

LAND FOR SALE & LEASE

INDUSTRIAL LAND WITH HOOP SHED & OFFICE/SHOP SPACE

1716 N 3rd St, Saint Peter, MN 56082



PROPERTY DESCRIPTION

Shovel-ready lot with excellent year-round accessibility and great road access. The property includes a hoop shed and ample outdoor storage, making it ideal for a variety of uses. The 5536 sf building is climate controlled for year round comfort. Lease rate is for land pricing only!

PROPERTY HIGHLIGHTS

- Climate controlled building for year round comfort
- Shovel Ready lot
- Outside Storage
- Flat land
- Great Access to roads
- Hoop building

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$0.50 SF/yr (MG)
Available SF:	8.78 Acres
Lot Size:	8.78 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	982	4,903	10,789
Total Population	2,316	13,810	26,920
Average HH Income	\$68,960	\$77,407	\$79,116

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JAMES HALBUR

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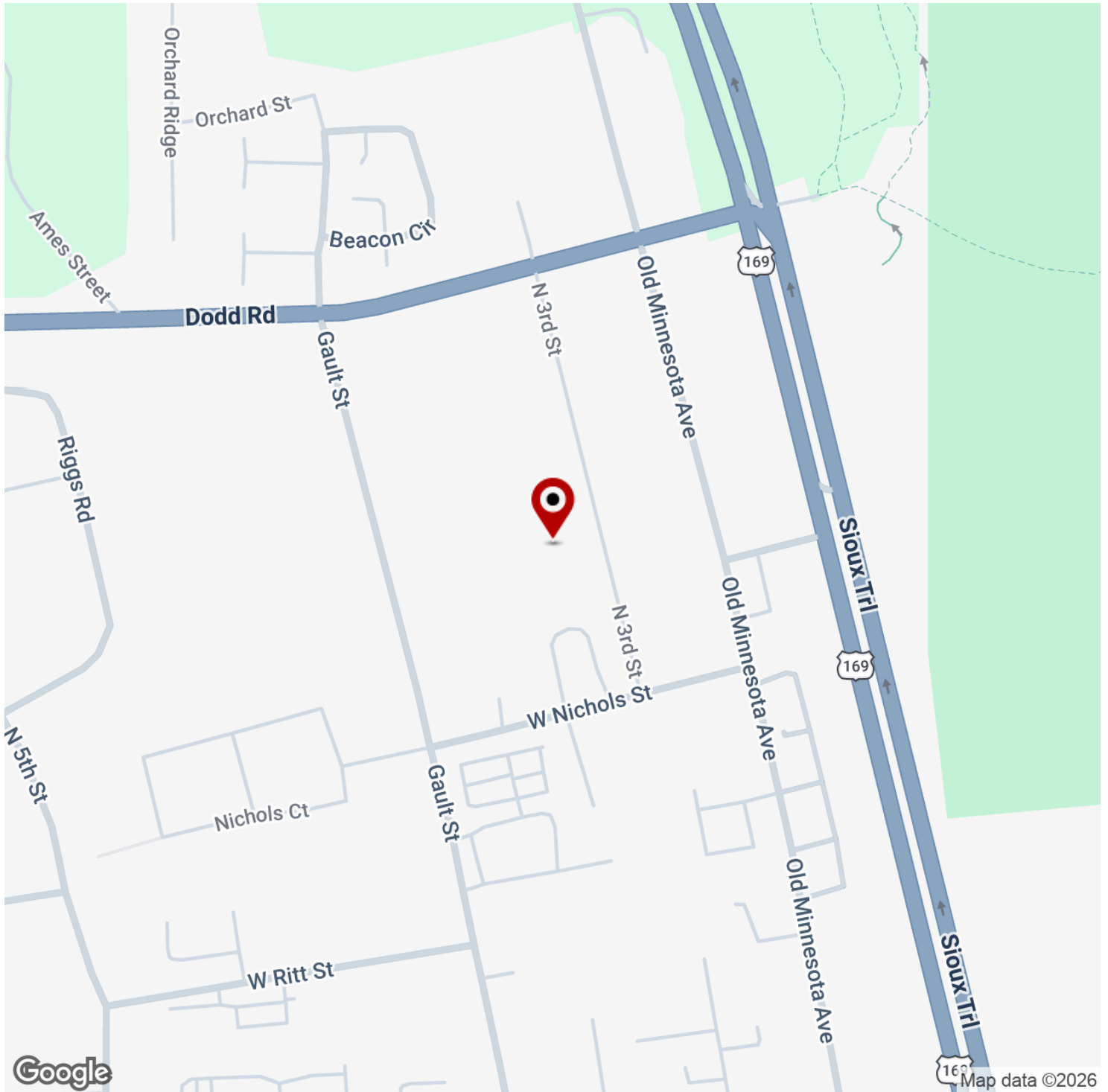
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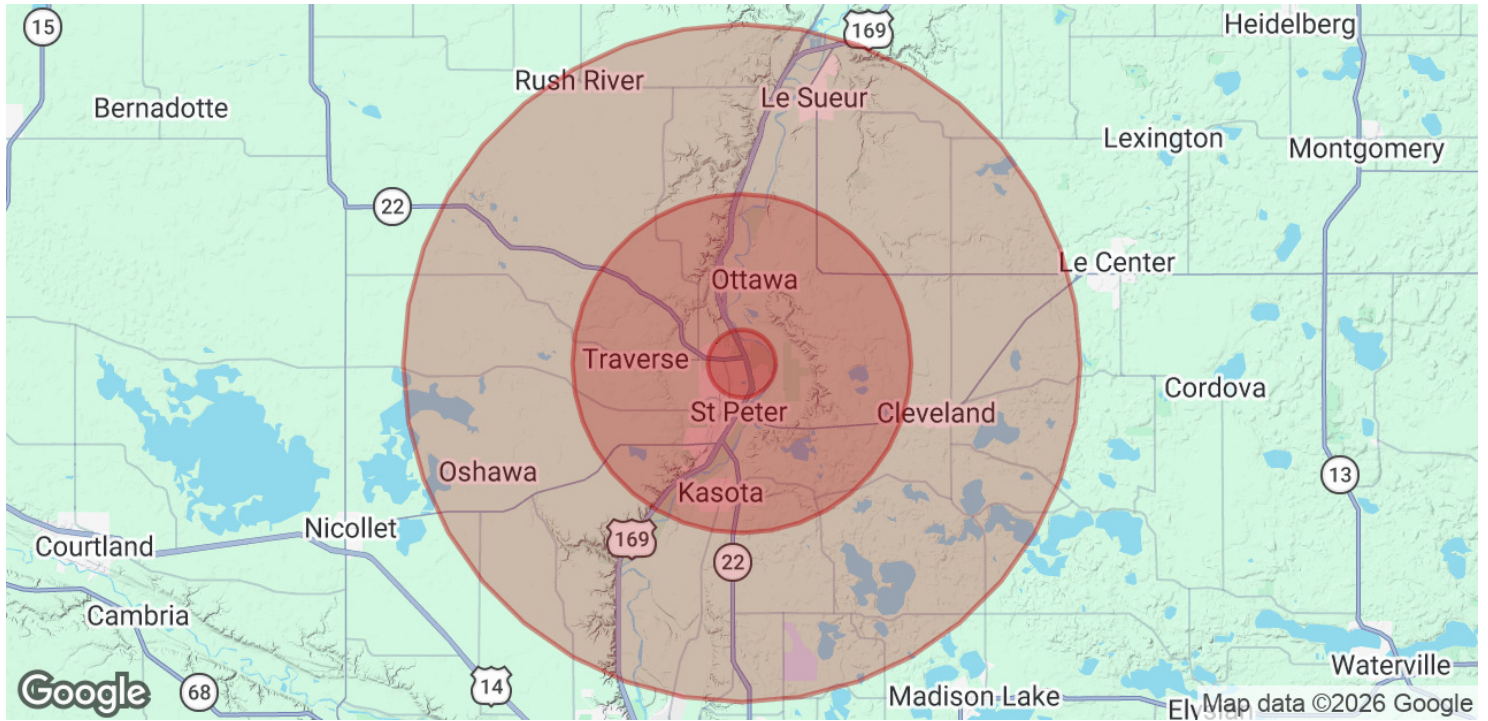
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,316	13,810	26,920
Average Age	36.4	35.6	37.7
Average Age (Male)	36.8	34.5	36.9
Average Age (Female)	36.4	37.9	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	982	4,903	10,789
# of Persons per HH	2.4	2.8	2.5
Average HH Income	\$68,960	\$77,407	\$79,116
Average House Value	\$179,293	\$188,233	\$216,958

2020 American Community Survey (ACS)

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