

UPLAND
REAL ESTATE GROUP, INC.



AT&T

AUSTIN SHOPPING CENTER
1004 18th Avenue NW
Austin, MN
For Sublease

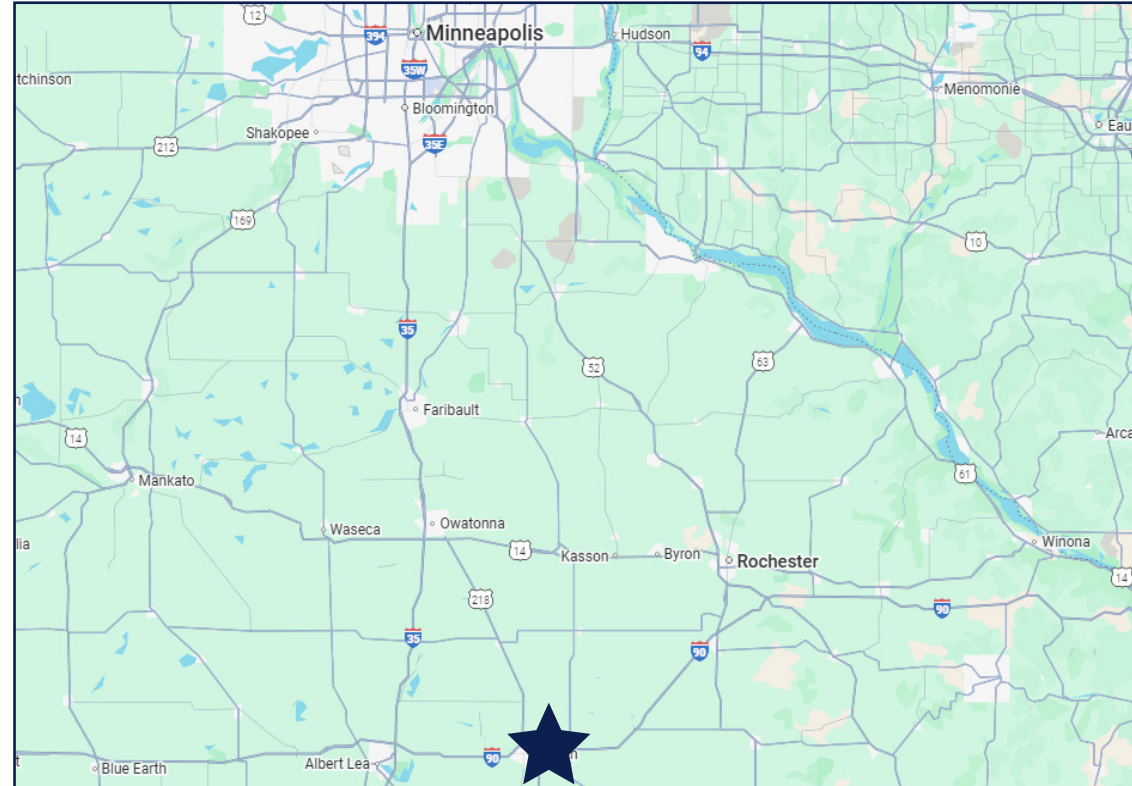


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Minneapolis, MN
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& People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

ADDRESS	1004 18th Avenue NW
CITY, STATE	Austin, MN 55912
SPACE AVAILABLE	1,800 SF
ZONING	B-2 Community Business
LEASE RATE	\$17.50 PSF
CAM/TAX/INS 2026 EST.	\$8.39 PSF
TERM LENGTH	29 Months
YEAR BUILT	2014
COUNTY	Mower
RENEWAL OPTIONS	Two 5-Year Options

