

FOR LEASE – FORMER DEPARTMENT STORE LOCATED IN AUSTIN'S RETAIL HUB

45,000 SF AVAILABLE | 4.75 ACRE PARCEL

1405 18TH AVE NW
AUSTIN, MN 55912



[▶ VIEW VIDEO](#)

The
Carrington
Company

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PROPERTY SUMMARY

The Carrington Company is proud to introduce this exceptional retail property for lease in Austin, MN, offering businesses an unparalleled opportunity to thrive in a prime location. Situated on a spacious 4.75-acre parcel, it boasts excellent visibility and is strategically located just off I-90, guaranteeing a steady stream of traffic. Being adjacent to the dominant regional grocer enhances its appeal as a retail destination. Notably, the property is surrounded by major retail players like Walmart, Hy-Vee, Aldi, Runnings Farm & Fleet, Hobby Lobby, Marshalls, Ashley, Joann, and Dollar Tree, further solidifying its position within Austin's thriving retail ecosystem. Whether you're an established brand or a budding business, this property presents an unbeatable opportunity to establish or expand your presence in Austin's dynamic retail landscape.

AVAILABILITY

- Prime Austin retail location
- Divisible
- Dual Loading Docks
- Parking Ratio - 5:1,000 sq ft

LOCATION FEATURES

- 45,277 SF
- 4.75 Acre Parcel
- Excellent visibility
- Immediately off I-90
- Adjacent to dominant regional grocer







