

# OWNER USER OPPORTUNITY

1630 W Service Dr | Winona, MN 55987

Retail  
Investment Opportunity  
Offering Memorandum



**MATTHEWS™**

## Exclusively Listed By



**Yer Lee**

Associate

**(651) 404-3799**

[yer.lee@matthews.com](mailto:yer.lee@matthews.com)

License No. 41007172 (MN)



**Kurt Sauer**

Market Leader

**(612) 385-0688**

[kurt.sauer@matthews.com](mailto:kurt.sauer@matthews.com)

License No. 40841921 (MN)

**Kurt Sauer**

Broker of Record

Broker License #: 40628602 (MN)

Firm License #: 41005445 (MN)

Matthews of Minnesota, LLC

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# PROPERTY OVERVIEW

**Owner User/Lease Opportunity**  
1630 W Service Dr, Winona, MN 55987



# PROPERTY OVERVIEW

**Negotiable**  
List Price

**±3,375 SF**  
GLA

**2003**  
Year Built

**±0.39 AC**  
Lot Size

## Physical Description

Property Address 1630 W Service Dr

Location Winona, MN

Total SF ±3,375 SF

Land Area (AC) ±0.39 AC

Year Built 2003

Zoning (B-1) Neighborhood Business District


APN 32.270.0250

2025 Property Taxes \$17,192 (\$5.09)

Parking Spaces ±27



 **Winona Muni-Max Conrad Fld-ONA**  
±3 Miles Away

 **Celanese**

 **Goodview Elementary**  
±190 Students

**FASTENAL**

**MMAM**  
MINNESOTA MARINE  
ART MUSEUM

**61**

 **Westfield  
Golf Course**

 **Hillview Apartments**  
±12 Units

±18,600 VPD

 **Jefferson Elementary School**  
±648 Students

**U-HAUL**  
  
BY WYNDHAM

**SUBWAY**  
  

**Subject  
Property**




 **Winona Senior High School**  
±859 Students

±12,900 VPD



**Saint Mary's University of Minnesota**  
±4,701 Students

**Just Built**  
  
**CHIPOTLE**

**HyVee**   
 

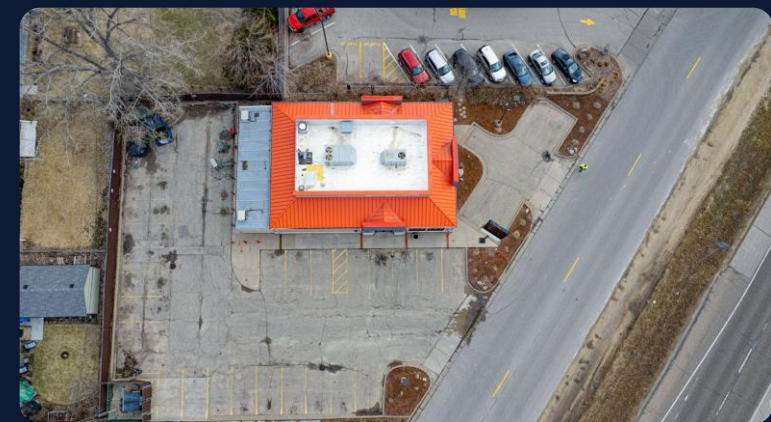
**14**

  
**CHEVROLET**

Google Earth



