

PILOT KNOB ROAD & CR 50

5437 212TH STREET WEST, FARMINGTON, MN 55024

OFFICE FOR SUBLEASE



OFFERING SUMMARY

AVAILABLE:	2,824 SF
LEASE RATE:	\$3,000/Month + Utilities
LEASE TERM:	Sublease Through 06/30/2026
YEAR BUILT:	1982
PARKING:	Surface Lot
SIGNAGE:	Pylon, Highly Visible
CROSS STREETS:	Pilot Knob Rd & CR 50 (212th St.)

PROPERTY OVERVIEW

Located at the heavily traveled intersection of Hwy 50 (212th St W) and Pilot Knob Road in Farmington which sees over 17,500 vehicles per day. This area of the Twin Cities continues to see a large amount of growth. This space consists of several private offices, conference room, kitchen, and large lobby/reception area. There is ample parking for clients and staff.

PROPERTY HIGHLIGHTS

- Nicely Appointed Space
- Annual Median Household Income of \$114, 737



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

ANDY MANTHEI
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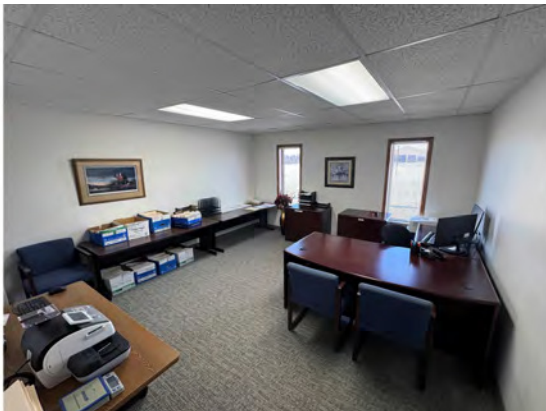
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PHOTOS

