

## INDUSTRIAL FOR SALE & LEASE

# 3021 I EVERGREEN TRL

Mankato, MN 56001



### PROPERTY DESCRIPTION

This property offers units for Industrial, Mixed Use, Storage or any businesses that can be operated on them. There are currently 3 units available, Unit J being 1200 SF, Unit D & C at 1800 SF each for a lease rate of \$10/sf - \$13.50/sf. These units are also for sale at a negotiable price. Units C & D have restrooms and heaters.

### PROPERTY HIGHLIGHTS

- For More Info Contact: Simon Halbur / [simonhalbur@kw.com](mailto:simonhalbur@kw.com) / 507-380-1229

### OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	\$10.00 - 13.50 SF/yr (NNN)
Number of Units:	3
Available SF:	1,200 - 1,800 SF
Lot Size:	0.12 Acres
Building Size:	4,800 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	172	20,814	33,231
Total Population	408	52,171	85,625
Average HH Income	\$94,867	\$86,824	\$101,230

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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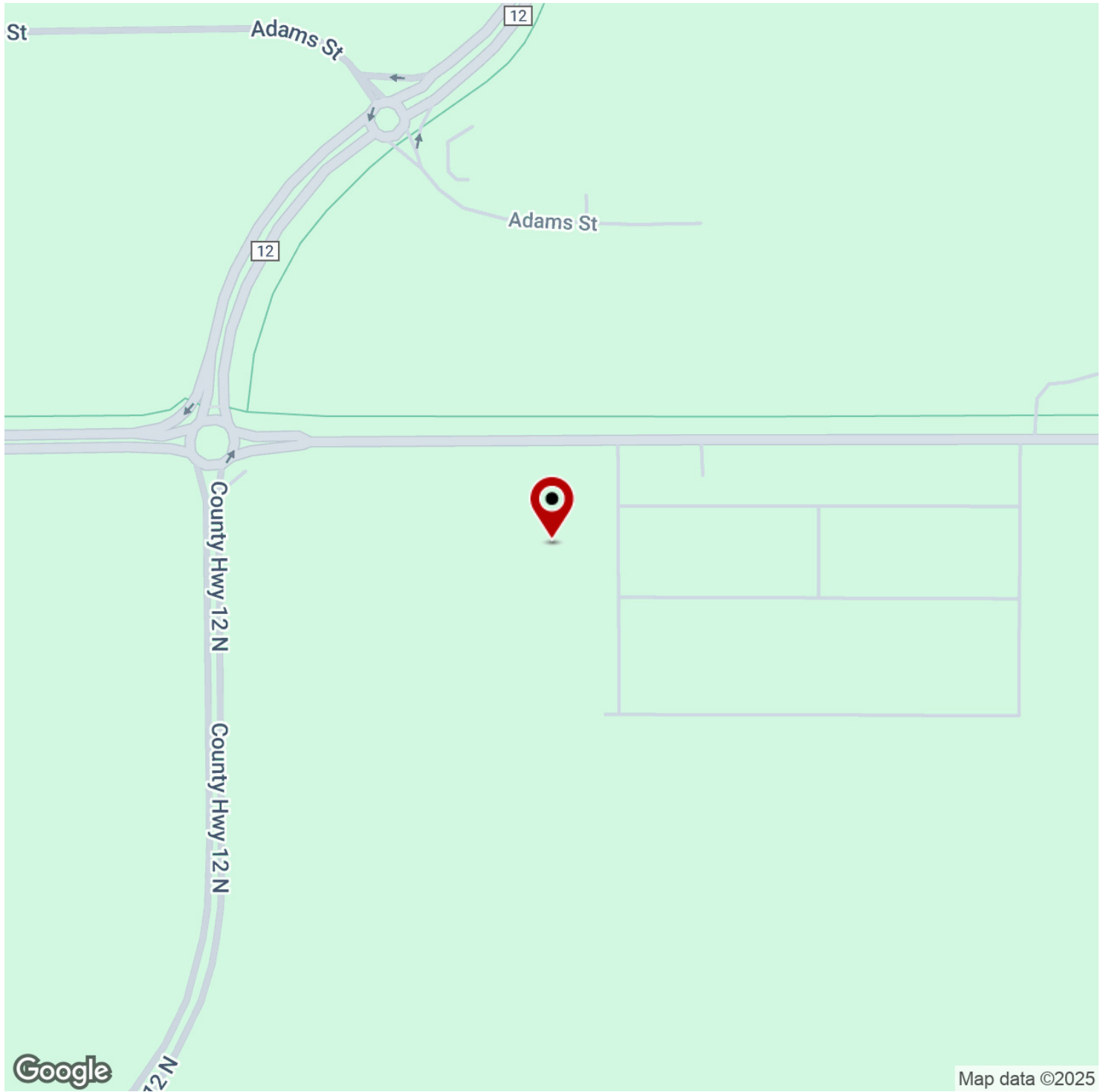
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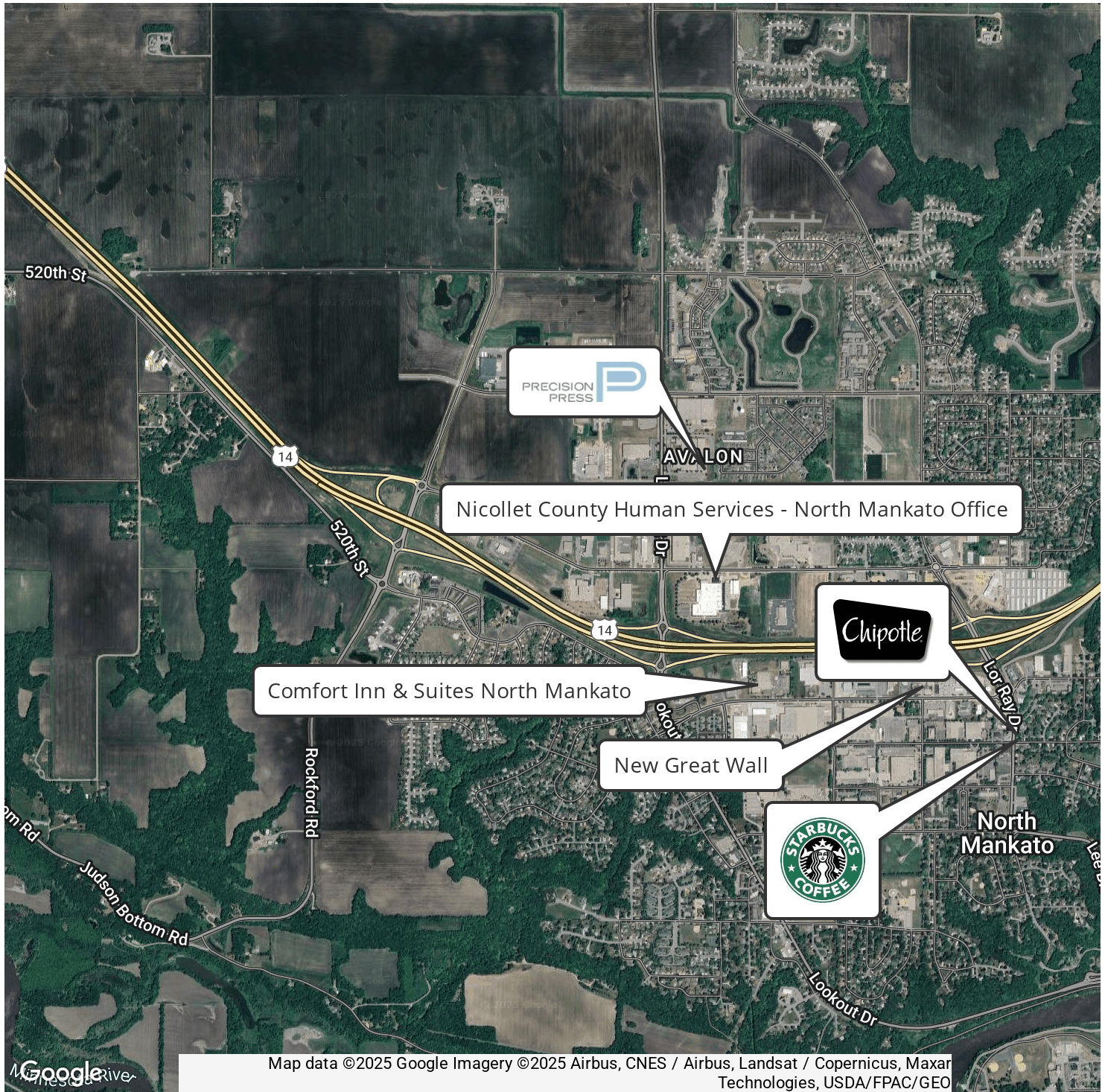