# PROPERTY PHOTOS



# FINANCIAL OVERVIEW

**Owner User/Lease Opportunity**  
1630 W Service Dr, Winona, MN 55987



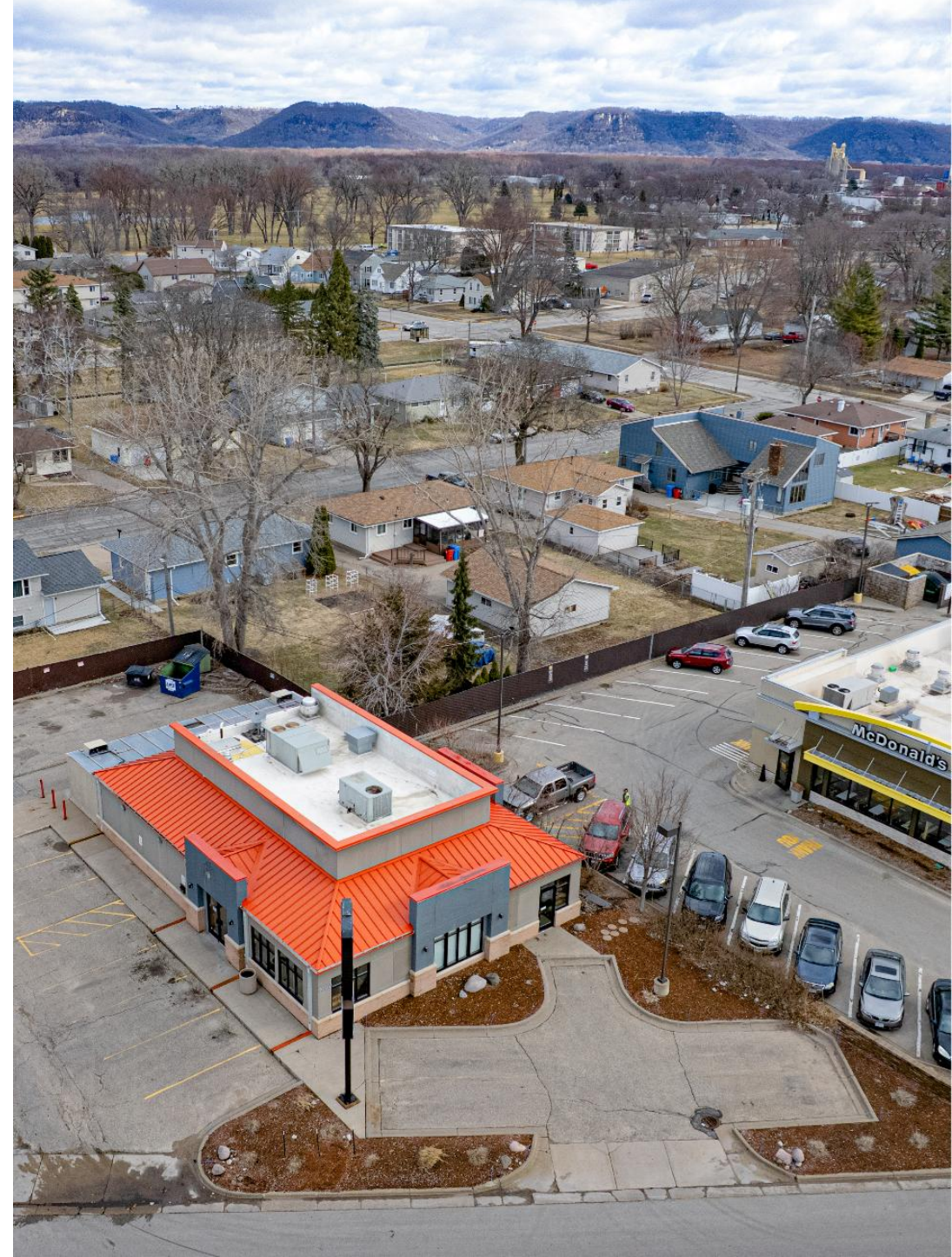
# INVESTMENT HIGHLIGHTS

**Negotiable  
List Price**

**Negotiable  
NNN Base Rent**

## Property Highlights

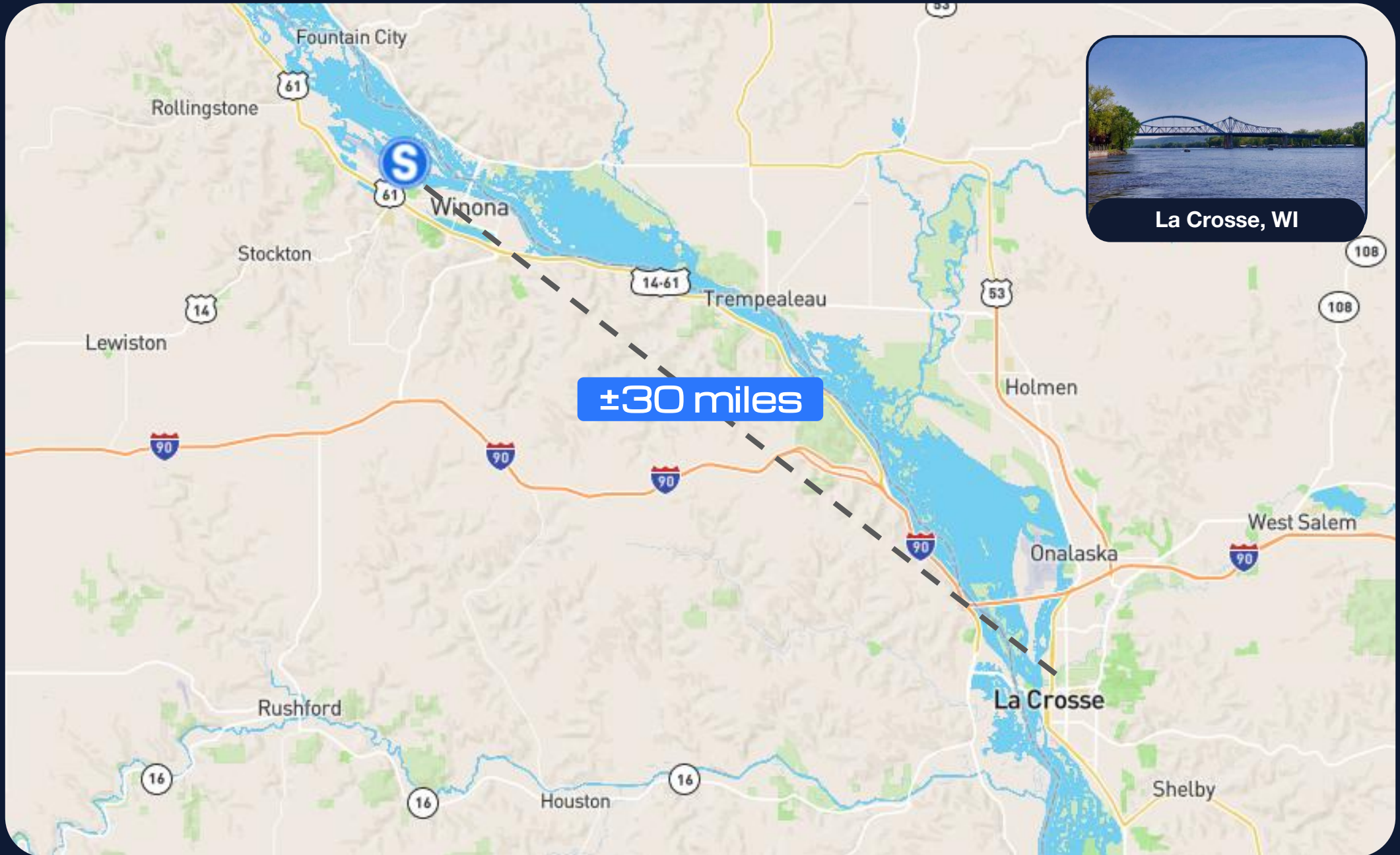
- **Nearby Retail Franchises** - The property is located near several established retail franchises, benefiting from consistent consumer traffic and strong surrounding commercial activity that helps support business visibility and customer flow.
- **Significant Area Development** - The community is experiencing notable growth and investment, including a major downtown hotel project and a long-term 2045 comprehensive development plan focused on enhancing the riverfront district. These improvements are expected to increase tourism, economic activity, and long-term property value.
- **Strong Traffic Counts** - The site benefits from solid traffic exposure with approximately 1,900 vehicles per day on E Service Road and 18,600 vehicles per day along Highway 14 & 61, providing consistent visibility for businesses operating at the location.
- **Convenient Highway Access** - The property offers a highly accessible location with quick and convenient connections to Highways 14 and 61, making it easy for customers, employees, and deliveries to reach the site.
- **Flexible Commercial Zoning** - Zoned B-1 Neighborhood Business District, the property supports a wide variety of commercial uses, allowing flexibility for retail, restaurant, service, or other neighborhood-oriented business operations.
