

Office or Retail | For Lease

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**CBRE**

# Goodneighbor's South Retail Center

9,000 SF

4409 Hwy 29 S  
Alexandria, MN 56308



Conceptual Rendering

# Property Details

CBRE is proud to present a new, fully remodeled retail leasing opportunity in Alexandria, MN. The site features a hard corner pad to Walmart and national cotenants in Target, Starbucks, Caribou, KFC, Harbor Freight, and more. Alexandria ranks #1 in cities outside the 7-county metro in "taxable pulling power" which measures the extent a community draws business from surrounding communities.

Total Available SF	8,929
Suite 1	1,501
Suite 2	3,442
Suite 3	1,990
Suite 4	1,996
Lease Rate PSF/yr, NNN	Inquire for Options
Est. total OpEx PSF/yr	\$6.00
Year Built/Remodeled	2000/2024
Parcel Number	63-3104-040
Acres of Land	1.36
Construction	Steel frame, standing seem metal roof
Zoning	Commercial



# Property Highlights



Lighted Corner with  
22K+ VPD



Drive-thru  
Available



Pad Site to Numerous  
National Retailers



±60' Bay Depth



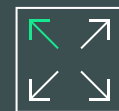
\$20 PSF  
TI Allowance Available



Kitchen Hood & Equipment  
Available in Suite 2



Ample Parking  
Reserved Spaces Available



Delivery in Vanilla Shell Condition  
Spaces to be Demised



Property Remodel Featuring  
New Façade, Mechanicals, Expansion

# Location

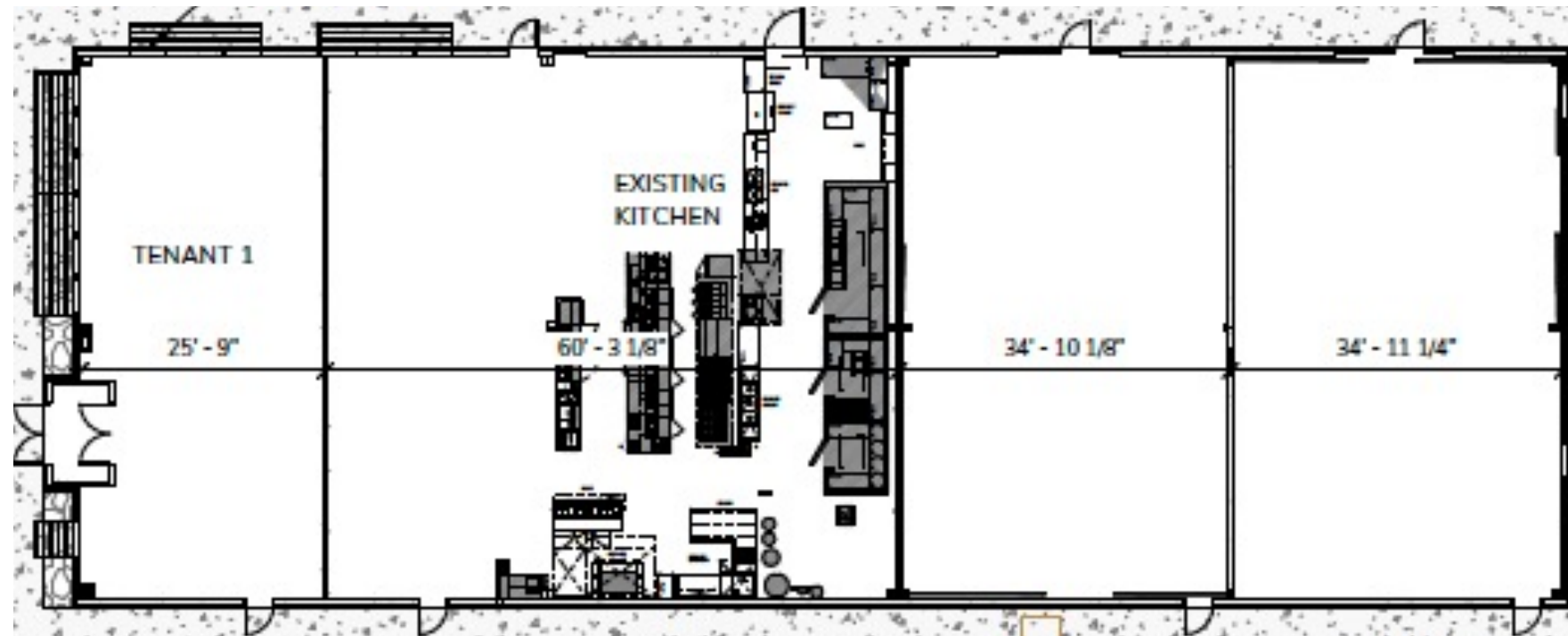


# Current Building

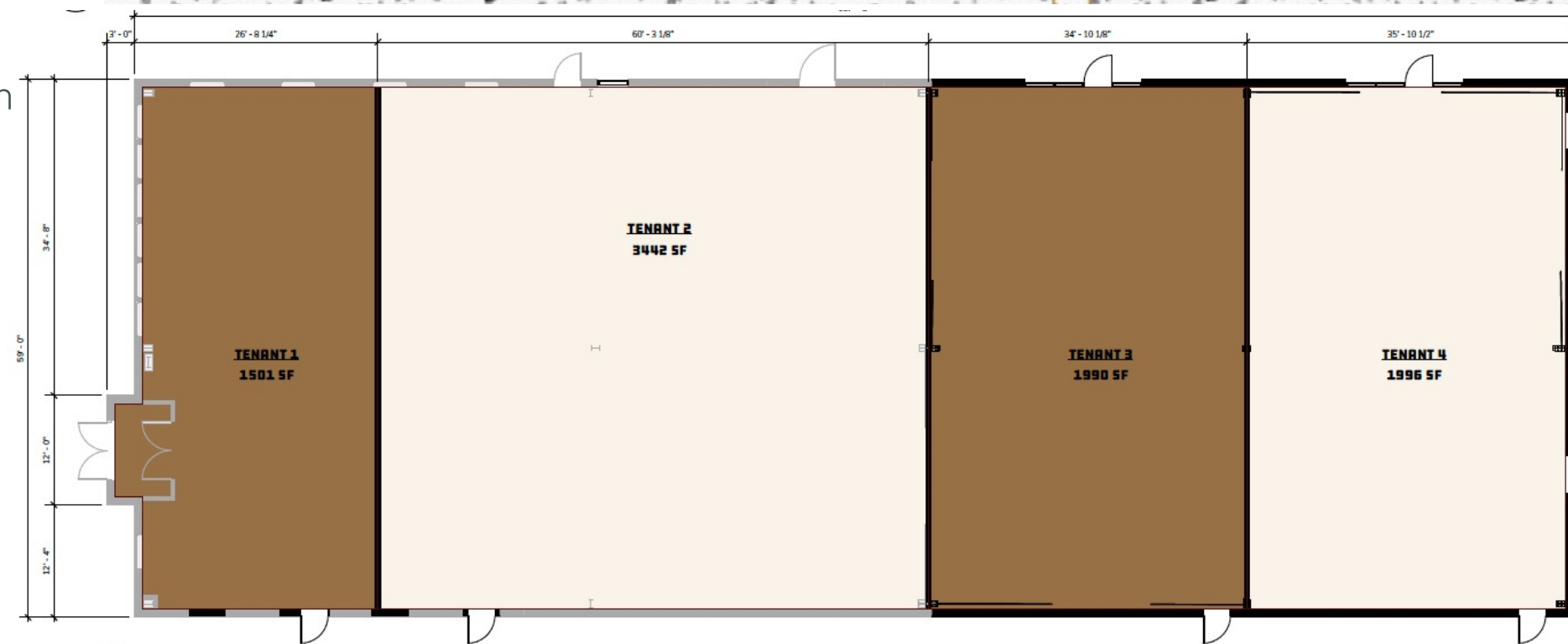


# Floor Plan

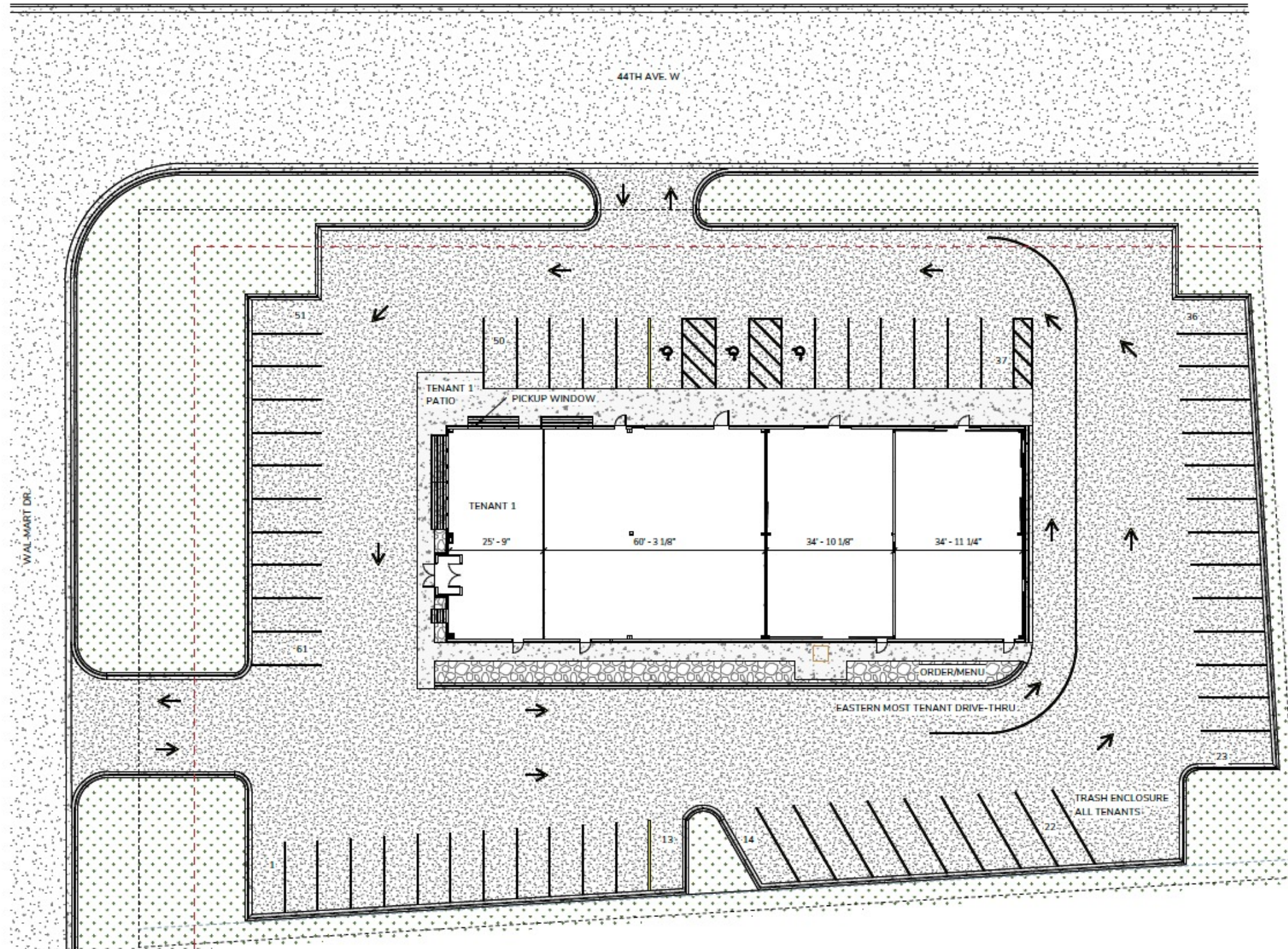
with kitchen



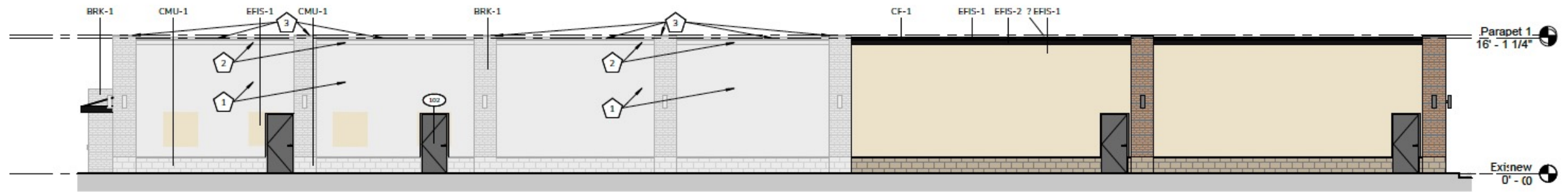
without kitchen



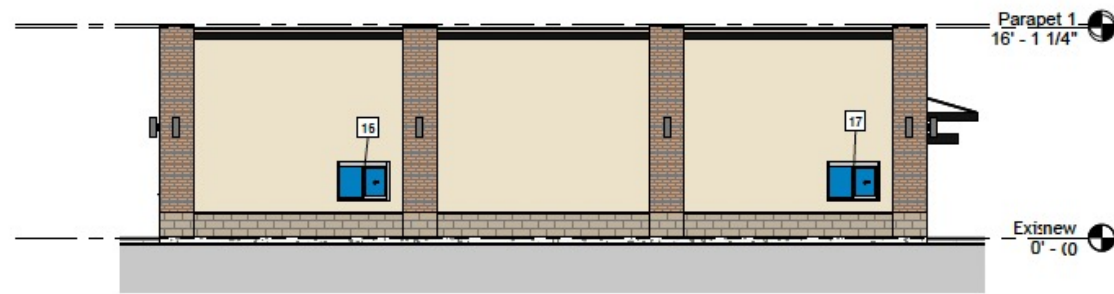
# Site Plan



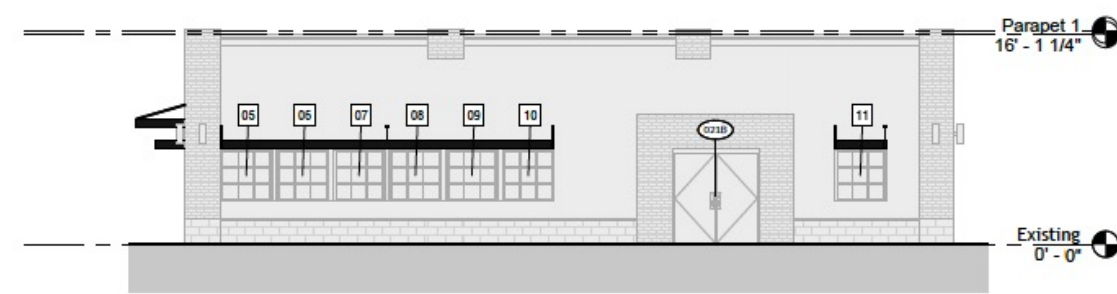
# Exterior Elevations



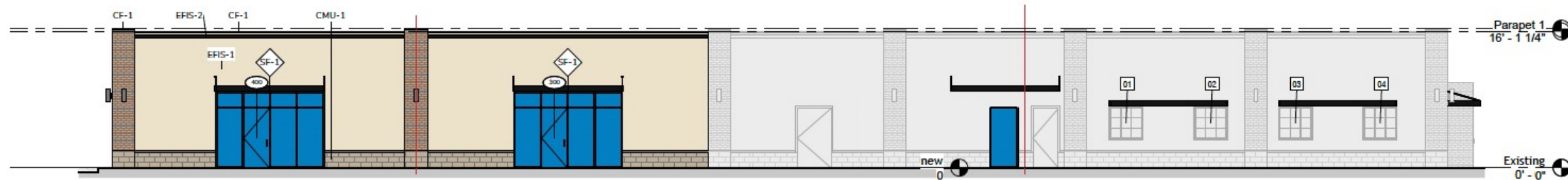
**1 SOUTH ELEVATION**  
R031  
1/8" = 1'-0"



