

Associated Bank Red Wing

222 Bush Street, Red Wing, MN 55066

OFFICE BUILDING FOR SALE



**CUSHMAN &
WAKEFIELD**

NorthMarq

35,866 SF Building Available



For more information, please contact:

Ned Rukavina
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Cushman & Wakefield NorthMarq
3500 American Blvd. W. Suite 200
Minneapolis, MN 55431
cushwakenm.com

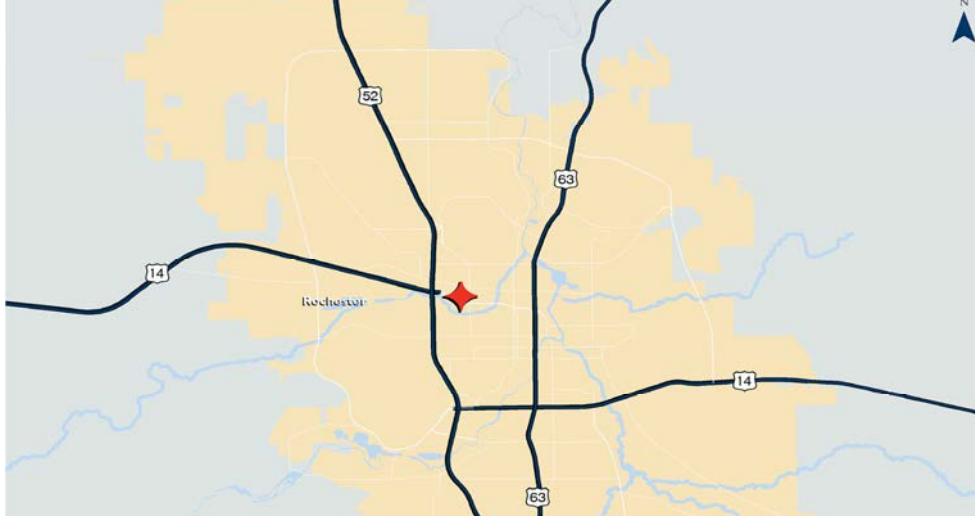
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Property Highlights

- Prominent four story classic revival style corner building built in 1904 with additions in 1969 & 1987.
- One block from Main Street in the middle of downtown Red Wing.
- First floor recently remodeled and building is in good condition.
- Great opportunity for mixed-use property including office, retail, housing and hospitality.
- Easily divisible to accommodate multi-tenant spaces.



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BUILDING INFORMATION

Location	W 3rd St & Bush St
Building Size	35,866 gross square feet
Space Available	35,866 gross square feet
Sale Price	\$1,590,000

OPERATING EXPENSES (2016 ESTIMATES)

Real Estate Taxes	\$1.74 psf
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,939	15,231	19,159
Households	2,598	6,562	8,124
Avg. HH Income	\$60,765	\$66,803	\$68,510
Daytime Population	4,050	11,075	13,618

