

Hastings Marketplace

1640 S Frontage Road | Hastings, MN

2,016 USF For Lease

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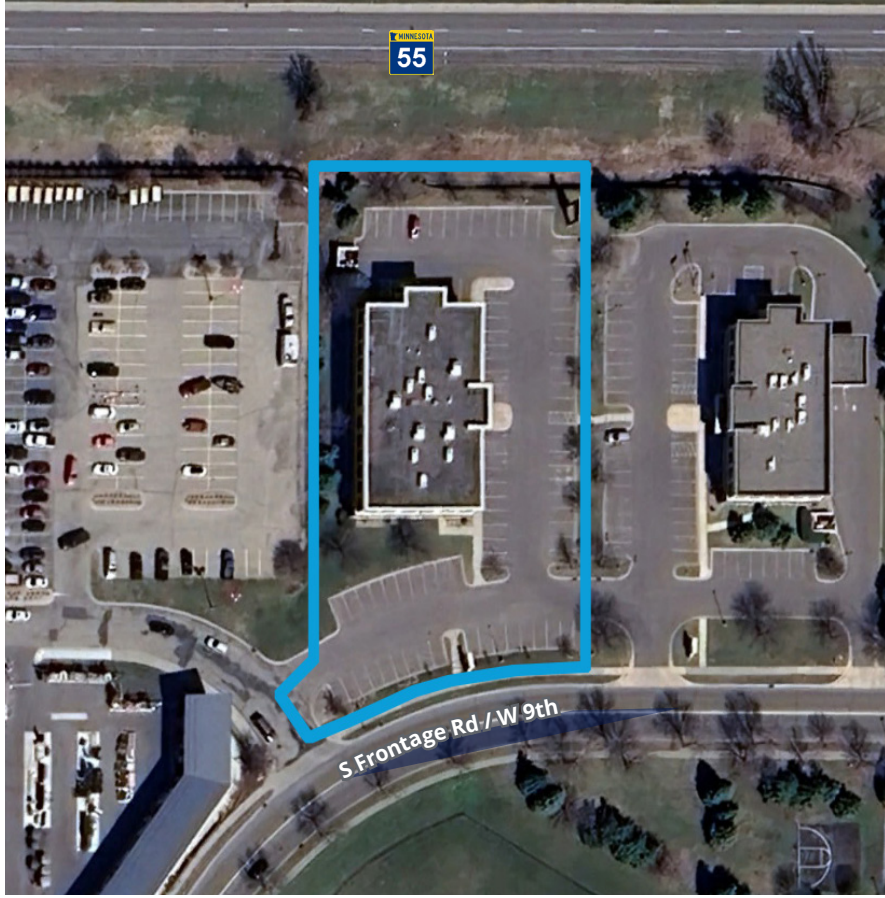
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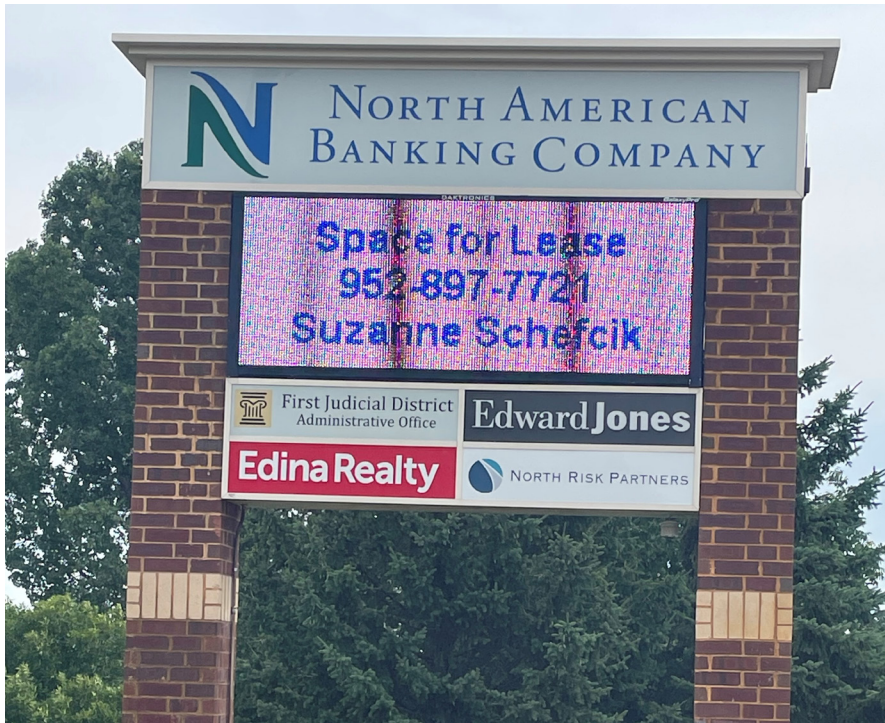
1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

Property **Information**

- Located off of Highway 55
- Across from the Dakota County Government Center
- Excellent signage available
- Close proximity to area amenities

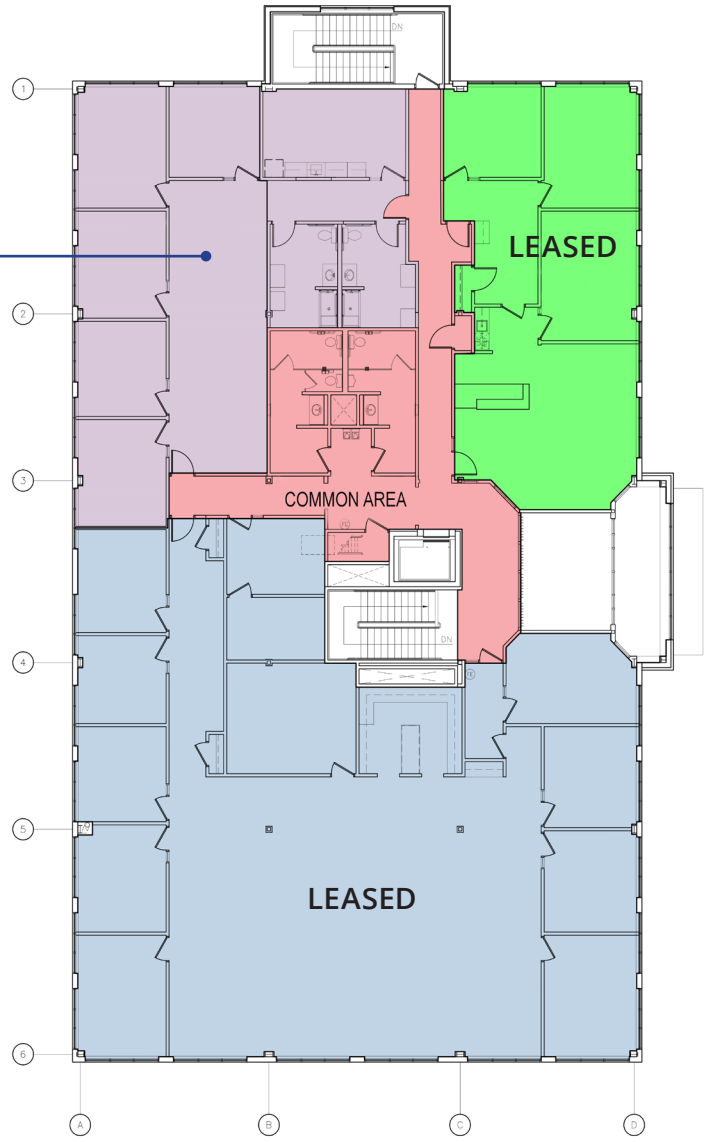
Address	1640 South Frontage Road Hastings, MN 55033
Building Size	20,564 SF
Parcel Size	1.49 Acres
Year Built	2007
Building Class	B
Floors	Two (2)
Parking	50 Surface Spaces
Available Space	Suite 202: 2,016 USF
Tax/CAM	$11.46 PSF
Net Rental Rate	Negotiable





Floor **Plan**

Suite 202
2,016 USF



2 A1.0 2ND FLOOR PLAN
1/8" = 1'-0"

Population, Income & Housing **Trends**

Population Trend

2000 Total Population	2010 Total Population	Current Total Population	5 Yr Projected Total Population
23,801	28,121	29,522	30,912