**2 EAST ELEVATION**  
R100  
1/8" = 1'-0"



**3 WEST ELEVATION**  
R031  
1/8" = 1'-0"

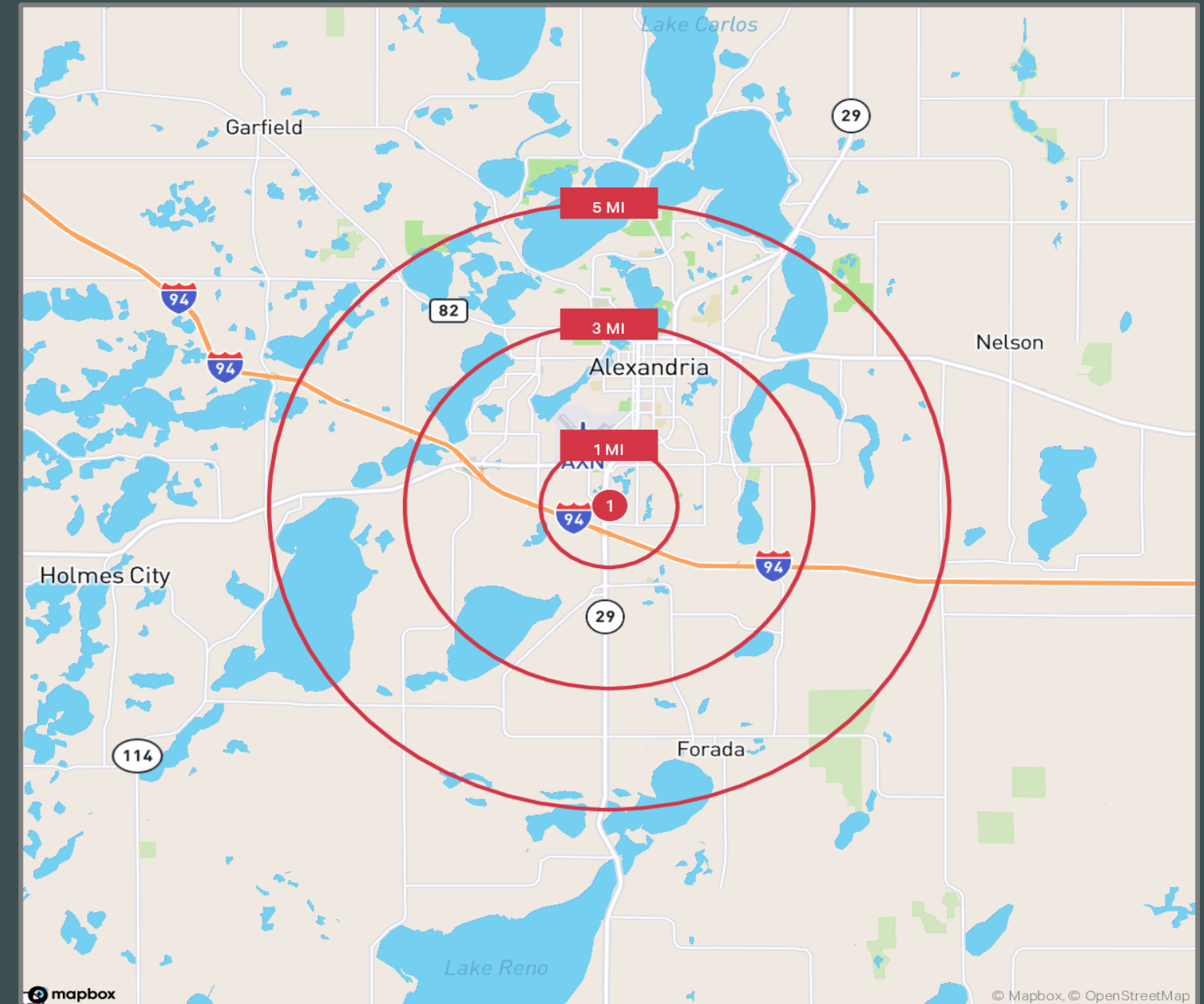


**4 NORTH ELEVATION**  
R031  
1/8" = 1'-0"



# Demographics

Population	1 Mile		3 Miles		5 Miles	
2023 Population - Current Year Estimate	303		10,529		21,556	
2028 Population - Five Year Projection	312		10,692		22,079	
2020 Population - Census	288		10,242		20,900	
2010 Population - Census	197		9,014		18,801	
2020-2023 Annual Population Growth Rate	1.20%		0.65%		0.73%	
2023-2028 Annual Population Growth Rate	0.59%		0.31%		0.48%	
<b>Households</b>						
2023 Households - Current Year Estimate	169		5,080		9,554	
2028 Households - Five Year Projection	177		5,218		9,894	
2010 Households - Census	98		4,326		8,300	
2020 Households - Census	160	93.0%	4,905	89.2%	9,176	85.4%
2020-2023 Compound Annual Household Growth Rate	1.30%		0.83%		0.95%	
2023-2028 Annual Household Growth Rate	0.93%		0.54%		0.70%	
2023 Average Household Size	1.63		1.98		2.19	
<b>Household Income</b>						
2023 Average Household Income	\$79,284		\$80,210		\$96,631	
2028 Average Household Income	\$88,961		\$91,753		\$110,024	
2023 Median Household Income	\$56,554		\$58,801		\$73,241	
2028 Median Household Income	\$61,726		\$66,141		\$82,034	
2023 Per Capita Income	\$37,466		\$37,757		\$42,611	
2028 Per Capita Income	\$42,700		\$43,657		\$49,030	
<b>Education</b>						
2023 Population 25 and Over	218		7,594		15,451	
HS and Associates Degrees	141	64.7%	5,067	66.7%	9,972	64.5%
Bachelor's Degree or Higher	72	33.0%	2,266	29.8%	4,893	31.7%
<b>Place of Work</b>						
2023 Businesses	184		1,098		1,430	
2023 Employees	3,101		14,554		17,538	





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## Let's Connect!

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