

AVAILABLE

CROSSROADS CENTER 225-275 W. 33RD STREET, HASTINGS, MN

PROPERTY OVERVIEW | LOCATION | SITE PLAN | AERIAL | MARKET AREA | BTS/OWN | PHOTOS



- Two 1.5 acre outlots available
- Building expansion possible
- Adjacent 18+ developable acres
- High traffic count of 32,000 vehicles per day
- Strong area demographics:

2016	3 mile	5 mile	10 mile
Population	24,046	31,580	67,473
Households	9,660	12,488	25,062
Avg. Household Income	\$82,766	\$85,240	\$88,781

- Area tenants include: Burger King, Vermillion State Bank, Me & Julio's Restaurant, Dugarels Restaurant, Super America, Hastings Ford, Hastings Chrysler, Valley Chevrolet, Country Inn & Suites



FOR ADDITIONAL INFORMATION, CONTACT:

ED RYMER
651-226-7833
erymer@aol.com

RYMER COMPANIES
Experienced Service

Information contained herein is subject to verification and no liability for errors or omissions is assumed.

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Set along the Mississippi, St. Croix and Vermillion Rivers southeast of the Twin Cities metro area, Hastings is a scenic river town steeped in tradition. Victorian residences in tree-lined neighborhoods, a classic Main Street and the 1871 County Courthouse maintain Hastings' small town character. At the same time, Hastings continues to grow with steady residential/commercial development coupled with an expanding mix of public and institutional land uses.

Crossroads Center Location Advantages:

- Hockey/Civic Arena = High Volume of Parents & Kids
- Business and Industrial Park = High Daytime Population
- Veteran's Athletic Complex = High Traffic Volume – Men's & Women's Softball, Baseball, Soccer Leagues, Etc.
- Every Hotel in Hastings = High Traffic from Weddings & Other Events
- Every Car Dealership in Hastings
- Hwy. 316 = Direct Hwy. to Treasure Island Resort & Casino
- Estimated: 32,000 Vehicles Per Day on Hwy. 61 vs. 19,000 on Hwy. 55
- Majority of current and projected residential growth
- Huge Opportunity with No Competition!
- Attractive Center Anchored By Coburn's Grocery Store and Little Dukes

[CLICK HERE TO ACCESS INTERACTIVE GOOGLE MAP](#)



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Tenant Listing

225 West 33rd Street **76,083**

Tenant	Space #	Square Feet
Coborn's	1	59,432
Crossroads Church	2 & 3	16,641
Expansion		36,575

275 West 33rd Street **16,800**

Tenant	Space #	Square Feet
VFW	M	1,660
Climate Controlled Storage	C-L	11,048
Snap Fitness	B	2,172
Snap Fitness	A	1,920

Outlots **130,485**

Available	A	63,077
Available	B	67,408

Sizes and dimensions are approximate and subject to revision. The demising walls and/or lease line may not currently exist as shown. Any proposed reconfiguration will occur only in accordance with an executed lease agreement. Landlord does not represent that any tenant whose name appears on the plan is now occupying or will continue to occupy any portion of the shopping center.



