

Retail | For Sale

CBRE

Goodneighbor's South Retail Center

9,000 SF

4409 Hwy 29 S
Alexandria, MN 56308



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Property Details

CBRE is proud to present this 9,000 SF retail building for sale 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
Acres of Land	1.36
Sale Price	\$1,900,000
Year Built/Remodeled	2000
Parcel Number	63-3104-040
Construction	Steel frame, standing seem metal roof
Zoning	Commercial
Property Highlights	<ul style="list-style-type: none">- Signalized corner with 22,000+ VPD- Two ingress/egress points- Pad site to numerous retailers- Ample parking and reserved spaces



Location



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Exterior



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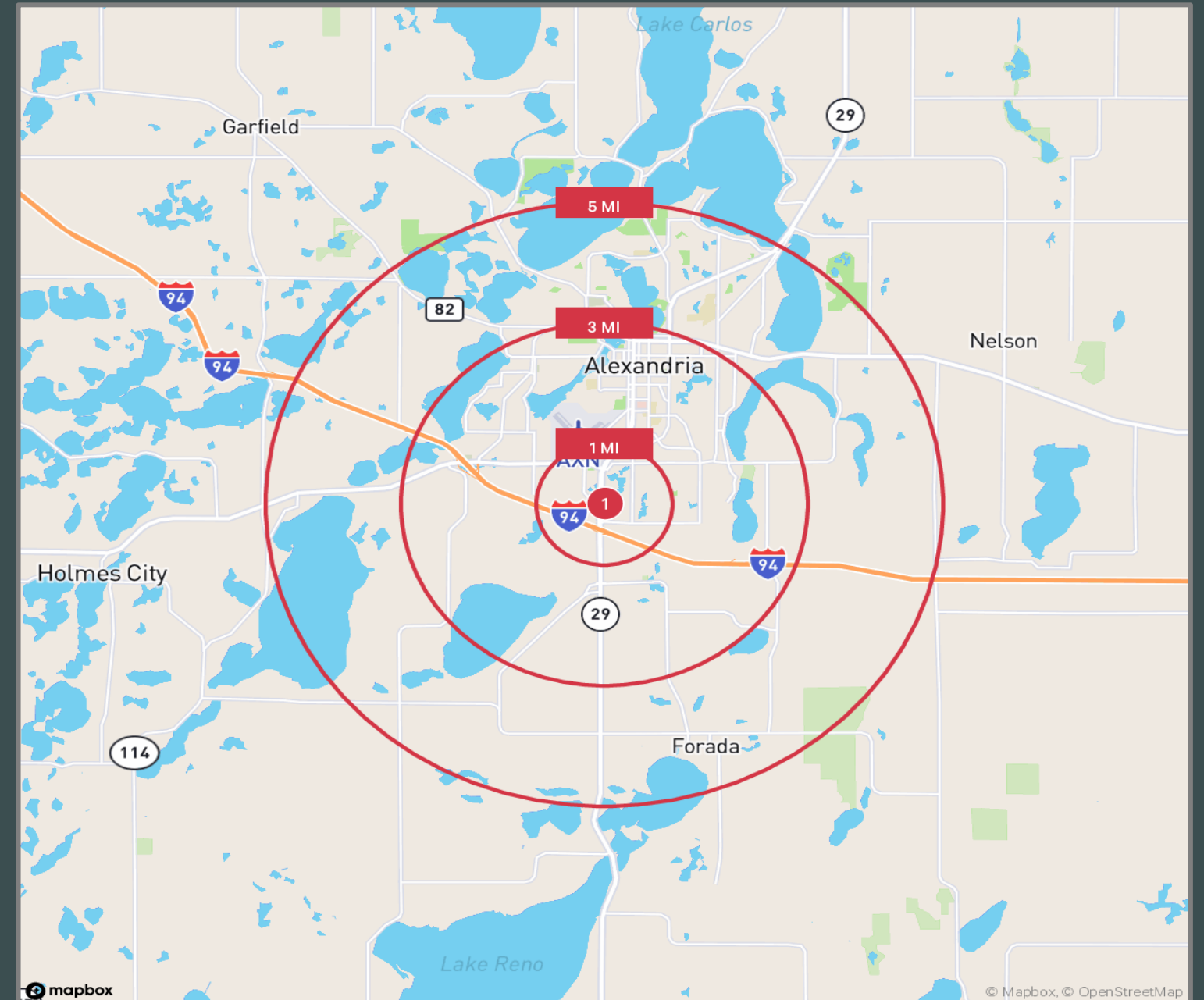
Interior



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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%	
Households						
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	
Household Income						
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	
Education						
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%
Place of Work						
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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