Median Household Income

Current Median HH Income	5 Yr Projected Median HH Income
$101,296	$110,432

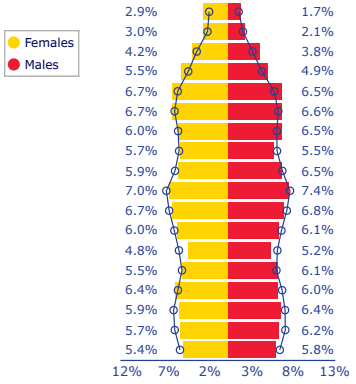
Average Household Income

Current Average HH Income	5 Yr Projected Avg HH Income
123,246	139,480

Per Capita Income

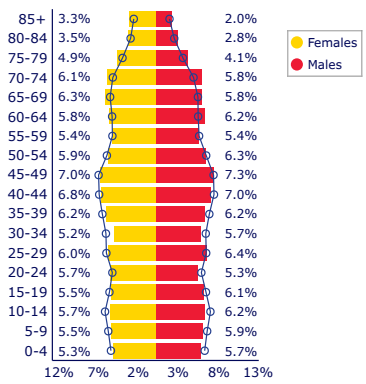
Current Per Capita Income	5 Year Projected Per Capita Income
$50,907	$58,006

Current Age Pyramid



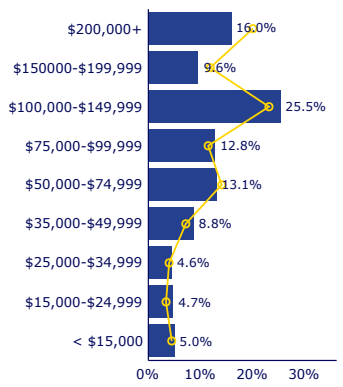
Dots show comparison to: Dakota County

5 Yr Projected Age Pyramid



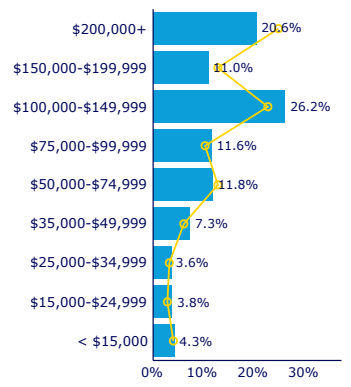
Dots show comparison to: Dakota County

Current HH By Income



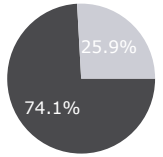
Dots show comparison to: Dakota County

5 Yr Projected HH By Income



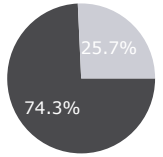
Dots show comparison to: Dakota County

Current Housing By Ownership



Owner Occupied HUs | Renter Occupied HUs

5 Yr Projected Housing By Ownership



Owner Occupied HUs | Renter Occupied HUs

2026 Race and ethnicity (Esri)

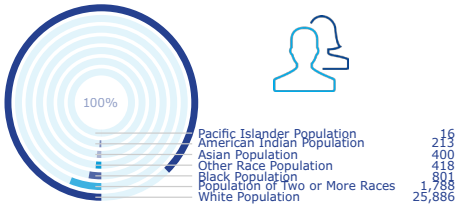
The largest group: White Alone (87.68)

The smallest group: Pacific Islander Alone (0.05)

Indicator	Value	Diff
White Alone	87.68	+15.93
Black Alone	2.71	-6.66
American Indian/Alaska Native Alone	0.72	+0.11
Asian Alone	1.35	-4.45
Pacific Islander Alone	0.05	0
Other Race	1.42	-3.06
Two or More Races	6.06	-1.89
Hispanic Origin (Any Race)	4.19	-4.90

Bars show deviation from: Dakota County

Current Year Population By Race



Current Annual Household Spending

Apparel & Services	Computers & Hardware	Health Care	Food at Home	Food Away from Home
$2,536	$224	$8,170	$7,852	$4,413

EDUCATION

No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree
4%	27%	36%	33%

Current Year Housing Stats

Median Home Value	$374,559
Median Contract Rent	$1,084
% of Income for Mortgage	21.8%