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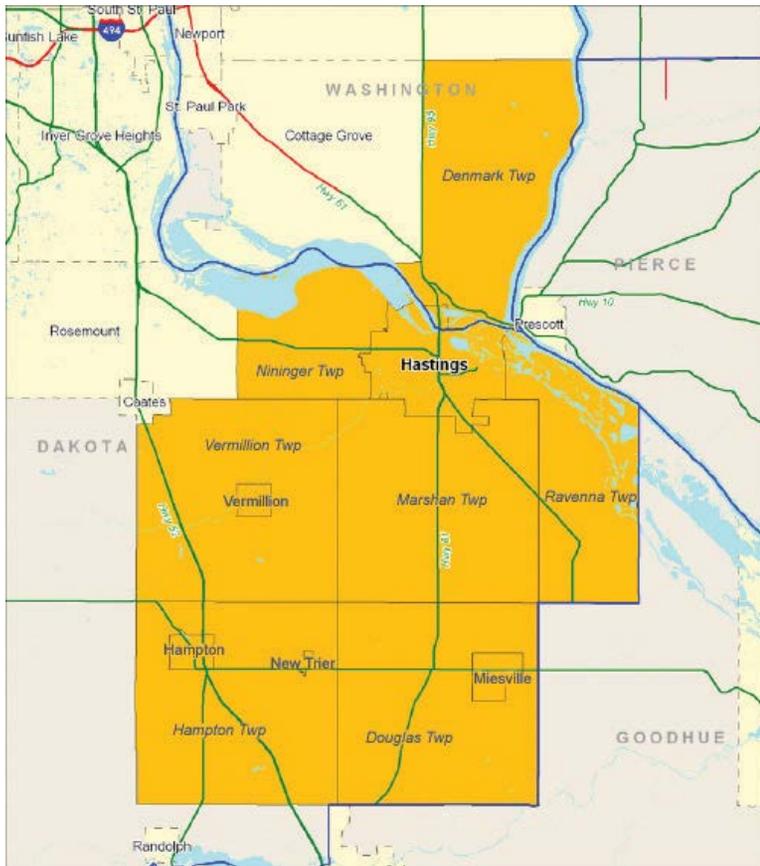
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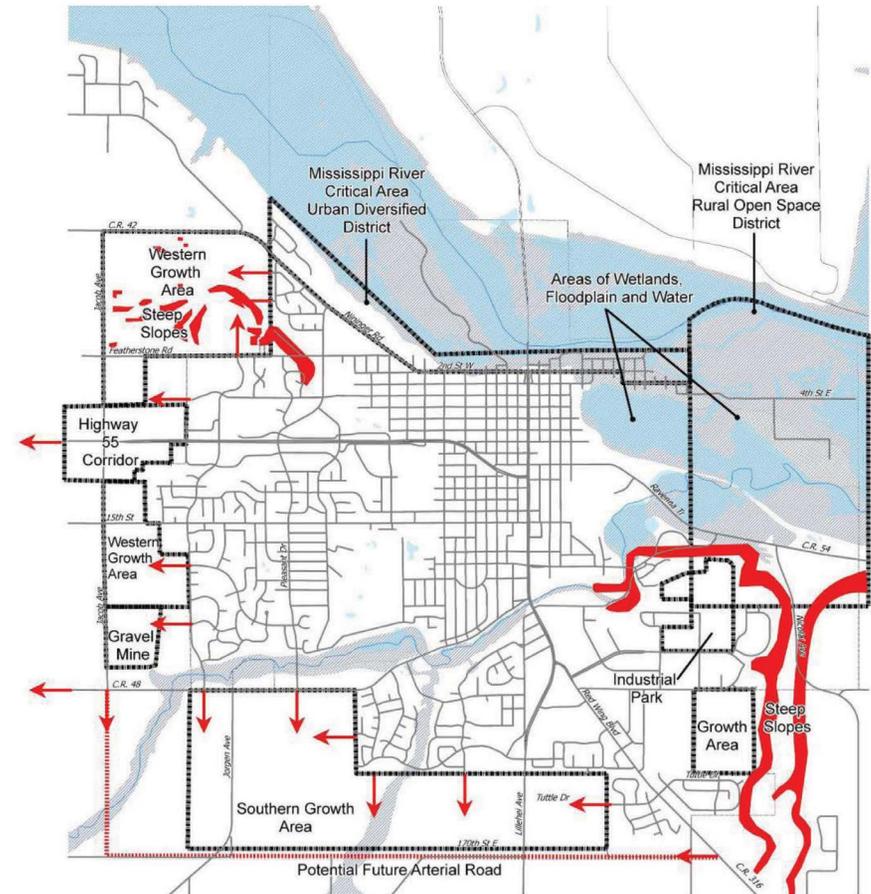
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Primary Market Area