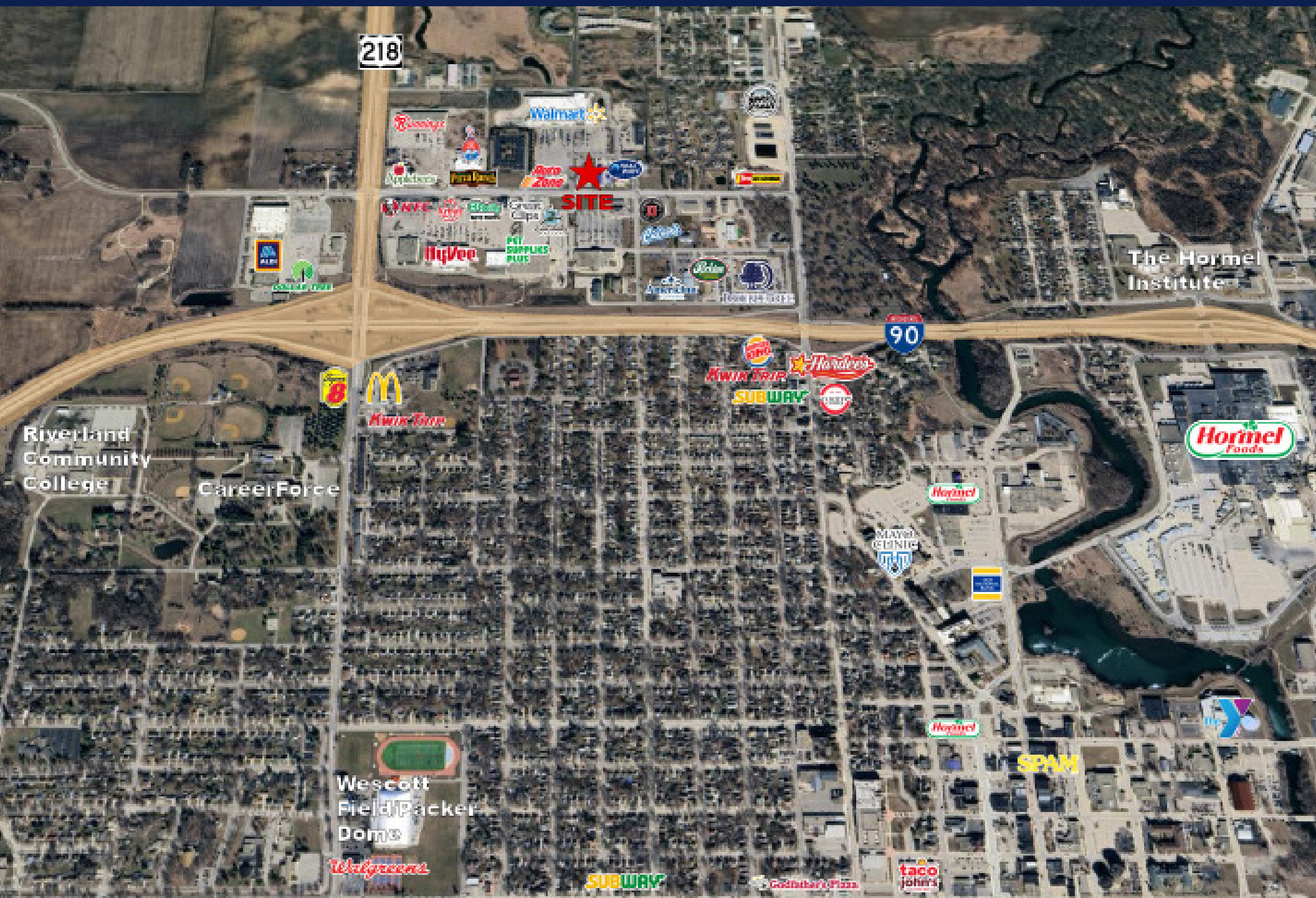


HIGHLIGHTS

- This property is an outparcel of a high-traffic Walmart Supercenter
- Located approximately 1 mile from the Hormel Food Plant, which employs around 1,800 people
- The surrounding trade area is very dense, with over 850,000 square feet for retail space within a half-mile radius
- Located 41 miles from Rochester, MN, home to Mayo Clinic
- Located around an hour and a half from the Minneapolis-St. Paul Metro

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,157	27,448	28,922
MEDIAN AGE	37.5	37.6	38.0
MEDIAN HH INCOME	\$63,820	\$69,039	\$70,133
AVERAGE HH INCOME	\$81,185	\$88,224	\$89,612