1640 S Frontage Rd, Hastings, Minnesota, 55033
5 mile radius

Population, Income & Housing Trends

Colliers

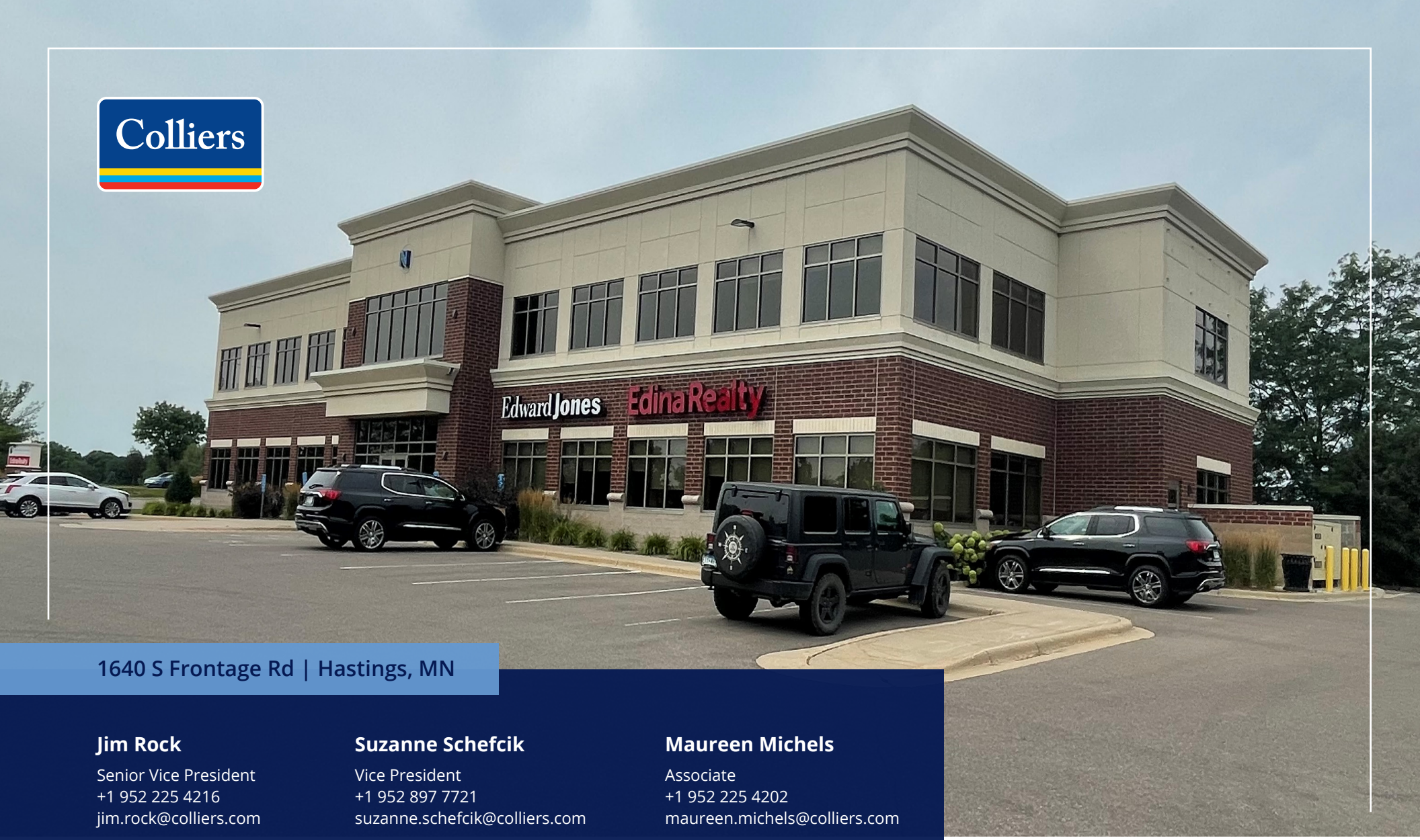
Location **Overview**

Highway 55
10,675 vpd

S Frontage Road
3,485 vpd

General Sieben Dr
9,637 vpd





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