Major Growth Opportunities & Constraints

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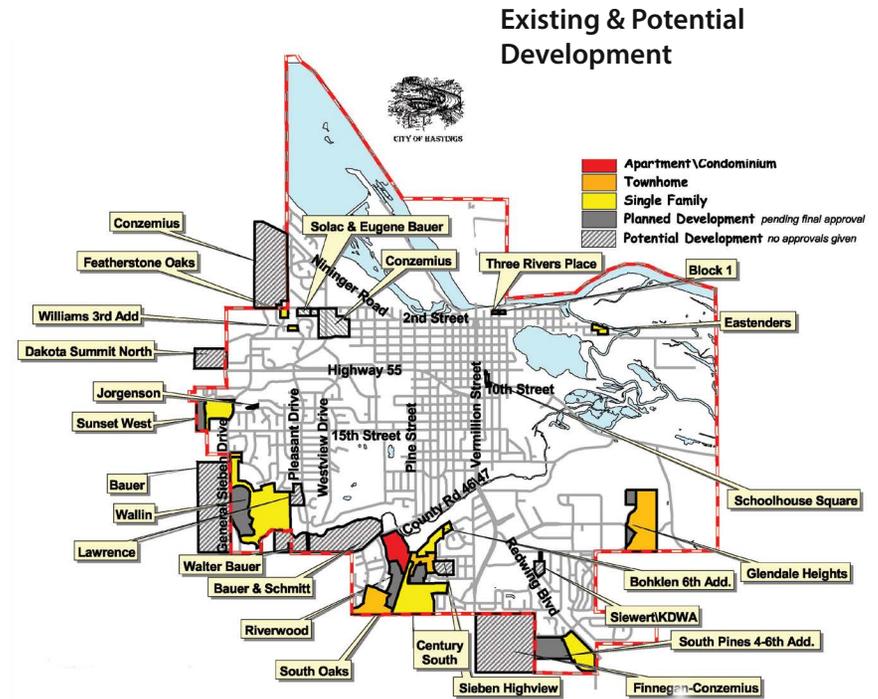
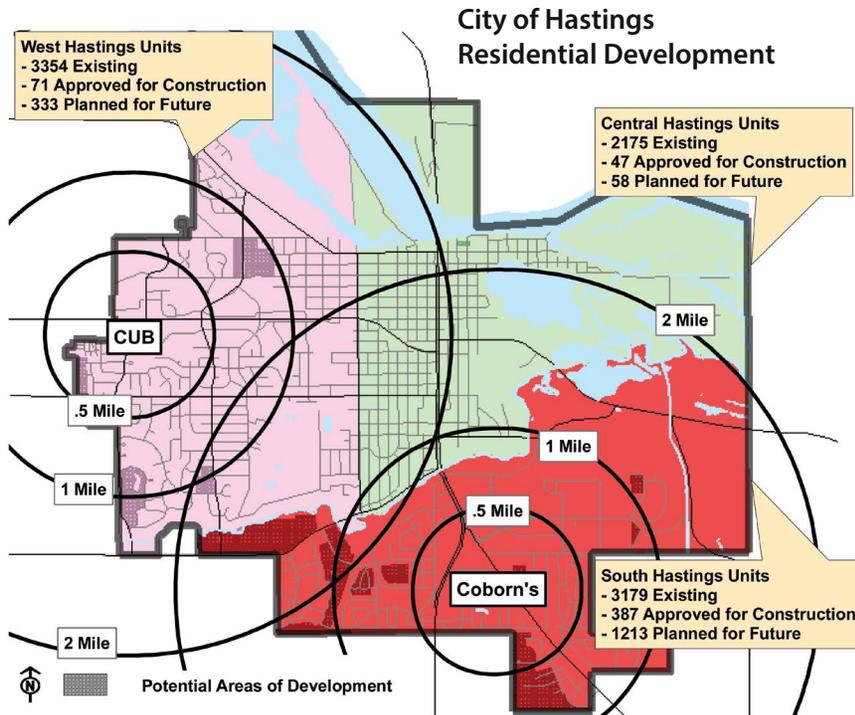