DEMOLITION GENERAL NOTES

- REMOVE ALL DATA/TELE CABLEING IN CEILING BACK TO ORIGINAL D-MARK. (UNLESS OTHERWISE INSTRUCTED)
- ALL ABANDONED PLUMBING LINES TO BE CAPPED.
- INTENT OF THE DRAWING IS TO SHOW EXISTING BUILDING CONDITIONS WITH INFORMATION DEVELOPED FROM AVAILABLE DOCUMENTS. CONTRACTOR SHALL MAKE A DETAILED SURVEY OF EXISTING CONDITIONS PERTAINING TO THE WORK BEFORE COMMENCING DEMOLITION. THE CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT.
- MAINTAIN FULLY CHARGED FIRE EXTINGUISHER READILY AVAILABLE DURING ALL DEMOLITION OPERATIONS.
- ALL REMOVED MATERIAL OTHER THAN ITEMS TO BE SALVAGED OR REUSED SHALL BECOME CONTRACTORS PROPERTY U.N.O. AND SHALL BE REMOVED FROM OWNERS PROPERTY. CLEAN UP AND DISPOSE OF DEBRIS PROMPTLY AND CONTINUOUSLY AS THE WORK PROGRESSES. SECURE AND PAY FOR REQUIRED HAULING PERMITS, PAY DUMPING FEES AND CHARGES.
- WHERE CONSTRUCTION TO BE REMOVED INTERSECTS CONSTRUCTION TO REMAIN, WORK SHALL INCLUDE OF ALL ATTACHMENT DEVICES (SHOT PINS, ANCHORS, LAB BOLTS, NAILS, NAILERS, SHIMS, ETC.)
- MAINTAIN EXISTING FIRE RATINGS AT TENANT SEPARATION WALLS DURING DEMO/CONSTRUCTION ACTIVITIES.

DEMOLITION LEGEND

- EXISTING CONCRETE TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WALL TO BE REMOVED
- EXISTING ELECTRICAL TO BE REMOVED
- INDICATES THROUGHOUT
- EXISTING CEILING ITEMS TO BE REMOVED

