



Building Type:	Retail
Available SF:	14,733
Total SF:	14,733
Sale Price:	\$4,032,257
Last Updated:	Dec 30, 2024

Realtor/Owner Contact
Sean Stark

Property and Area Description

The Kase Group is pleased to present the opportunity to purchase a Walgreens location in Austin, Minnesota. The lease is corporately guaranteed by Walgreens and expires in September 2034 with ten, 5-year renewal options. This site is located at the signalized intersection of Oakland Ave W and 14th St W with exposure to 17,400+ vehicles per day from combined roads. The asset is across the street from Austin Mayo Clinic Hospital and the Westcott Sports Complex. The site borders various retailers including Dairy Queen, McDonald's, Subway, Kwik Trip, Ace Hardware and more.

Population

	32,371 10 Mile Radius	68,977 20 Mile Radius	126,094 30 Mile Radius
--	---------------------------------	---------------------------------	----------------------------------

Source: ESRI®, 2024

Households

	12,820 10 Mile Radius	28,114 20 Mile Radius	51,018 30 Mile Radius
--	---------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown