10 X 7.5
- 10 X 8
- 10 X 10
- 10 X 12.5
- 10 X 15
- 10 X 20
- 12 X 8
- 12 X 12.5
- 13 X 12.5
- 15 X 7
- 15 X 8
- 20 X 7.5
- 20 X 8

Unit Size	SF Per Unit	Total Number of Units	Total SF
5 X 7	35	1	35
5 X 8	40	5	200
5 x 10	50	20	1000
4 X 10	40	3	120
10 X 7	70	3	210
10 X 8	80	3	240
12 X 7	84	1	84
12 X 8	96	1	96
10 X 10	100	7	700
15 X 7	105	2	210
15 X 8	120	2	240
10 X 12.5	125	3	375
20 X 7	140	6	840
12 X 12.5	150	1	150
10 X 15	150	3	450
20 X 8	160	2	320
13 X 12.5	162.5	1	162.5
10 X 20	200	11	2200
TOTAL		75	7,632.50



CONTACT

Chris Moe | Principal
 cmoe@hjdevelopment.com
 763-285-7236
 www.hjdevelopment.com

All information furnished regarding this property for sale has been obtained from sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the information, and the property is offered "as-is". This submission may be modified at any time.