TRAFFIC COUNTS

	VPD
Main Street	16,300

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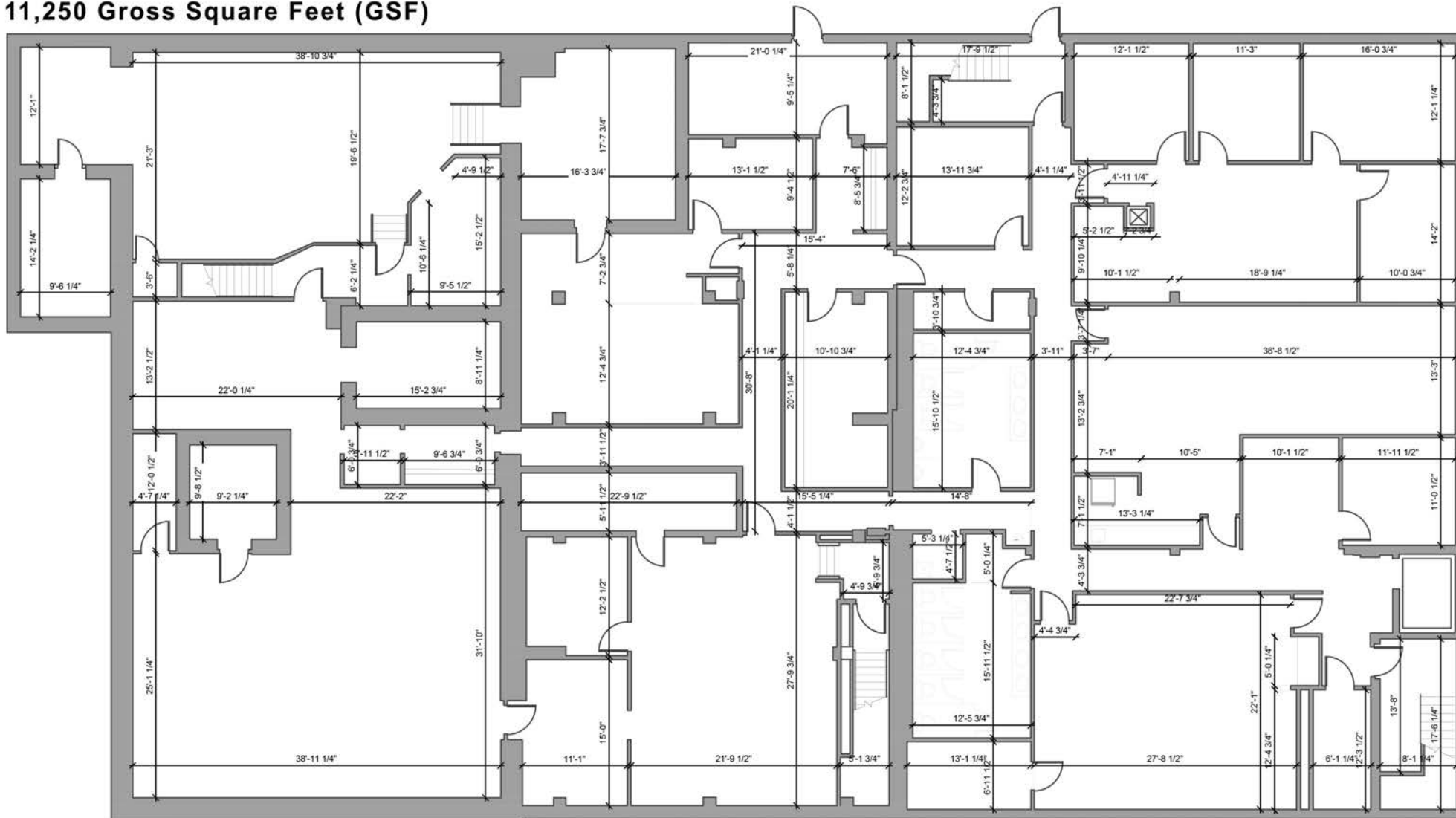
