

COMMERCIAL BUILDING FOR SUBLEASE

169 E Highway 14 | Tyler, MN | 56178



7,958 SF Box Store Available

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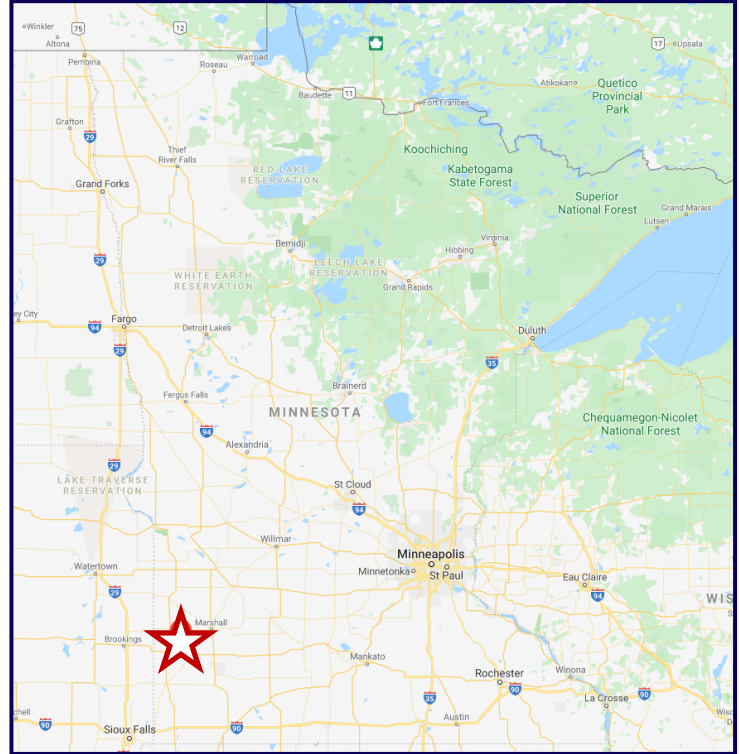
Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	169 E Highway 14
CITY, STATE	Tyler, MN
TOTAL SPACE AVAILABLE	7,958 SF
LEASE RATE	\$10.00 PSF Gross
TAX & CAM 2020	TBD
SUBLEASE TERM	3/31/2030
COUNTY	Lincoln
YEAR BUILT	2013

DEMOGRAPHICS

	5-MILE	10-MILE	15-MILE
POPULATION	1,780	4,340	8,217
DAYTIME POPULATION	781	1,386	2,468
MEDIAN HH INCOME	\$54,403	\$57,028	\$57,910
AVERAGE HH INCOME	\$70,556	\$74,842	\$77,331
MEDIAN AGE	44.5	44.8	44.2