- **Former Pizza Hut With Kitchen Equipment In Place** - Previously operating as a Pizza Hut, the building already includes installed kitchen equipment and restaurant infrastructure, potentially reducing startup costs and build-out time for a new restaurant or food service concept.



# MARKET OVERVIEW

**Owner User/Lease Opportunity**

1630 W Service Dr, Winona, MN 55987



# WINONA, MN

## Market Demographics



**26,000**

Total Population

**\$222,900**

Median HH Income

**27,700**

Employed Population

**31**

Median Age

### Local Market Overview

Winona, Minnesota is located between the Mississippi River and high, steep bluffs. The city's geography includes Prairie Island and Lake Winona. The city is known as a manufacturing and industrial hub with a strong, diversified base that includes over 100 manufacturers, alongside a significant educational and health services sector. Situated on the Mississippi River, it has historically functioned as a transportation and shipping center, now featuring a robust economy focused on specialized production, high-tech manufacturing, and, more recently, arts and tourism.

Winona is experiencing significant development that includes a major downtown hotel project near the Winona 7 cinema and a long-term 2045 Comprehensive Plan focusing on riverfront enhancements, increased housing, and incubator spaces. The city is also improving Levee Park, updating infrastructure for electric vehicles, and upgrading recreational trails to boost the economy.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,216	25,165	33,383
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,438	10,258	13,932
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$99,148	\$84,911	\$85,669

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1630 W Service Dr, Winona, MN, 55987** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.