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Lower Level

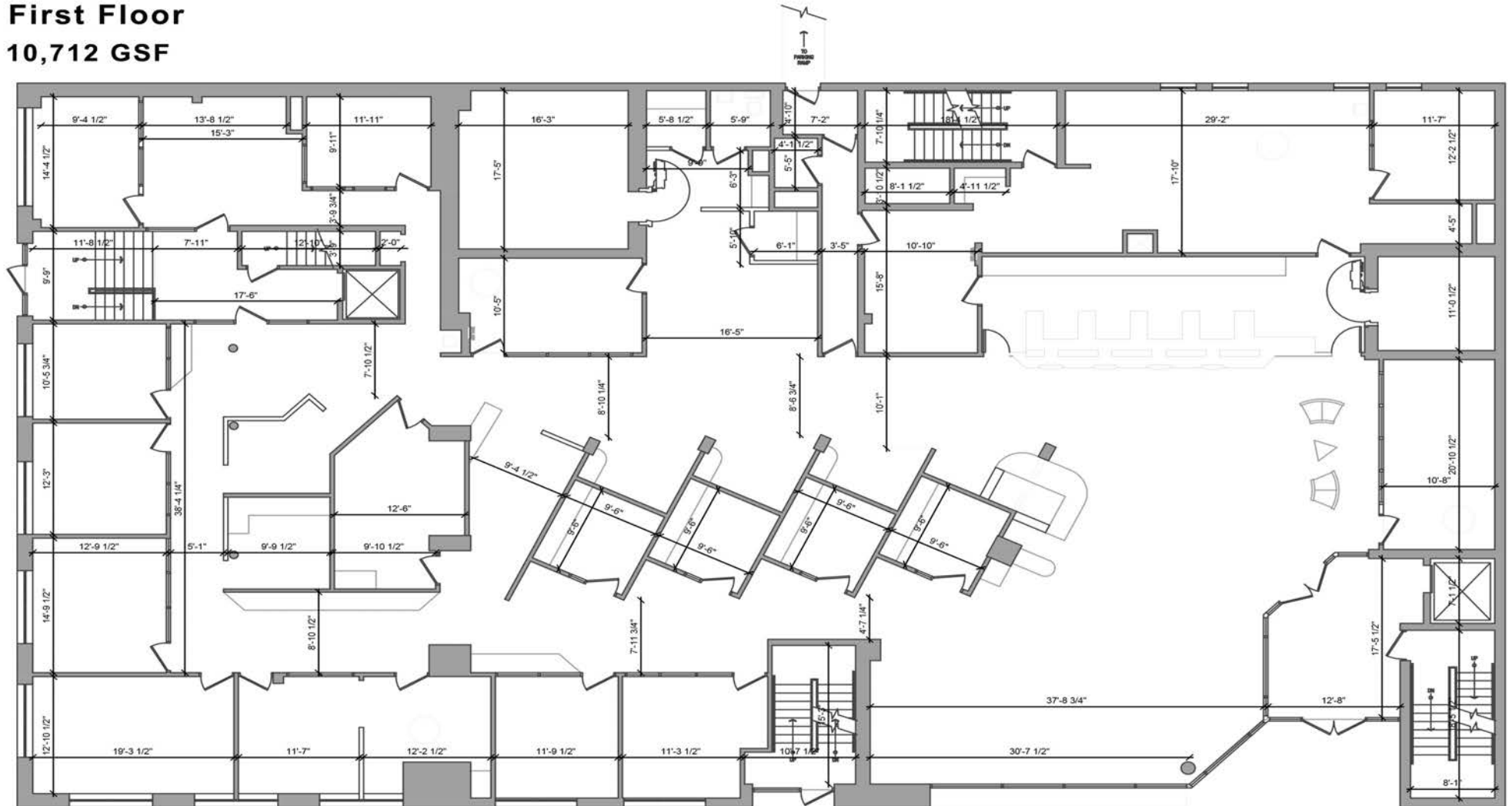
11,250 Gross Square Feet (GSF)



222 Bush Street, Red Wing, MN 55066



10,712 GSF



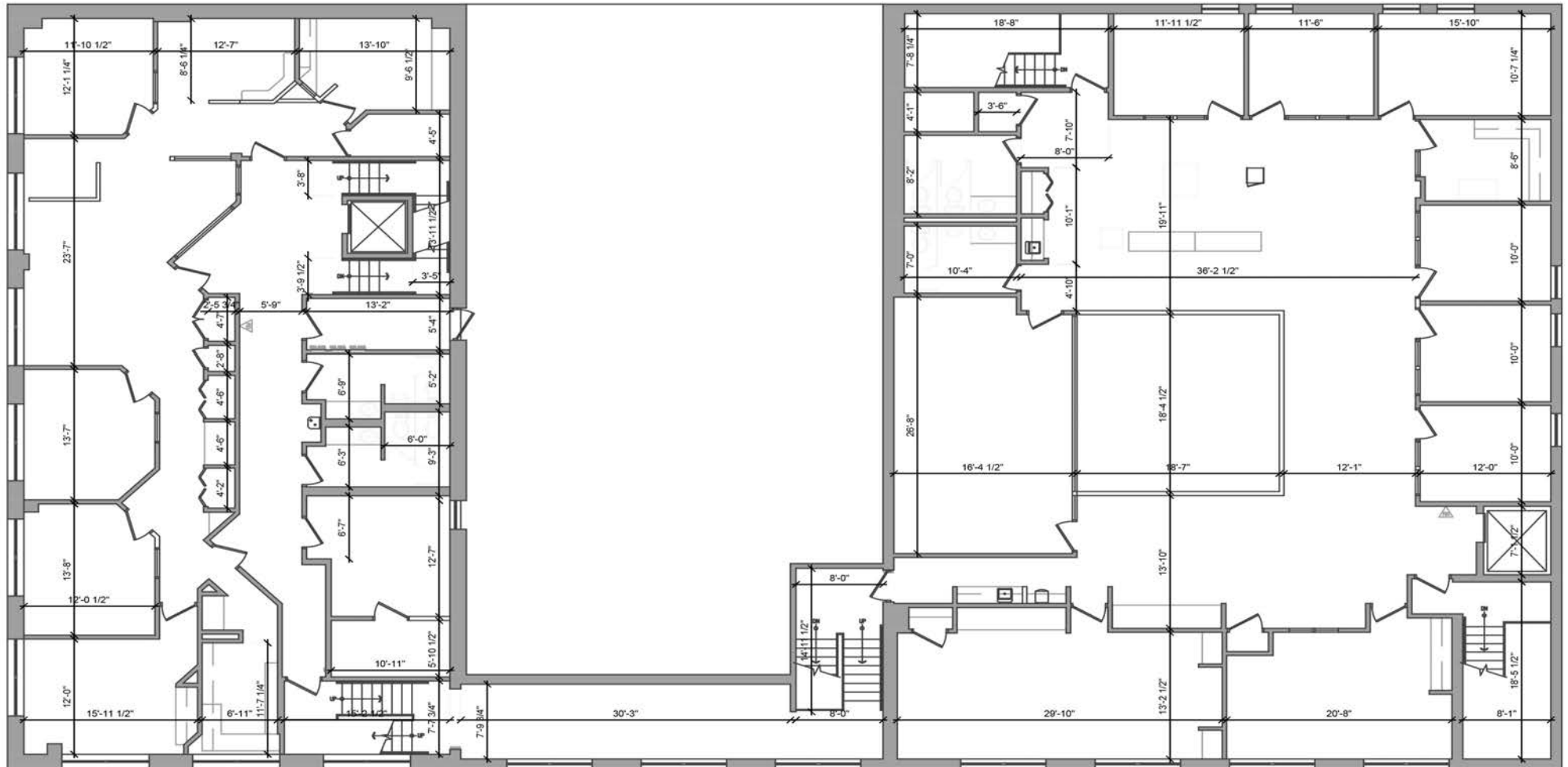
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Second Floor

