

RETAIL SPACE FOR SALE OR LEASE >

# 205 Washington Ave East

Hutchinson, MN 55350



Accelerating success.



## CONTACT US

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## RETAIL SPACE > FOR SALE OR LEASE

### SITE INFORMATION

- > Location 205 Washington Ave East | Hutchinson, MN
- > Description C-3 Central Commercial
- > Building Size 42,071 SF
- > Year Built 1993



#### AVAILABLE

- > 42,071 SF



#### DEMOGRAPHICS

| Radius            | 5 Mile   | 10 Mile  | 15 Mile  |
|-------------------|----------|----------|----------|
| Population        | 16,627   | 21,944   | 38,014   |
| Median HH Income  | \$63,551 | \$65,369 | \$62,790 |
| Average HH Income | \$76,792 | \$78,438 | \$76,038 |

\*Source: ERSI 2018 Est.



#### EST. REAL ESTATE TAX

- > \$ 1.16 psf



#### TRAFFIC COUNTS

- > Main Street N: 11,800 vpd
- > Washington Ave W: 3,500 vpd
- > Adams Street NE: 7,000 vpd

\* Source: MN Department of Transportation 2017 Study averages are per day total cars

### COMMENTS

The property is available for sale or lease. It is located in the heart of downtown Hutchinson with great access to the market and traffic. The property is adjacent to Ace Hardware and Shopko. Zoned C-3 (Central Commercial) and allows for a variety of retail uses.

### AREA TENANTS



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