

# ECONO FOODS

205 WASHINGTON AVENUE  
HUTCHINSON, MN 55350

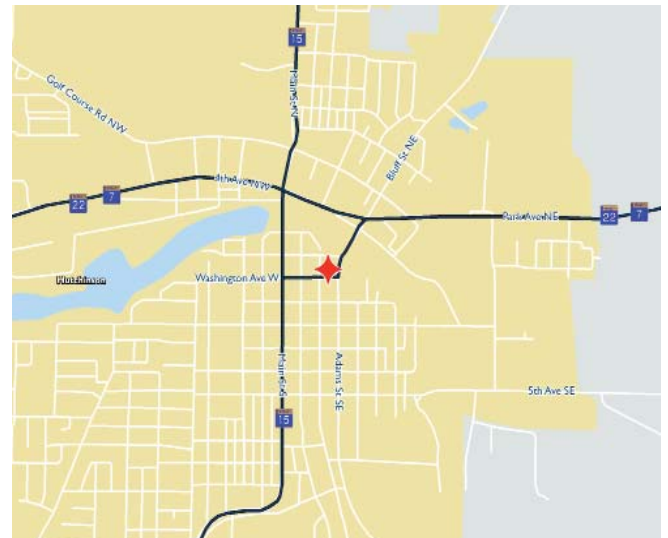
RETAIL SPACE FOR SALE OR LEASE

42,071 SQUARE FEET AVAILABLE



## LOCATION FEATURES

- Property For Sale or Lease
- Shares the building with the only liquor store in Hutchinson that brings high sales and traffic
- Located in the heart of downtown Hutchinson with great access to the market
- Adjacent to ShopKo and Ace Hardware
- Very clean building with high ceilings, 3 docks and mezzanine offices



For more information, please contact:

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# 205 WASHINGTON AVENUE E, HUTCHINSON, MN

## Retail Space For Lease

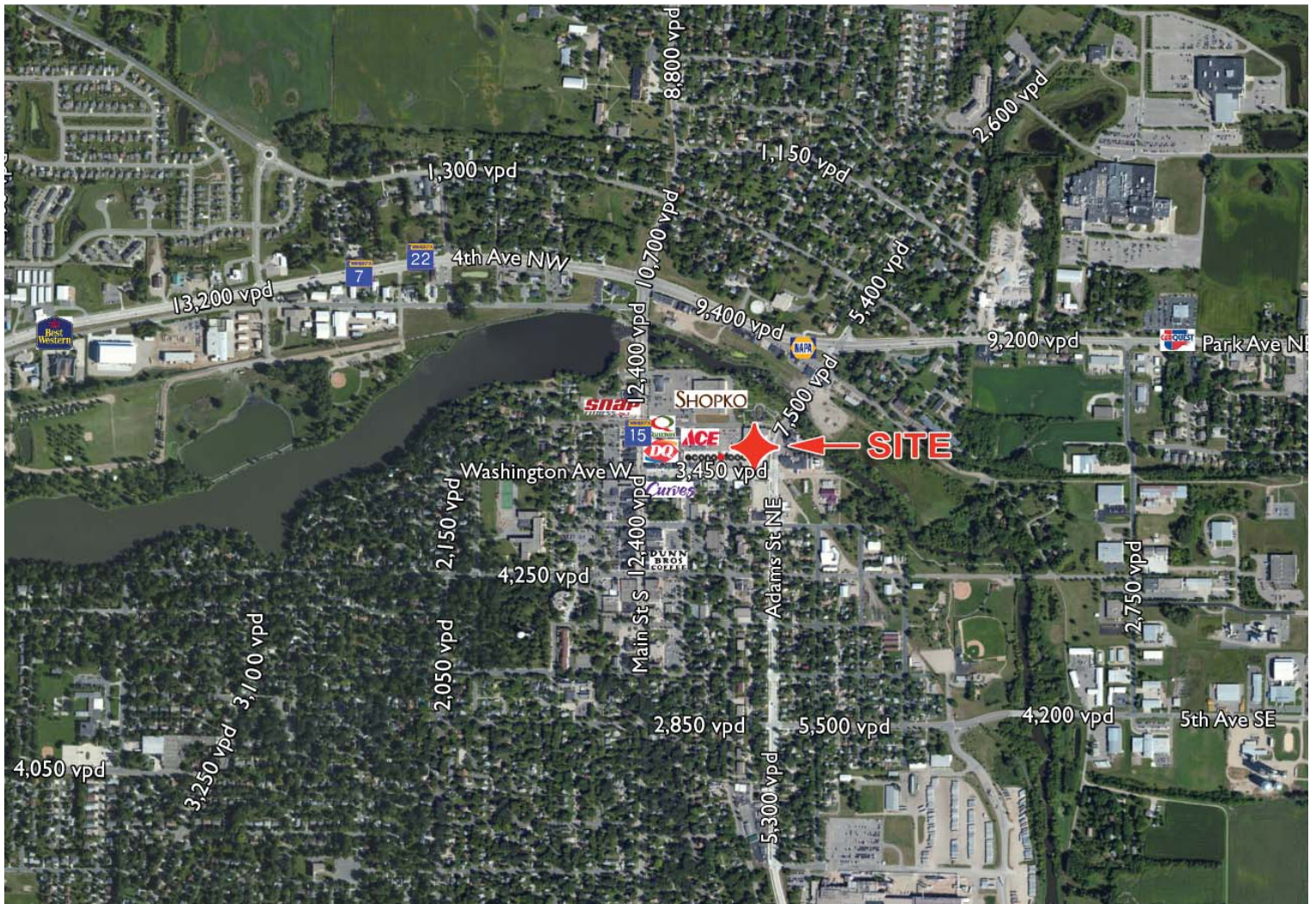
42,071 SF  
AVAILABLE

| BUILDING FEATURES   |                                  |
|---------------------|----------------------------------|
| LOCATION            | Washington Ave E & Adams St NE   |
| BUILDING SIZE (GLA) | 42,071 square feet on 4.65 acres |
| SPACE AVAILABLE     | 42,071 square feet               |
| SALE/LEASE RATE     | Negotiable                       |
| TERM OF LEASE       | Negotiable                       |

| DEMOGRAPHICS (2010) | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| POPULATION          | 6,626    | 15,173   | 16,496   |
| HOUSEHOLDS          | 2,847    | 6,263    | 6,749    |
| AVG. HH INCOME      | \$58,328 | \$63,222 | \$63,803 |
| DAYTIME POPULATION  | 8,006    | 14,387   | 14,690   |

| OPERATING EXPENSES (2013 ESTIMATES) |            |
|-------------------------------------|------------|
| TOTAL                               | \$2.68 psf |

| TRAFFIC COUNTS                       | VPD   |
|--------------------------------------|-------|
| 1ST AVENUE NE WEST OF ADAMS ST SE    | 2,550 |
| WASHINGTON AVE E WEST OF ADAMS ST SE | 3,450 |
| ADAMS ST SE SOUTH OF 1ST AVENUE NE   | 5,300 |



RETAIL AERIAL

For more information visit

<http://www.nashfinchrealstate.com>