RIVERLAND
COMMUNITY
COLLEGE



20,000 VPD

DOLLAR TREE



JOANN

HOBBY LOBBY

verizon



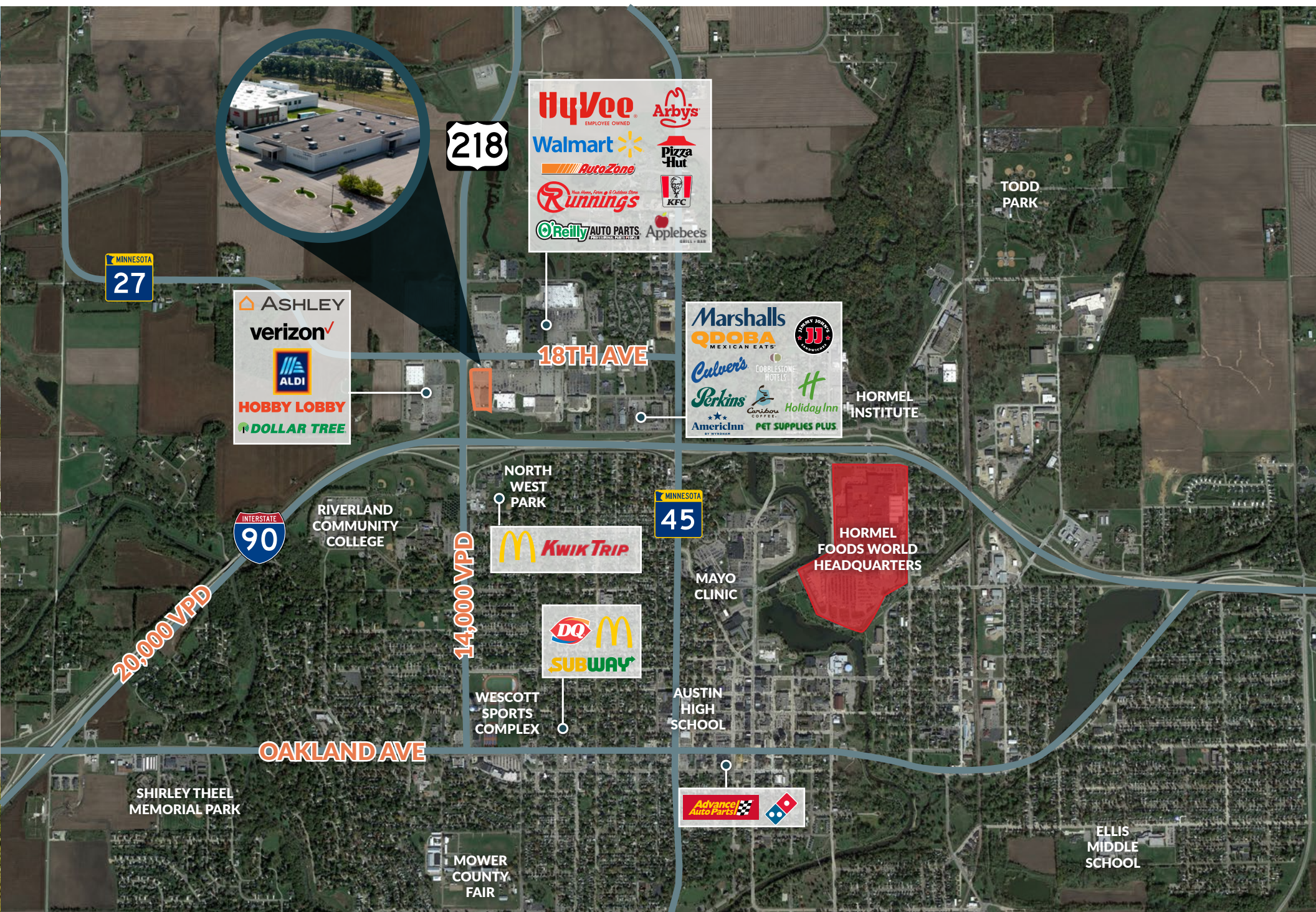
14,000 VPD

HyVee
EMPLOYEE OWNED

SITE

- 4.75 Acre Parcel
- 45,277 SF Standalone Building
- Divisible

RETAIL / AMENITIES MAP



218

HyVee
EMPLOYEE OWNED

Arby's

Walmart

Pizza Hut

AutoZone

Runnings
New Home, Farm & Outdoor Store

KFC

O'Reilly AUTO PARTS
PROFESSIONAL RESTORATION

Applebee's
GRILL & BAR

TODD PARK

MINNESOTA
27

ASHLEY

verizon

ALDI

HOBBY LOBBY

DOLLAR TREE

18TH AVE

Marshalls

QDOBA
MEXICAN EATS

JJ
HONEY BUNS

Calver's
COBBLESTONE HOTELS

Perkins
COFFEE

Holiday Inn

AmericInn

PET SUPPLIES PLUS

HORMEL INSTITUTE

INTERSTATE
90

20,000 VPD

RIVERLAND COMMUNITY COLLEGE

NORTH WEST PARK

McDonald's

Kwik Trip

MINNESOTA
45

HORMEL FOODS WORLD HEADQUARTERS

MAYO CLINIC

DQ

McDonald's

SUBWAY

WESCOTT SPORTS COMPLEX

AUSTIN HIGH SCHOOL

OAKLAND AVE

SHIRLEY THEEL MEMORIAL PARK

Advance Auto Parts

Dominos

MOWER COUNTY FAIR

ELLIS MIDDLE SCHOOL



CITY PROFILE

Nestled in the picturesque landscape of southern Minnesota, Austin is a thriving city celebrated for its rich history and welcoming community. Located in Mower County, Austin is home to a diverse population that adds vibrancy to the city's cultural fabric. Austin stands out as a prime destination for those seeking an affordable and comfortable place to call home.

LOCAL ATTRACTIONS

At the heart of Austin lies its historic downtown district, a cherished attraction for both residents and visitors. Lined with charming boutiques, cozy cafes, and cultural landmarks, the downtown area captures the essence of small-town America. Throughout the year, Austin hosts a variety of lively events, including the Austin ArtWorks Festival, Heritage Days, and the Austin Farmers' Market, offering a wealth of entertainment for people of all ages.

HORMEL FOODS

Hormel Foods Headquarters in Austin, MN, is a driving force in the city's economic and cultural life. Their support for local initiatives and cultural events enriches the community's vibrant atmosphere, making it a dynamic and thriving place. Hormel Foods reports annual sales in the billions of dollars and employs thousands of people across its various facilities and operations.

OUTDOOR ACTIVITIES

Nature enthusiasts will find Austin to be an excellent base for outdoor adventures. The city's proximity to stunning parks, hiking trails, and recreational areas offers abundant opportunities for outdoor pursuits such as hiking, biking, picnicking, and more. Austin's local parks and green spaces serve as tranquil escapes from the demands of daily life, providing residents with an ideal setting to reconnect with nature.