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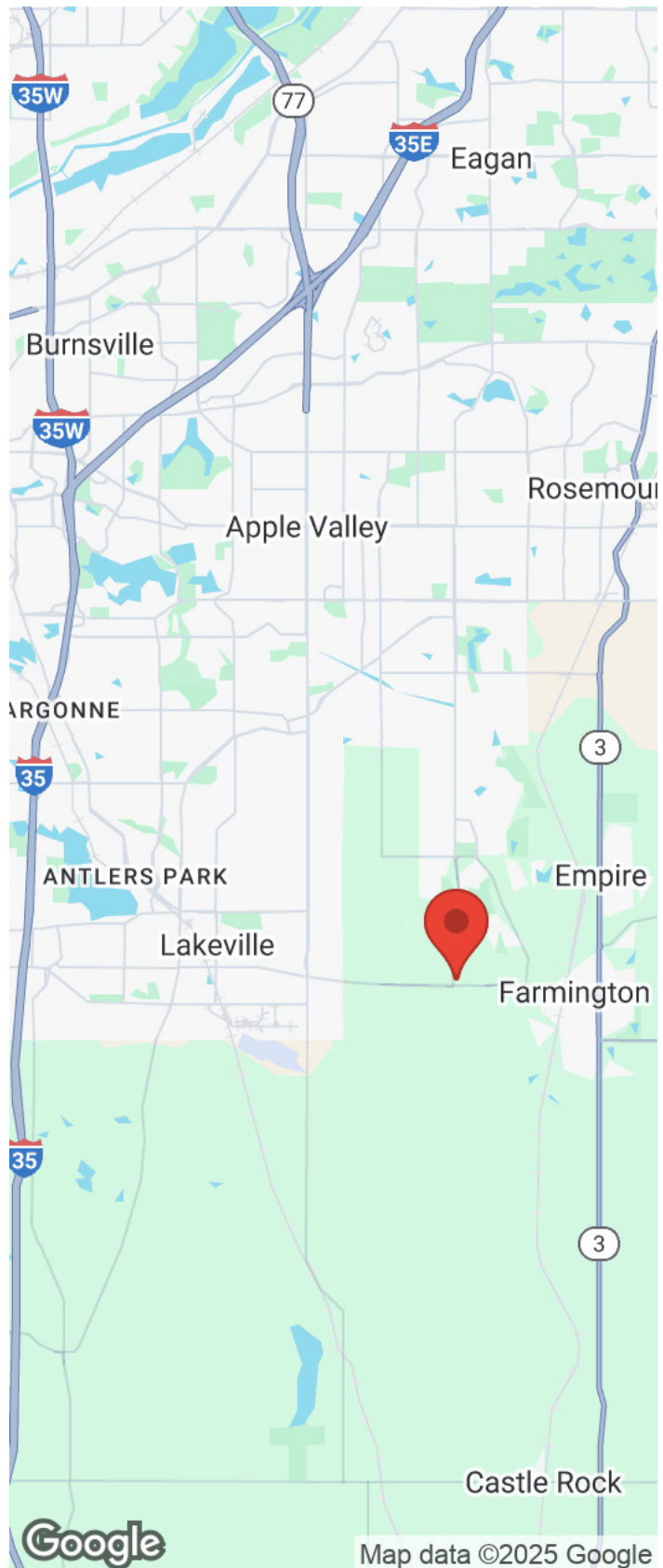
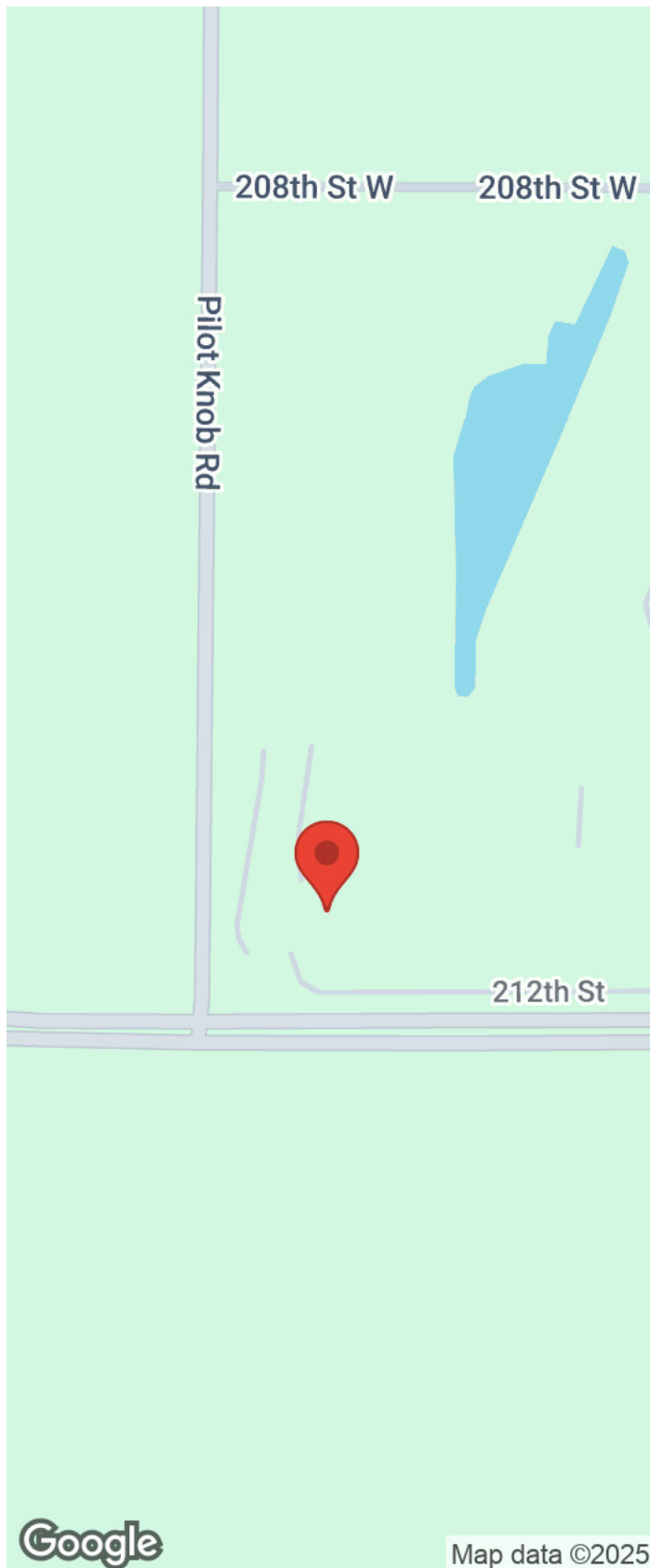
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LOCATION MAPS

