

RETAIL AVAILABLE | FOR LEASE

SIXTH STREET STATION

500-524 Pine Street | Monticello, MN



TRANSWESTERN

REAL ESTATE
SERVICES



OVERVIEW



PROPERTY INFORMATION

- Name: Sixth Street Station
- Location: 500-524 Pine Street | Monticello, MN
- Building Size: 34,251 SF
- Signage: Pylon signage available



FOR LEASE

- 2,407 sf Available 4/1/22

2021 EST OPEX

- \$5.74 psf (\$2.69 psf Taxes + \$3.05 psf CAM)



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	4,089	20,723	33,396
Median HH Income	\$54,497	\$77,916	\$78,303
Average HH Income	\$69,749	\$87,298	\$88,422

** Sources: ESRI 2020 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



TRAFFIC COUNTS

- 29,000 vpd Pine Street
- 2,800 vpd Sixth Street
- 45,500 vpd I-94



COMMENTS

Former eye clinic space becoming available on April 1, 2022. Sixth Street Station is located on the high traffic corner of Highway 25 (Pine Street) and Sixth Street. Center tenants include Hirshfield's and Papa Murphy's. Excellent visibility with pylon signage available.

AREA TENANTS



SITE PLAN



Member of:
REALTY RESOURCES