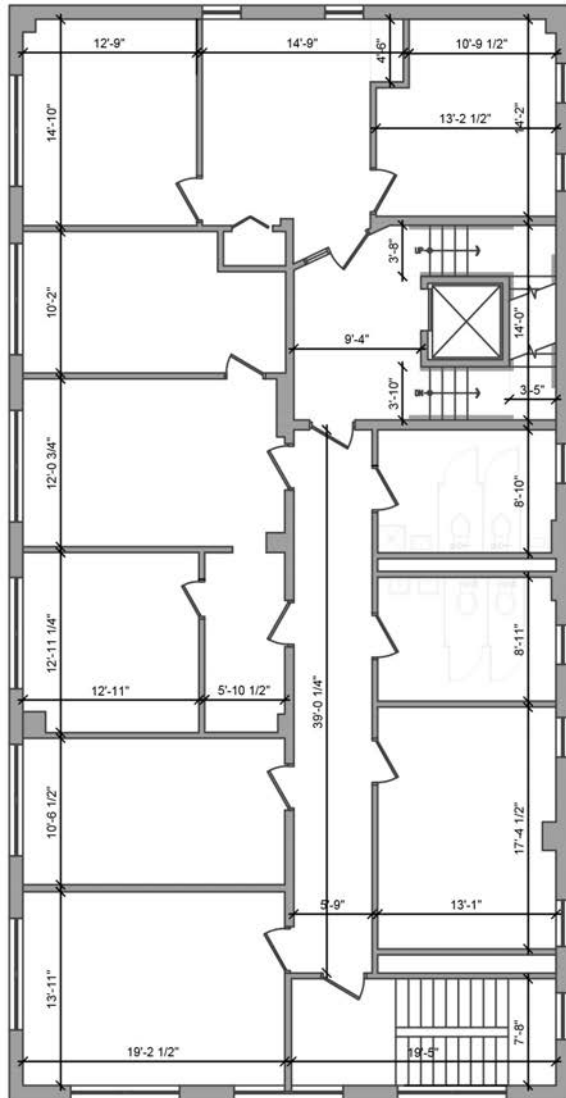
7,813 GSF



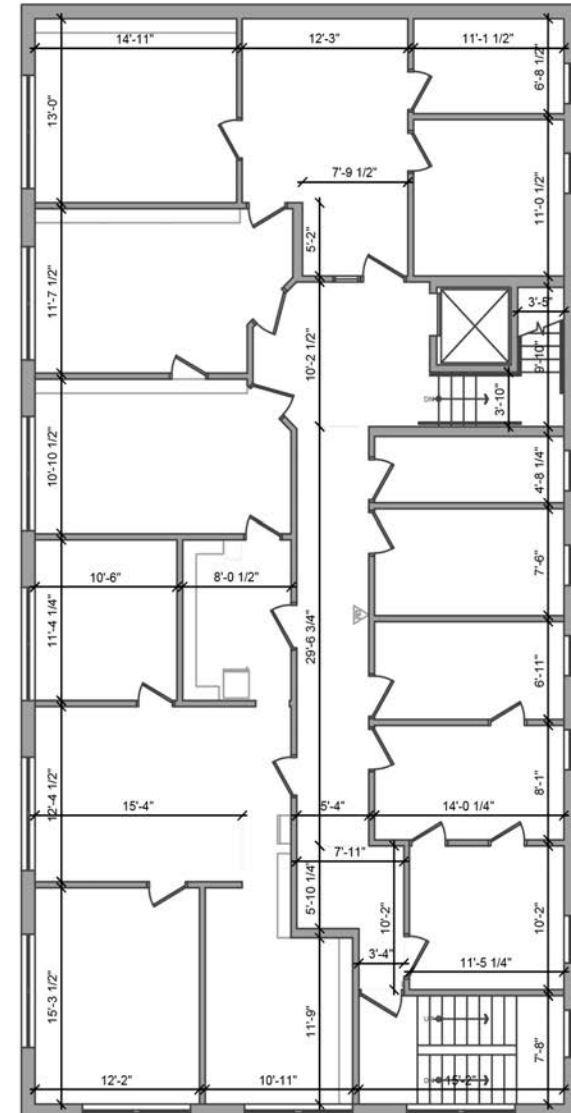
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3,046 GSF