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AERIAL MAP

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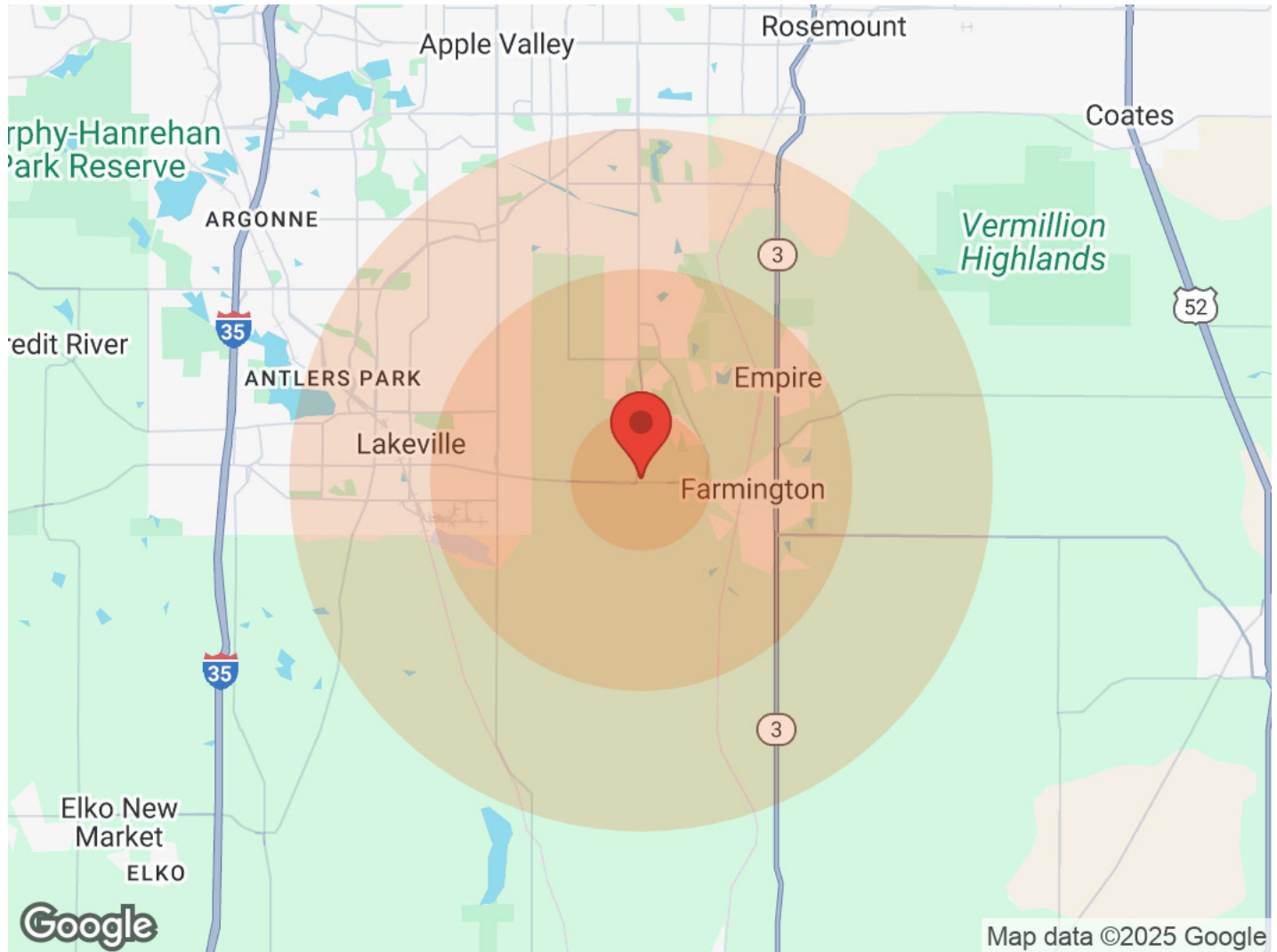
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,769	10,694	28,374
Female	2,765	10,641	27,430
Total Population	5,534	21,335	55,804

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,386	5,188	13,392
Ages 15-24	997	3,662	9,491
Ages 25-54	2,174	8,674	22,622
Ages 55-64	463	2,046	5,530
Ages 65+	514	1,765	4,769

Race	1 Mile	3 Miles	5 Miles
White	5,192	19,735	51,517
Black	44	265	792
Am In/AK Nat	11	29	78
Hawaiian	N/A	N/A	N/A
Hispanic	78	615	1,611
Multi-Racial	256	1,512	3,658

Income	1 Mile	3 Miles	5 Miles
Median	\$92,419	\$80,057	\$82,157
< \$15,000	N/A	244	862
\$15,000-\$24,999	51	189	644
\$25,000-\$34,999	22	301	857
\$35,000-\$49,999	237	764	1,806
\$50,000-\$74,999	415	1,627	4,150
\$75,000-\$99,999	385	1,592	3,963
\$100,000-\$149,999	613	1,883	4,568
\$150,000-\$199,999	189	472	1,468
> \$200,000	28	77	505

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,656	7,223	18,888
Occupied	1,606	6,849	17,999
Owner Occupied	1,497	6,056	15,506
Renter Occupied	109	793	2,493
Vacant	50	374	889



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