TRAFFIC COUNTS

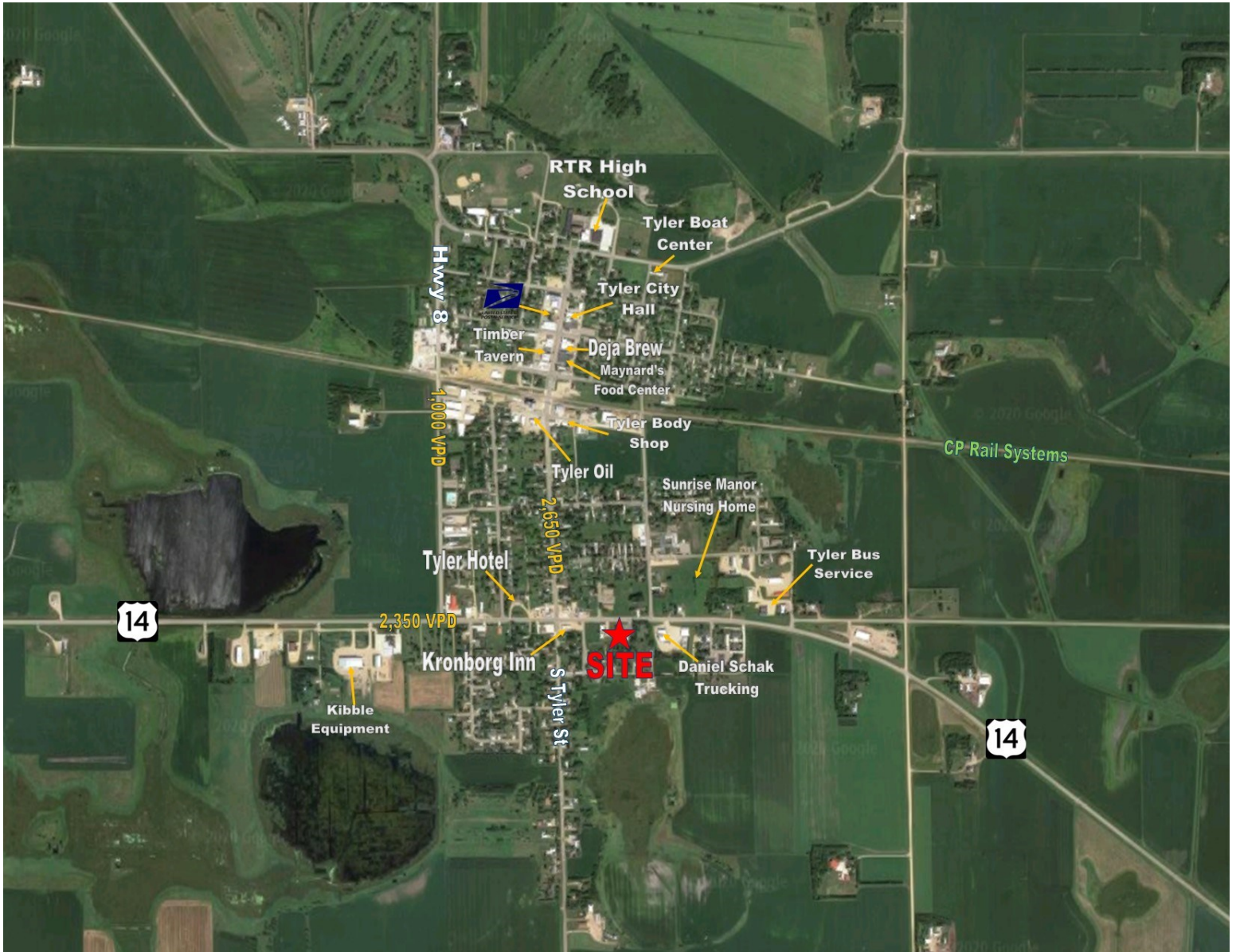
U.S. 14	2,350 VPD
TYLER ST	2,000 VPD

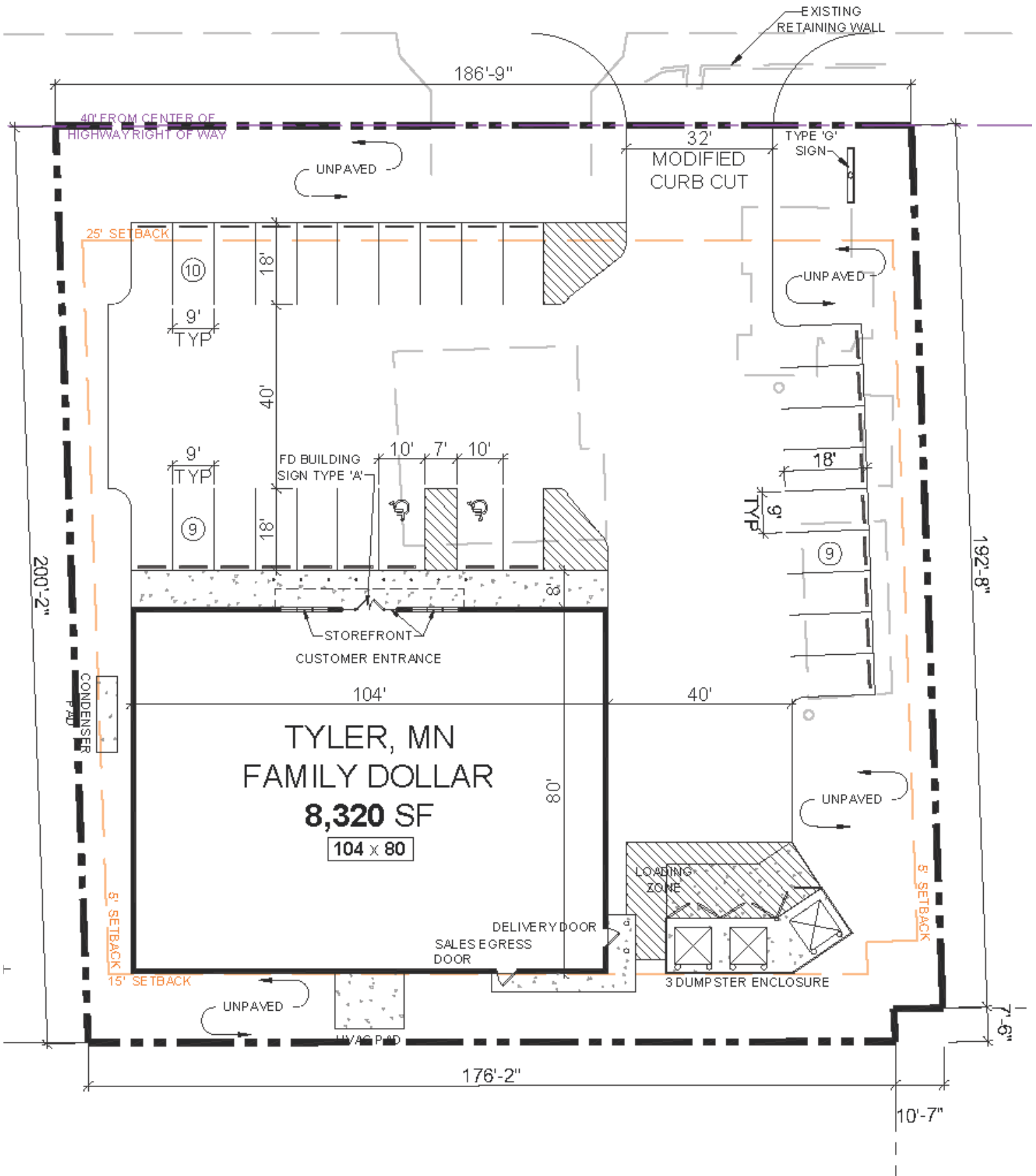
HIGHLIGHTS

- Distances from major markets:
 - Pipestone: 21 Miles
 - Brookings, SD: 30 Miles
 - Sioux Falls, SD: 60 Miles
- Freestanding building with high visibility to the Main route through town.
- Direct access off of Highway 14.



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