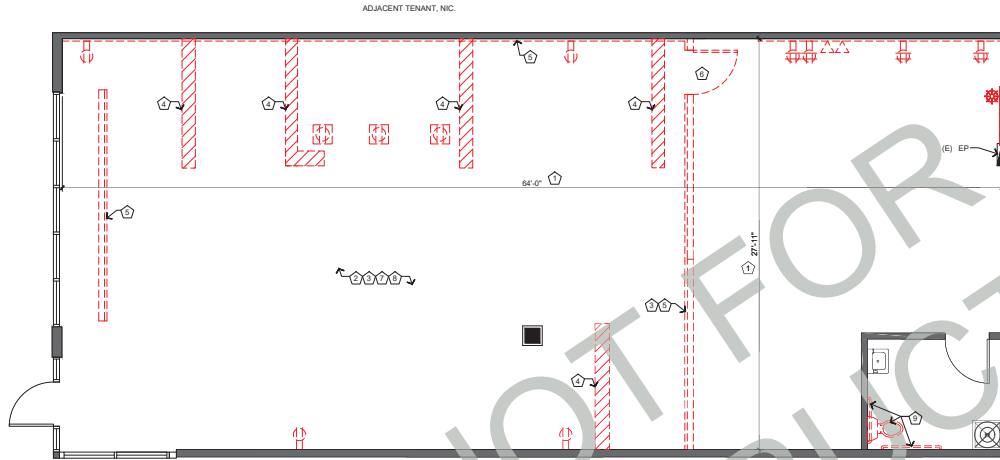
DEMOLITION KEYNOTES

- G.C. TO VERIFY DIMENSIONS PRIOR THE START OF CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR.
- REMOVE ALL FLOOR COVERING AND BASE THROUGHOUT. SCRAPE ALL FLOORS CLEAN OF ALL ADHESIVE, PAT. ETC. TO SMOOTH FINISH AND BROOM CLEAN.
- REMOVE EXISTING SLAT-WALLS THROUGHOUT. PATCH/REPAIR WALLS AS NEEDED FOR LEVEL 4 FINISH TO ACCEPT PAINT.
- FLOOR SAW CUTTING, CONCRETE REMOVAL, INSTALLATION OF DOWELS AND WIRE MESH REINFORCING, REPAIRING 4" CONCRETE SLAB SHALL BE BY THE G.C. TRENCHING, INSTALLATION OF CONDUITS, BACKFILLING AND COMPACTION OF BACKFILL BE E.C. 4" CONCRETE SLAB SHALL BE DOWELLED INTO EXISTING SLAB WITH #4 DOWELS, 6" INTO EXISTING SLAB AND EXTENDED 1" OF INTO NEW SLAB POUR. THE NEW SLAB WIRE MESH REINFORCEMENT TO 1'-0" SECTION OR DOWEL STICKING OUT OF EXISTING SLAB. REFERENCE A-4.1 FOR FLOOR BOX/TUB LOCATIONS.
- REMOVE INTERIOR TENANT NON-LOAD BEARING WALLS AND ASSOCIATED ELECTRICAL, DATA, TELEPHONE AND J-BOX. REMOVE ALL WIRING BACK TO ELECTRICAL SUB PANEL.
- REMOVE EXISTING DOOR AND FRAME.
- REMOVE EXISTING MILLWORK AND EQUIPMENT THROUGHOUT.
- VERIFY (E) WALLS ARE LEVEL 4 SMOOTH FINISH. PREPARE WALLS IF REQUIRED.
- REMOVE EXISTING TOILET AND GRAB BARS AND SAVE FOR RELOCATION AT PROPER ADA COMPLIANT DISTANCES FROM WALLS. REFER TO A-5.1 FOR FURTHER INFO.

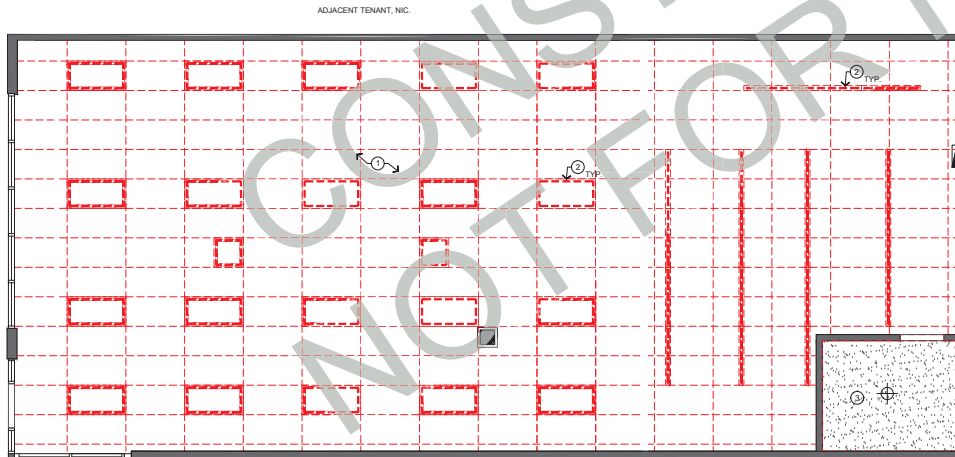
DEMOLITION REFLECTED CEILING PLAN KEYNOTES

- REMOVE EXISTING CEILING GRID AND TILES AS SHOWN.
- REMOVE EXISTING LIGHT FIXTURES AS SHOWN.
- EXISTING CEILING AND LIGHTING TO REMAIN AT RESTROOM.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL WALLS, FIXTURE LAYOUT, AND KEYNOTES IN CONFLICT PRIOR TO CONSTRUCTION. IT IS THE G.C. RESPONSIBILITY TO COORDINATE ALL TRADES. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR. FAILURE TO DO SO WILL RESULT IN CONTRACTOR OWNING ALL RESULTING ISSUES.



① AS-BUILT/DEMOLITION PLAN
Scale: 1/4" = 1'-0"



② AS-BUILT/DEMOLITION REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"



NOT FOR CONSTRUCTION
LL/GC IS RESPONSIBLE
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REQUIRED BY CITY.

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AT&T AUSTIN, MN
1004 18TH AVE NW, SUITE E
AUSTIN, MN 55912
PROJECT NO: 23.0121.00



REV	DESCRIPTION	DATE	BY
1	ISSUED TO A/R NOT FOR CONST.	08.10.23	FS

SHEET TITLE
AS-BUILT DEMOLITION
PLAN
SHEET NO.
A-1.1

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