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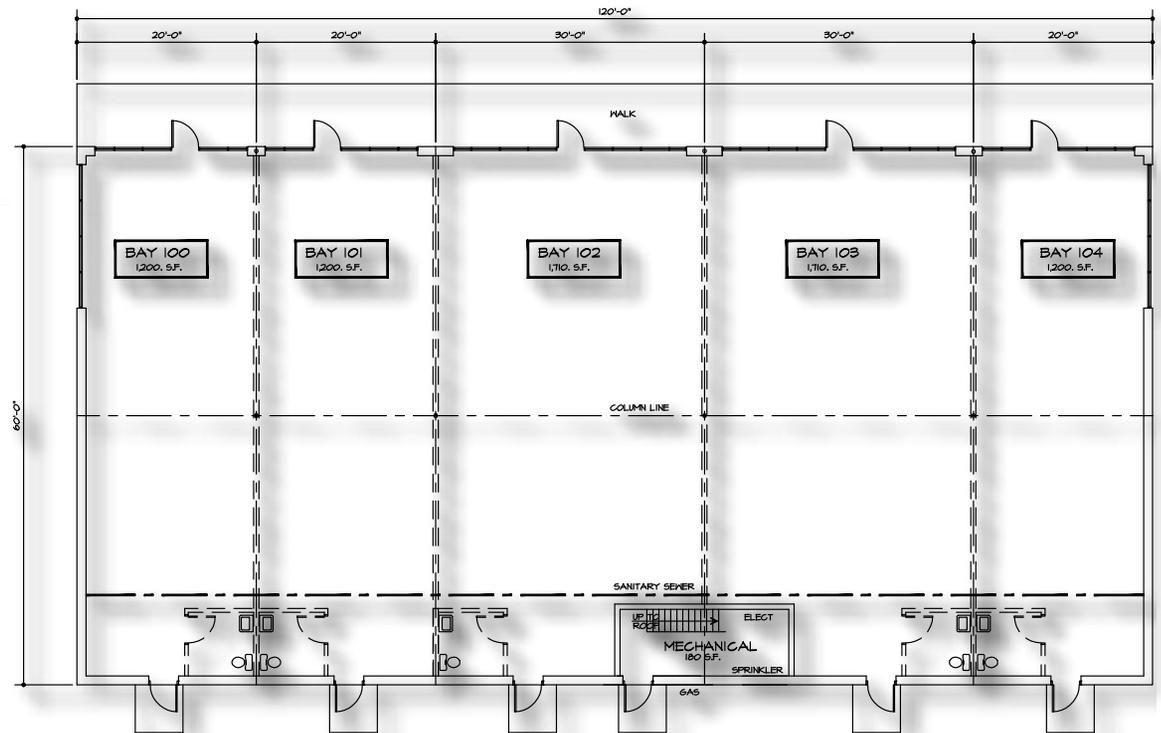
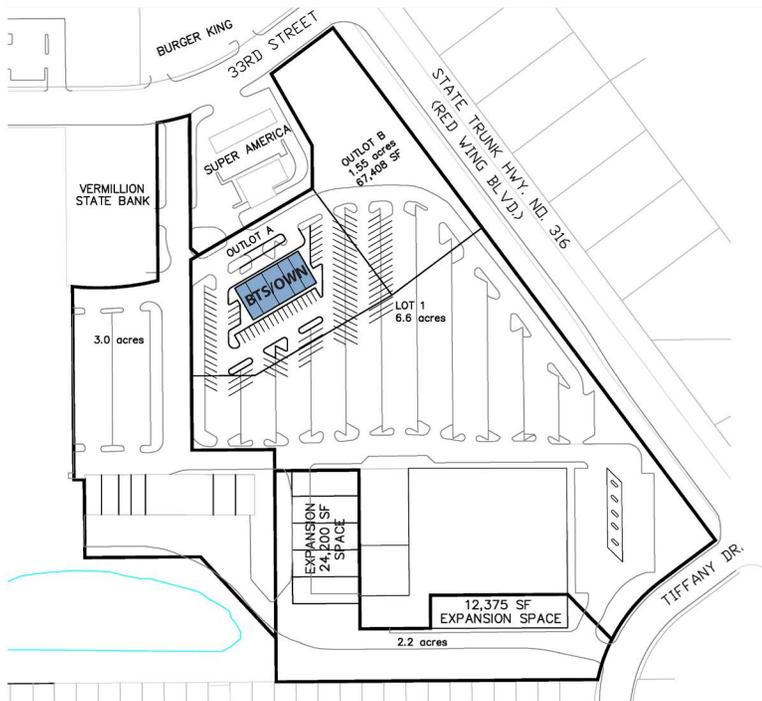
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