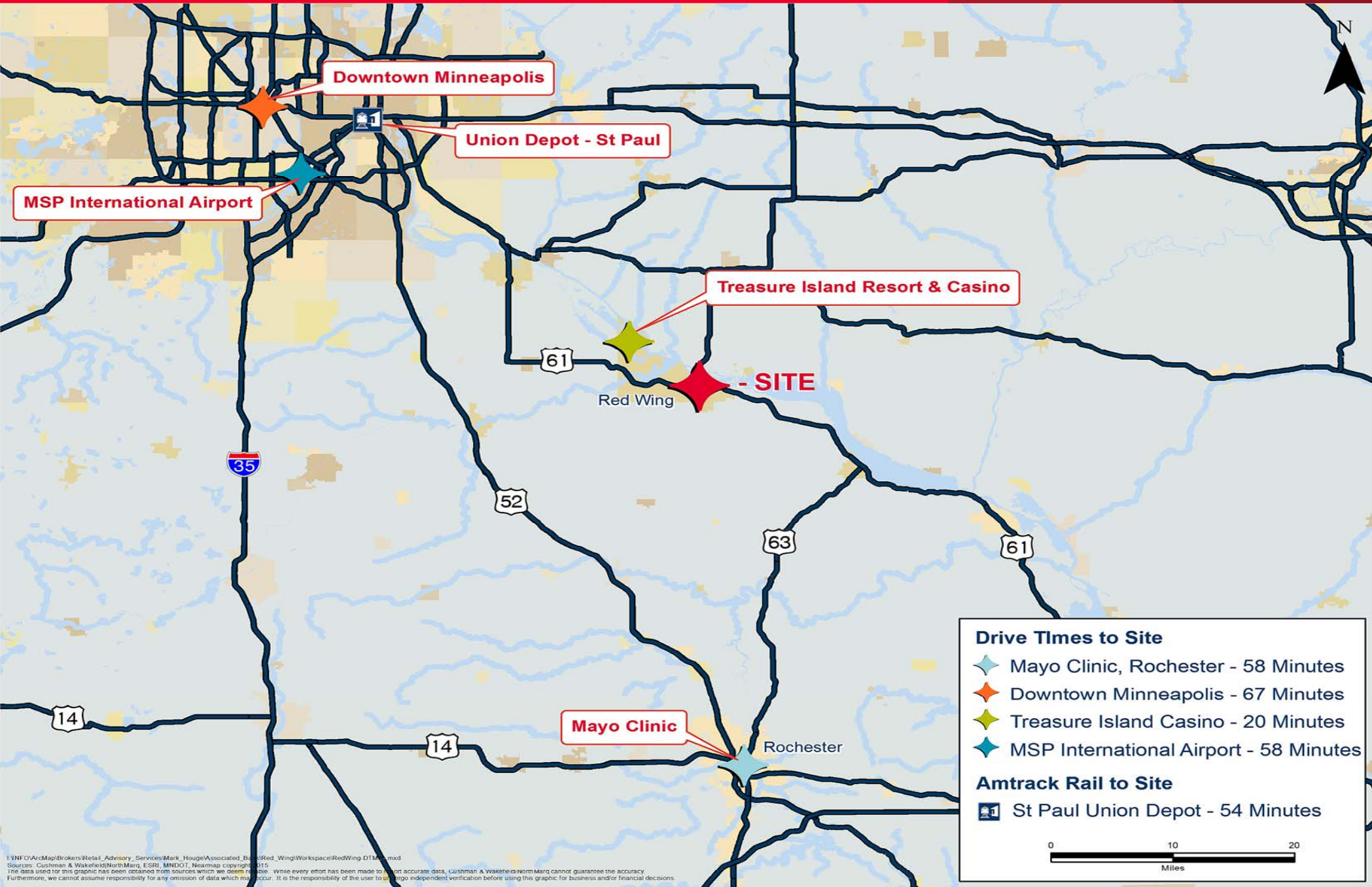
3,045 GSF



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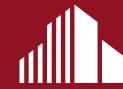
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