

# 712 4TH ST

FARIBAULT, MN 55021

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Nestled in the heart of Faribault, MN, this vibrant area captivates with its rich history and dynamic community. Located near prominent attractions such as the Faribault Woolen Mill, historic downtown district, and the famed Faribault Farmers Market, the location offers a captivating blend of culture and commerce. With its close proximity to local boutiques, popular eateries, and cultural landmarks, this area boasts a prime environment for retail and strip center businesses to thrive. The property's surroundings provide an inviting atmosphere for businesses seeking to establish a strong presence and connect with the community, making it an appealing prospect for retail or strip center investors and tenants.

### PROPERTY HIGHLIGHTS

- 4,239 SF building tailored for retail or strip center use
- Versatile layout allowing for diverse business setups
- Strategic location in the bustling Faribault area
- Potential for high rental income and long-term investment returns

### OFFERING SUMMARY

Sale Price:	\$600,000
Number of Units:	1
Building Size:	4,239 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,040	11,073	12,377
Total Population	5,269	30,097	34,125
Average HH Income	\$50,754	\$54,762	\$55,798

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com



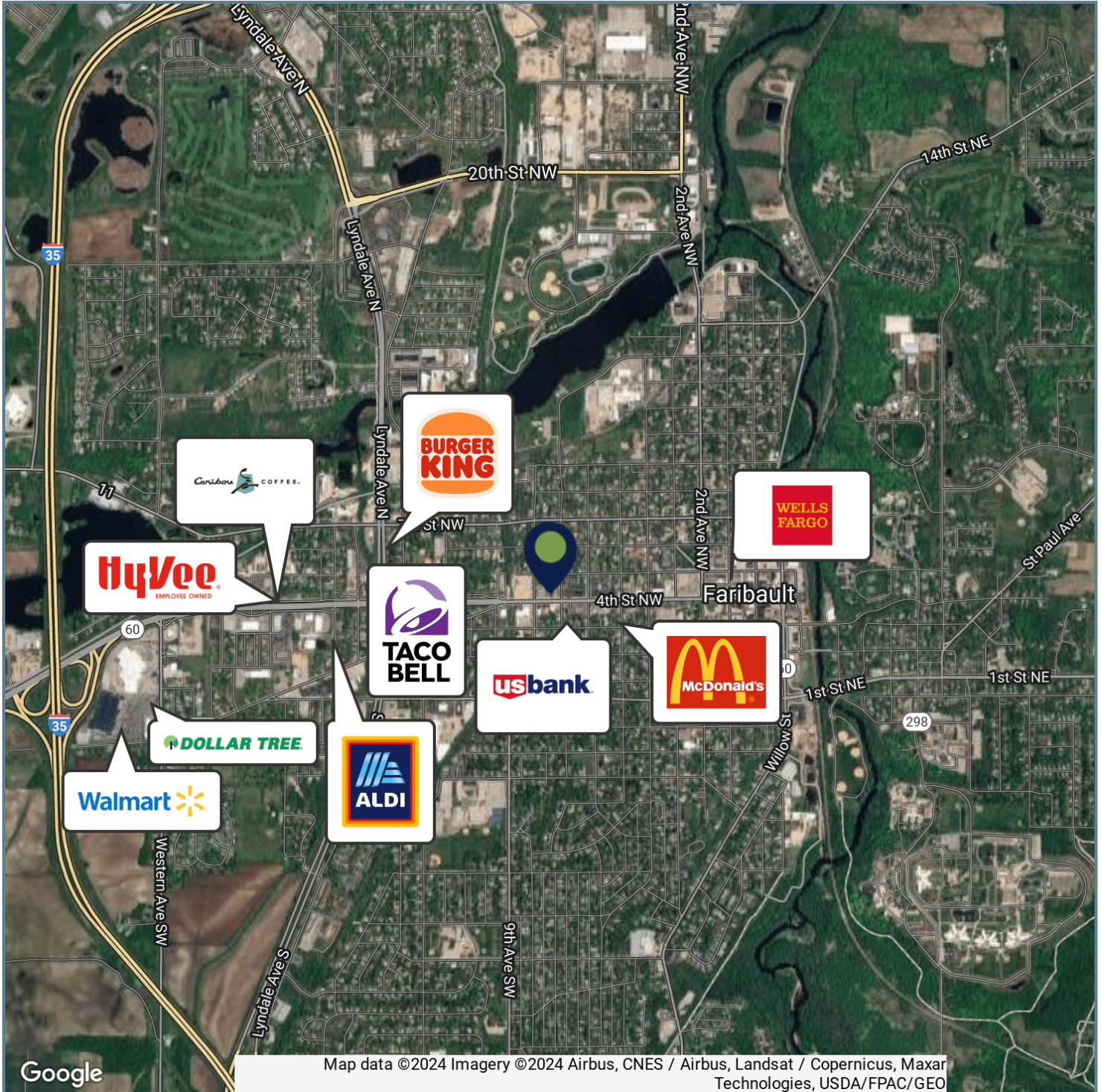
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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RETAILER MAP



