

Introducing...

# C-STORE FOR LEASE

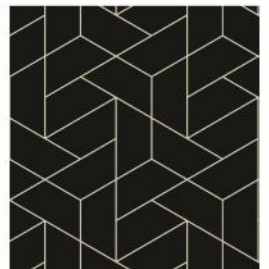
23450 EMERY AVENUE, HAMPTON, MN 55031

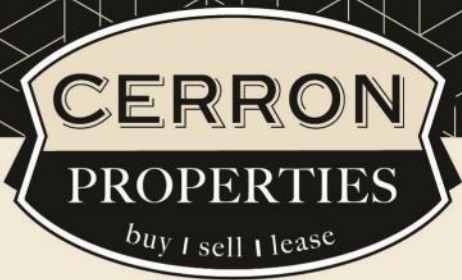


C-STORE FOR LEASE | TOTAL RENT: \$3,500/MONTH (PLUS UTILITIES)



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM

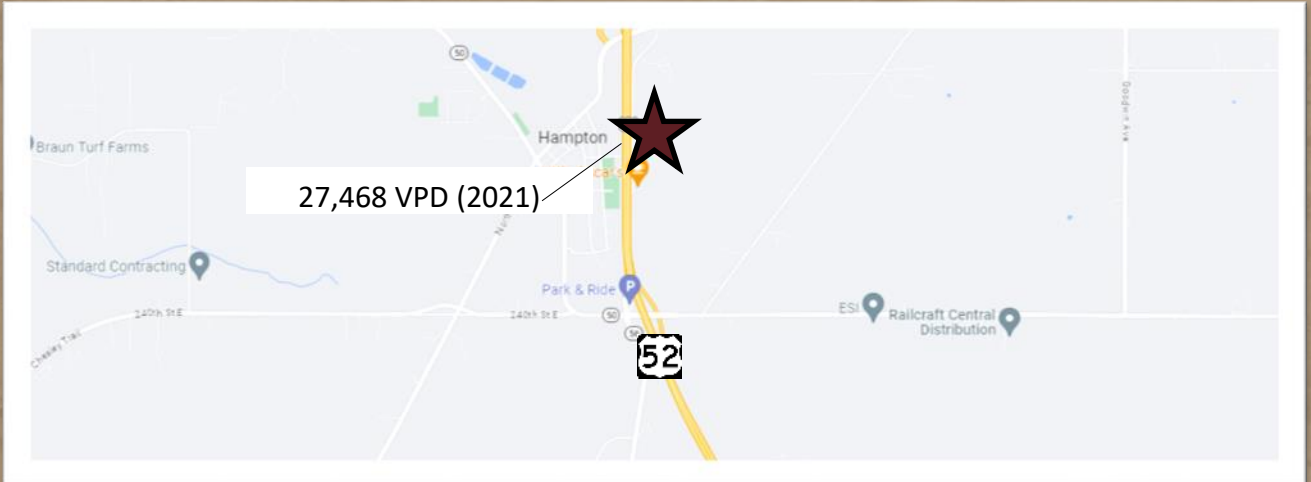




# C-STORE FOR LEASE

23450 EMERY AVENUE, HAMPTON, MN 55031

FOR LEASE | CONVENIENCE STORE



## ■ PROPERTY HIGHLIGHTS

- Approx. 2,294 SF Convenience Store with Fuel Pumps Available for Lease
- Located just off of Hwy 52
- High Traffic Count of approx. 27,468 vehicles per day
- Total Rent \$3,500/month (plus utilities)
- Tenant to expect net income from fuel sales estimated at \$2,000/month



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DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com

# LOCATION MAP

# C-STORE FOR LEASE

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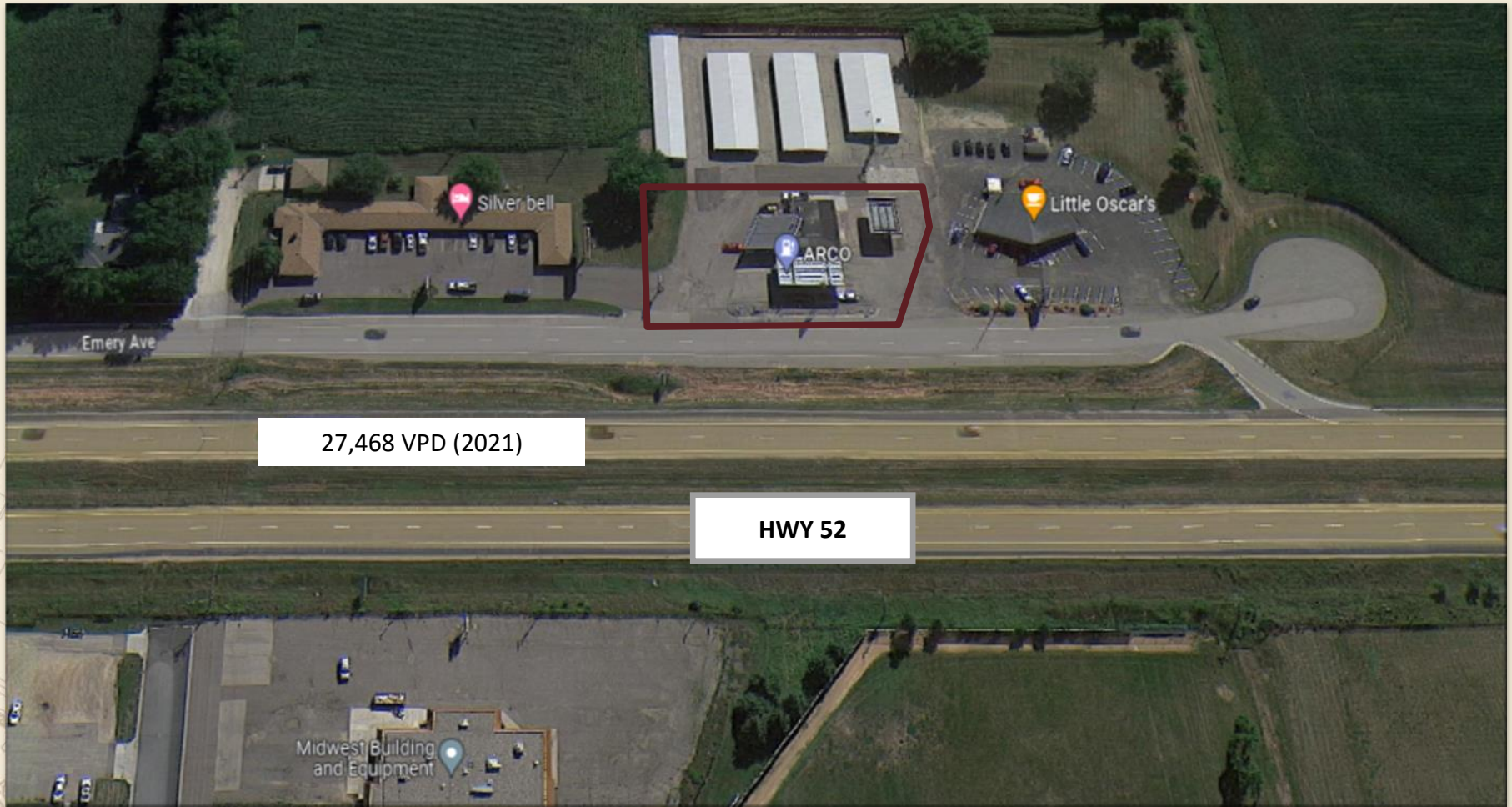
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AERIAL

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27,468 VPD (2021)

HWY 52

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COUNTY AERIAL

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*let's get started!*

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