

AVAILABLE

23,600 SF Former OfficeMax
Prime Retail Box next to Target

1354 Highway 15, Hutchinson, MN 55350



Jordan Greenberg
Andrew Ward
952-746-9600

SpaceNet Equities
"Commercial Real Estate Solutions"

www.spaceneteq.com

8100 Wayzata Blvd. · Minneapolis, MN 55426

Building Information and Site Map

BUILDING SQ/FT: 23,600 Sq Ft Total

AVAILABLE SQ/FT: 23,600 Sq Ft Total

YEAR BUILT: 2000

PARKING: 1,575 Stalls

HVAC: Gas/Forced Air/Air-Makeup

AREA TENANTS:



Menard's	Wal-Mart	Target	Best Buy	DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Checker Auto	Arby's	JC Penny	JoAnn Fabrics	Population:	13,800	15,347	21,715
Citizen Bank	Hutchinson Theater	Applebee's	Papa Murphy's	Avg HH Income:	\$50,034	\$50,811	\$51,424
			Great Clips				

COMMENTS: This former Office Max location is situated in *the Ryan Companies' Target anchored retail development known as the County Fair Marketplace*. This retail site is ideally located for convenient access in the rapidly growing Highway 15 corridor in Hutchinson, MN. The facility is perfect for the medium sized box retailer and has the prime center location, sharing one common wall with Target and the other with Best Buy.

SALE PRICE:	\$1,400,000.00	Net Lease Rate:	\$10.00 Per Sq Ft
2012 Real Estate Taxes:	\$44,178	Real Estate Taxes:	\$1.87 Per Sq Ft
		Operating Expense:	\$0.65 Per Sq Ft



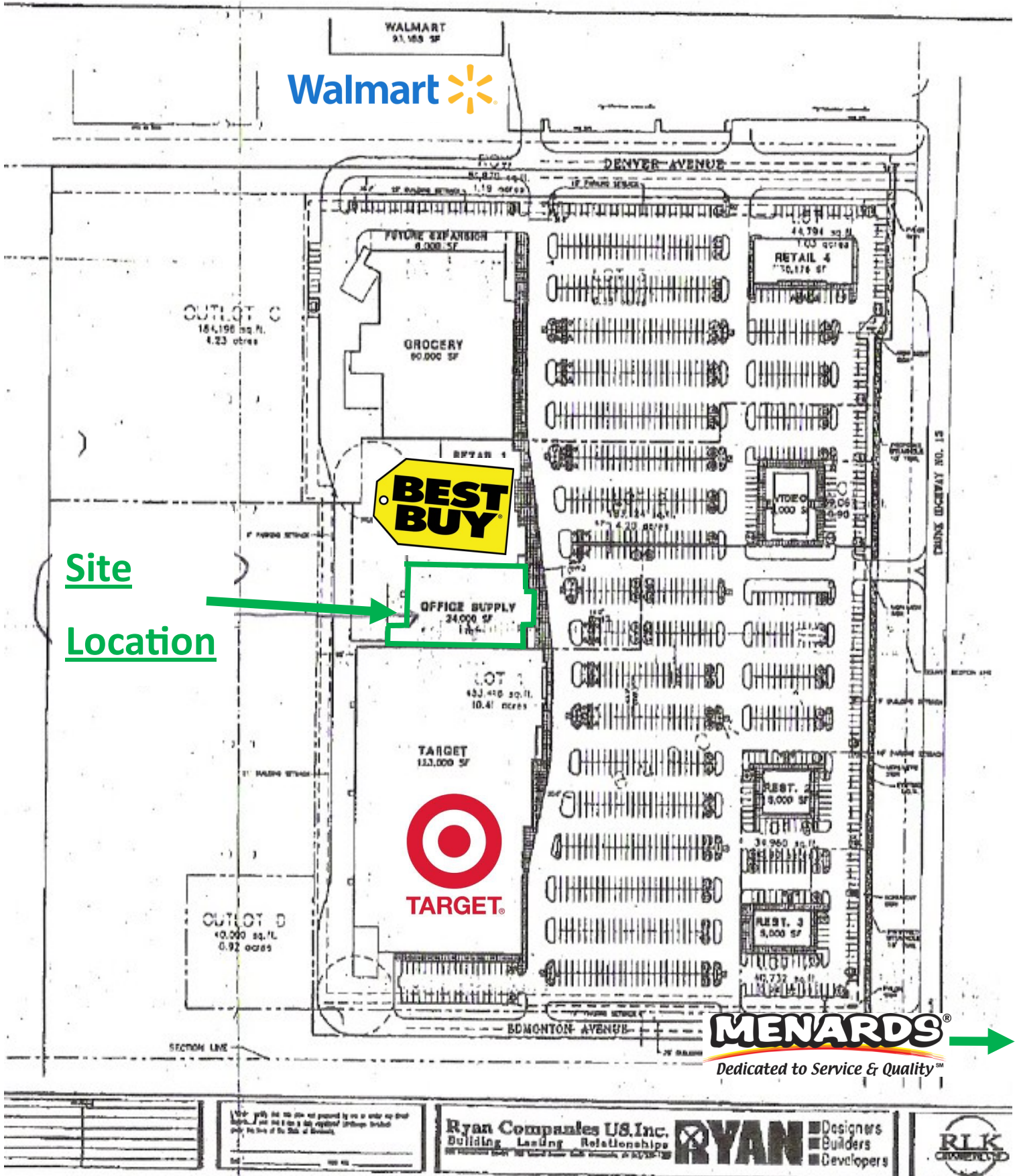
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Site Layout



Site
Location

MENARDS
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered engineer licensed under the laws of the State of Kentucky.

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