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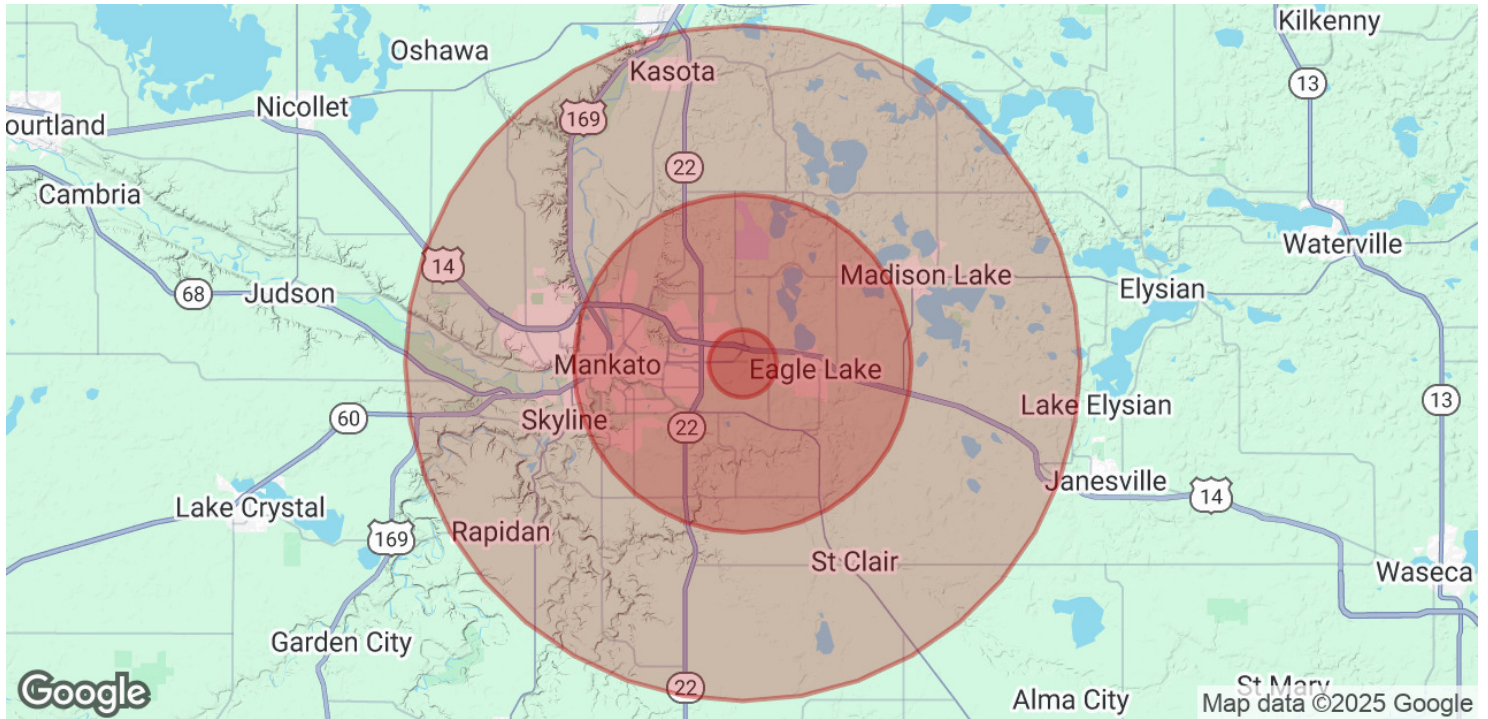
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	408	52,171	85,625
Average Age	34	36	37
Average Age (Male)	34	35	37
Average Age (Female)	34	37	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	172	20,814	33,231
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$94,867	\$86,824	\$101,230
Average House Value	\$365,445	\$288,451	\$309,027

*Demographics data derived from AlphaMap*

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