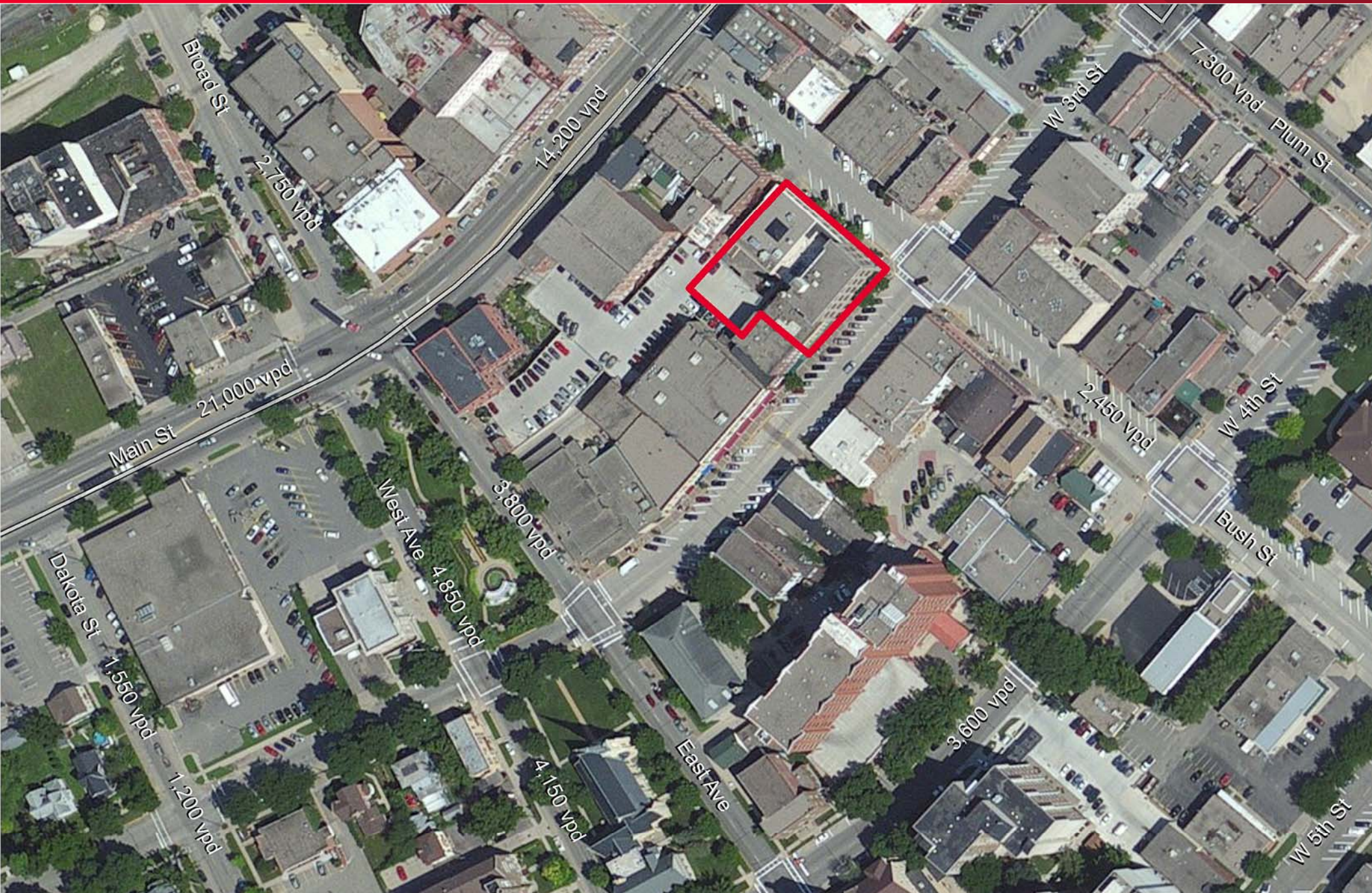
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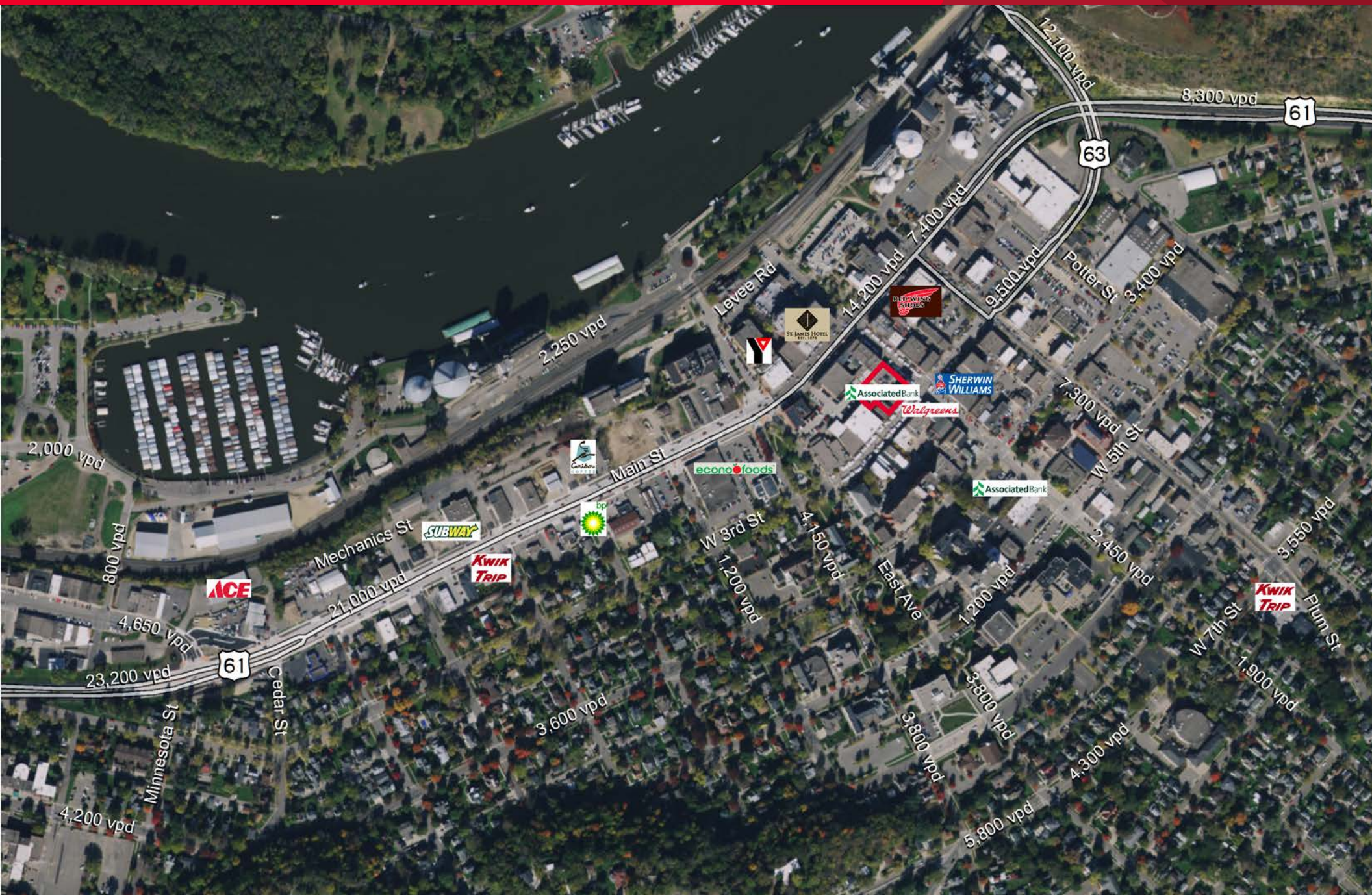
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Demographics