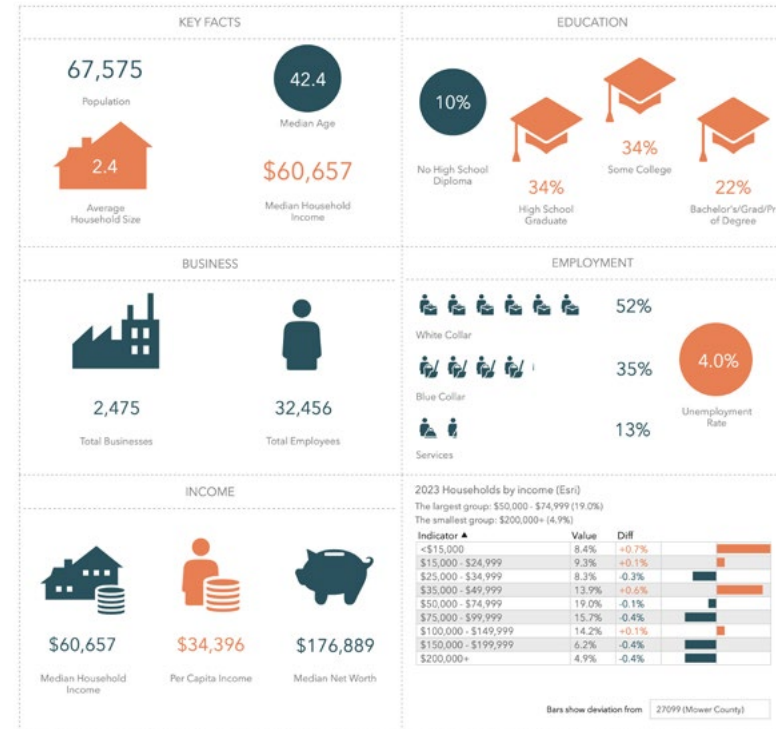
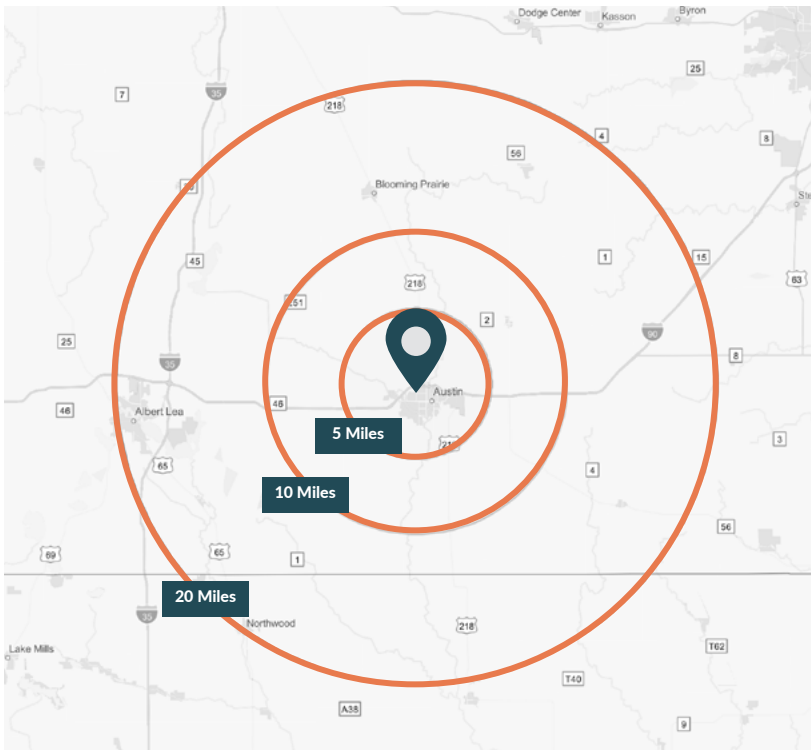
EDUCATIONAL HUB

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DEMOGRAPHICS

2023 SUMMARY	5 Miles	10 Miles	20 Miles
Population	28,492	32,332	67,575
Households	11,226	12,767	27,540
Families	6,643	7,741	17,099
Average Household Size	2.49	2.49	2.41
Owner Occupied Housing Units	7,854	9,230	20,749
Renter Occupied Housing Units	3,372	3,537	6,791
Median Age	39.2	40.1	42.4
Median Household Income	\$57,381	\$59,782	\$60,657
Average Household Income	\$80,890	\$83,521	\$84,335



2028 SUMMARY	5 Miles	10 Miles	20 Miles
Population	28,776	32,596	67,699
Households	11,315	12,841	27,636
Families	6,666	7,753	17,093
Average Household Size	2.49	2.49	2.41
Owner Occupied Housing Units	7,986	9,359	21,051
Renter Occupied Housing Units	3,329	3,482	6,585
Median Age	39.7	40.7	42.9
Median Household Income	\$62,472	\$65,512	\$66,870
Average Household Income	\$89,927	\$93,007	\$94,184



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