



HILL ST INDUSTRIAL

956 East Hill Street, Saint Peter, MN 56082



PROPERTY DESCRIPTION

This is wide open space in these 80x50 building, office as needed. Large overhead door with possible dock. 8 more units being built as of now. Three 4,000 sf buildings and one 10,000 sf building available

PROPERTY HIGHLIGHTS

- New Building
- Some have docks
- Blacktop parking and roads
- Outside Storage
- Flex Space
- Low Over Head

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	0.321 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	345	4,999	11,460
Total Population	917	15,343	31,534
Average HH Income	\$104,424	\$113,919	\$120,001

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.

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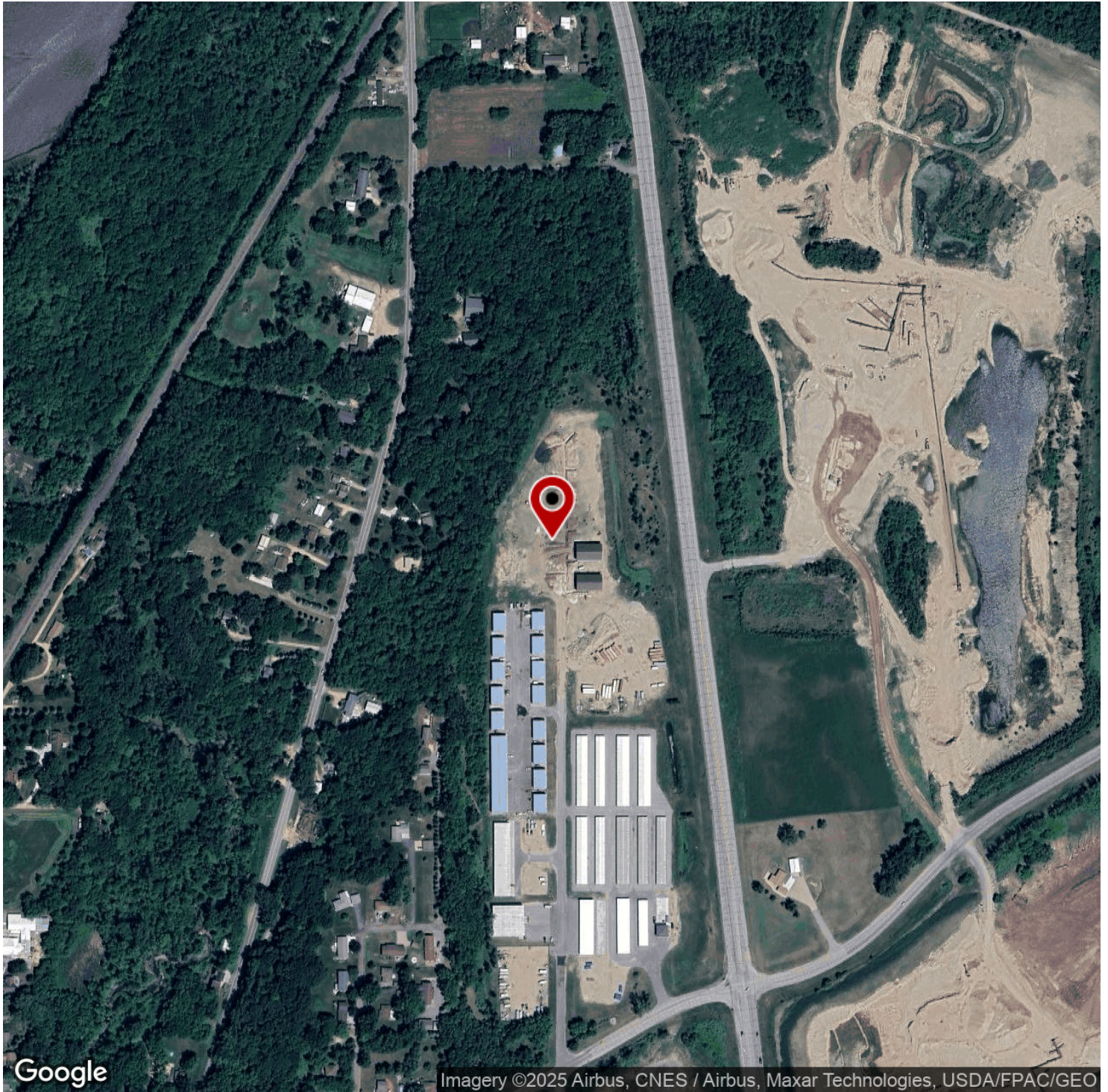
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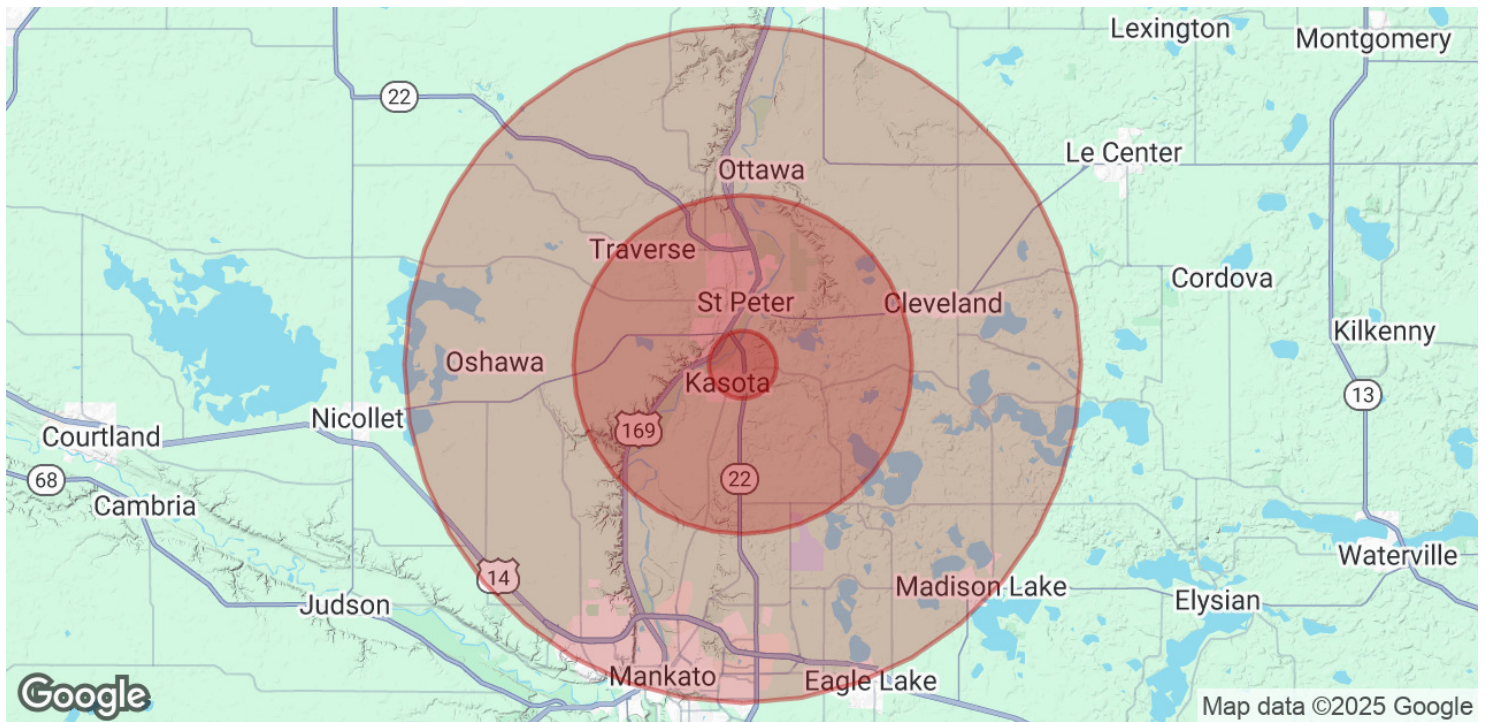
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	917	15,343	31,534
Average Age	41	38	39
Average Age (Male)	41	37	39
Average Age (Female)	42	39	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	345	4,999	11,460
# of Persons per HH	2.7	3.1	2.8
Average HH Income	\$104,424	\$113,919	\$120,001
Average House Value	\$301,303	\$313,840	\$337,058

Demographics data derived from AlphaMap

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