

WESTERN AVENUE MARKET PLACE

Retail For Lease | 300 Western Ave NW - Faribault, MN 55021

PROPERTY SUMMARY

LOCATION: 300 Western Ave NW | Faribault, MN 55021

BUILDING GLA: 16,564 SF Total

YEAR BUILT: 2007

PARKING: 60 (3.64:1000)

VISIBILITY: 9,653 vpd on 4th St NW
8,344 vpd on Western Ave N

AVAILABILITY

#100: 1,763 sq. ft.

#102: 2,536 sq. ft. [skin/spa/tan salon buildout]

#106: 1,041 sq. ft.

#107: 934 sq. ft.

CAM + TAXES: \$8.97 psf Total 2026 est.
[\$3.98 psf taxes + \$4.99 psf CAM]

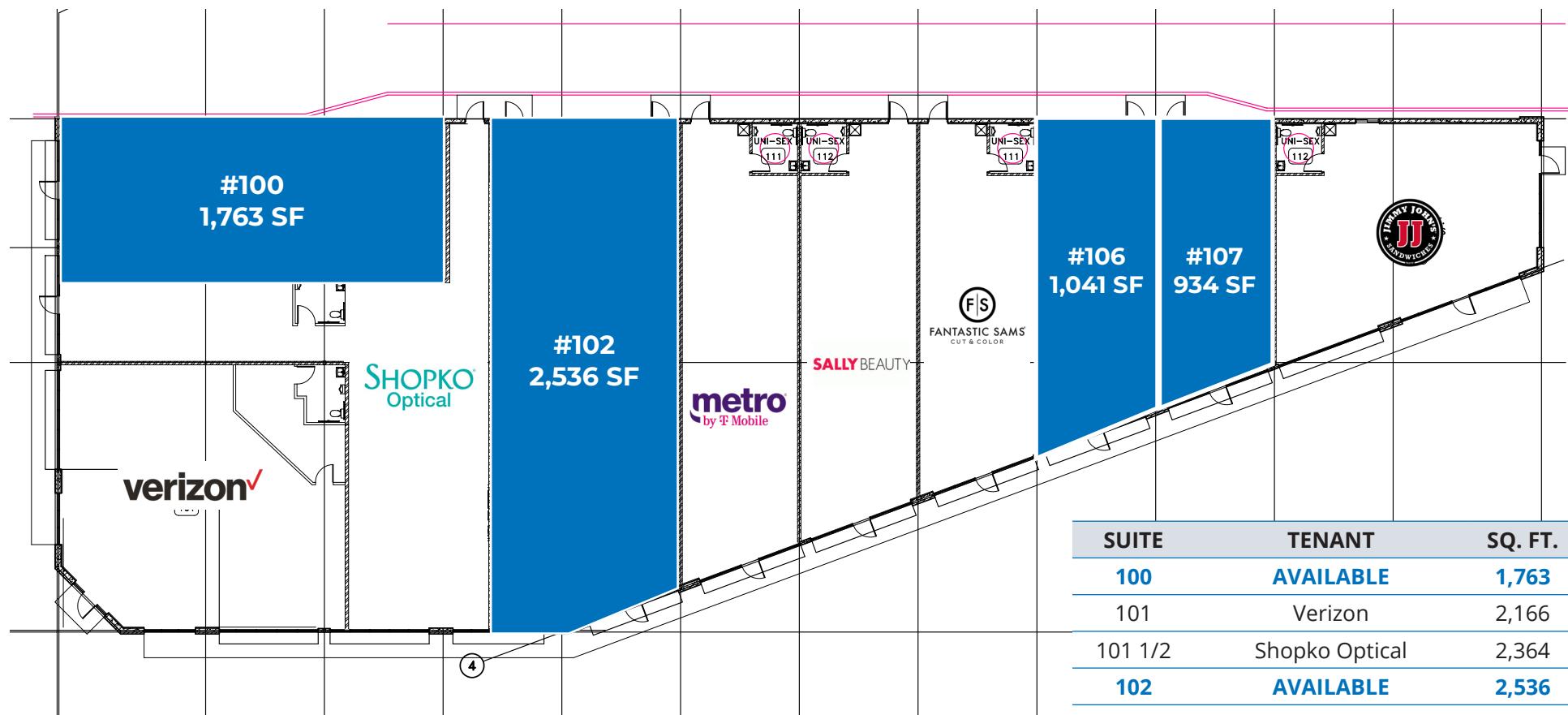
DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
Population	4,322	25,398	27,492
Households	1,649	9,147	9,963
Average HH Income	\$62,412	\$70,636	\$73,911
Median HH Income	\$49,447	\$62,210	\$64,372

NEIGHBORING RETAILERS



PROPERTY SUMMARY



SUITE	TENANT	SQ. FT.
100	AVAILABLE	1,763
101	Verizon	2,166
101 1/2	Shopko Optical	2,364
102	AVAILABLE	2,536
103	Metro	1,518
104	Sally Beauty	1,370
105	Fantastic Sams	1,221
106	AVAILABLE	1,041
107	LEASED BUT AVAILABLE	934
108	Jimmy Johns	1,545