Executive Summary

Red Wing - Main St and Bush St

-92.535237 44.565917

Rings: 1, 3, 5 mile radii



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	1 mile	3 miles	5 miles
Population			
2010 Population	6,003	15,327	19,229
2015 Population	5,939	15,231	19,159
2020 Population	5,936	15,249	19,199
2010-2015 Annual Rate	-0.20%	-0.12%	-0.07%
2015-2020 Annual Rate	-0.01%	0.02%	0.04%
2015 Male Population	49.4%	48.9%	49.1%
2015 Female Population	50.6%	51.1%	50.9%
2015 Median Age	41.1	42.6	42.8
Currently, the U.S. median age is 37.9 years old.			
Population by Employment			
2015 Civilian Population Base	2,812	7,479	9,581
2015 % Civilian Labor Force Employed	96.1%	96.5%	96.5%
2015 % Civilian Labor Force Unemployed	4.0%	3.5%	3.5%
Occupational Distribution			
2015 % White Collar Jobs	54.2%	53.9%	53.1%
2015 % Services Jobs	18.3%	18.1%	17.9%
2015 % Blue Collar Jobs	27.5%	28.0%	29.1%
Population by Education			
2015 Education Base - Population 25 +	4,181	10,712	13,524
Less than 9th Grade	3.5%	3.4%	3.1%
9th - 12th Grade, No Diploma	6.4%	4.8%	5.1%
High School Graduate	28.6%	26.6%	27.6%
GED/Alternative Credential	7.6%	4.7%	4.3%
Some College, No Degree	22.5%	24.7%	24.9%
Associate Degree	8.6%	11.1%	10.8%
Bachelor's Degree	15.5%	17.6%	17.6%
Graduate/Professional Degree	7.4%	7.1%	6.6%
Per Capita Income			
2015 Per Capita Income	\$27,055	\$28,605	\$29,065
2020 Per Capita Income	\$29,922	\$32,286	\$32,992
2015-2020 Annual Rate	2.03%	2.45%	2.57%
Currently, the U.S. per capita income is \$28,597. The per capita income is projected to be \$28,005 in five years, for all U.S. households.			
Households			
2010 Households	2,612	6,571	8,114
2015 Total Households	2,598	6,562	8,124
2020 Total Households	2,608	6,597	8,173
2010-2015 Annual Rate	-0.10%	-0.03%	0.02%
2015-2020 Annual Rate	0.08%	0.11%	0.12%
2015 Average Household Size	2.19	2.25	2.29
Median Household Income			
2015 Median Household Income	\$47,900	\$52,784	\$54,592
2020 Median Household Income	\$52,927	\$59,735	\$62,512
2015-2020 Annual Rate	2.02%	2.51%	2.75%
Currently, the median household income is \$53,217 for all U.S. households. Median household income is projected to be \$60,683 in five years, for all U.S. households.			

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020

May 02, 2016

Executive Summary

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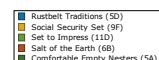
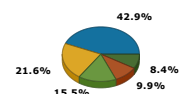
Rings: 1, 3, 5 mile radii



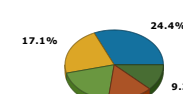
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	1 mile	3 miles	5 miles
Average Household Income			
2015 Average Household Income	\$60,765	\$66,803	\$68,510
2020 Average Household Income	\$66,953	\$75,180	\$77,509
2015-2020 Annual Rate	1.96%	2.39%	2.50%
Currently, the average household income is \$74,699 for all U.S. households. Average household income is projected to be \$84,910 in five years, for all U.S. households			
Households by Income			
2015 Household Income Base	2,598	6,562	8,124
<\$15,000	360	716	827
\$15,000-\$24,999	262	672	831
\$25,000-\$34,999	338	769	891
\$35,000-\$49,999	379	931	1,128
\$50,000-\$74,999	497	1,209	1,519
\$75,000-\$99,999	345	971	1,278
\$100,000-\$149,999	286	878	1,124
\$150,000-\$199,999	83	259	314
\$200,000+	47	157	212
Housing			
2010 Total Housing Units	2,879	7,074	8,712
2015 Total Housing Units	2,907	7,128	8,794
2020 Total Housing Units	2,942	7,208	8,900
2010 Owner Occupied Housing Units	53.7%	63.7%	66.4%
2010 Renter Occupied Housing Units	37.0%	29.2%	26.7%
2010 Vacant Housing Units	9.3%	7.1%	6.9%
2015 Owner Occupied Housing Units	52.8%	63.0%	65.7%
2015 Renter Occupied Housing Units	36.6%	29.1%	26.7%
2015 Vacant Housing Units	10.6%	7.9%	7.6%
2020 Owner Occupied Housing Units	52.3%	62.6%	65.3%
2020 Renter Occupied Housing Units	36.3%	28.9%	26.5%
2020 Vacant Housing Units	11.4%	8.5%	8.2%
Currently, in the U.S., 55.7% of the housing units are owner occupied; 32.8% are renter occupied; and 11.6% are vacant.			
Daytime Population			
2015 Total Employees	4,050	11,075	13,618
2015 Total Businesses	446	922	1,077
2015 Total Residential Population	5,939	15,231	19,159
2015 Employee/Residential Population Ratio	0.68:1	0.73:1	0.71:1
Top Tapestry Segments			

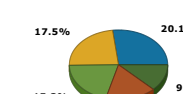
1 mile



3 miles



5 miles



More information about tapestry descriptions can be found [here](#)

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020

May 02, 2016