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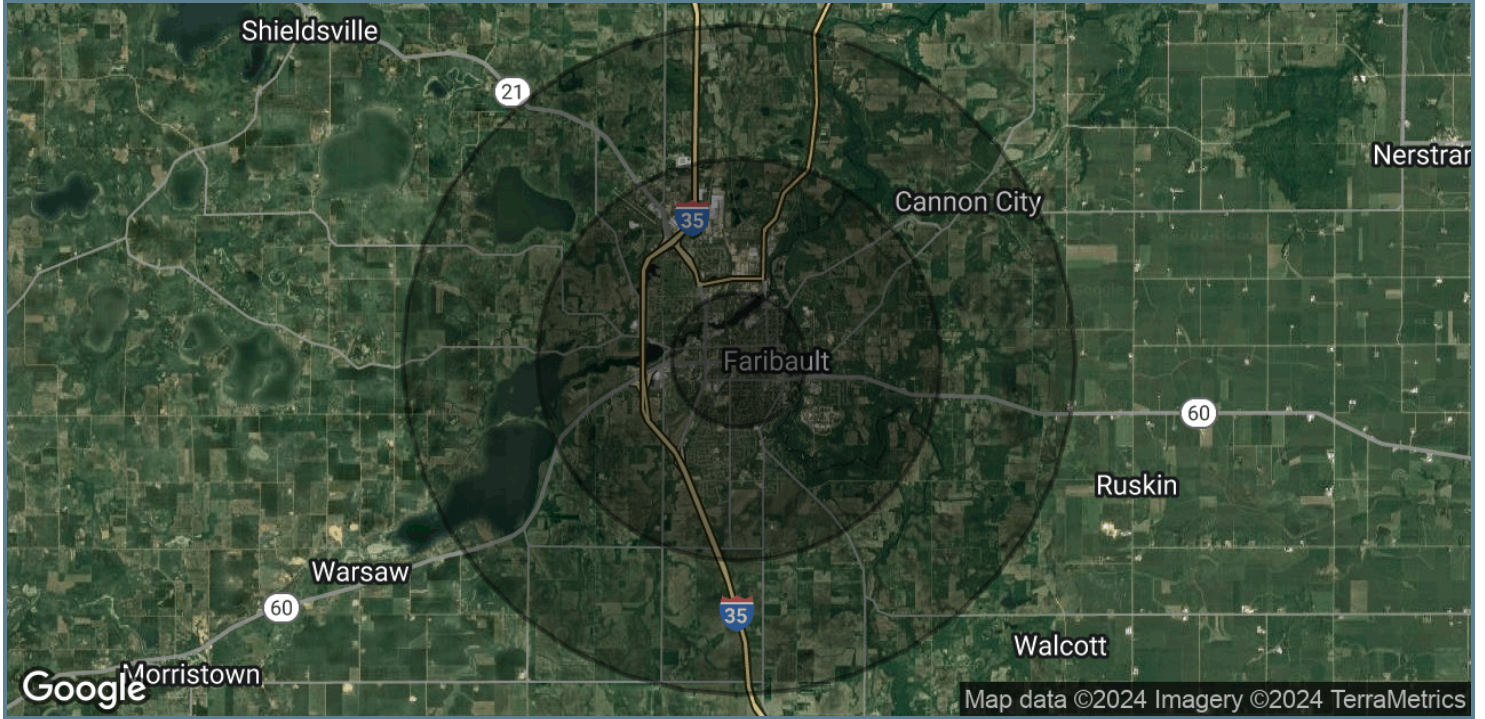
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,269	30,097	34,125
Average Age	33.9	35.3	35.6
Average Age (Male)	32.4	33.8	34.1
Average Age (Female)	35.7	37.2	37.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,040	11,073	12,377
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$50,754	\$54,762	\$55,798
Average House Value	\$160,562	\$176,709	\$185,975

2020 American Community Survey (ACS)

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# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

