CANNON MALL

31265 COUNTY 24 BOULEVARD
CANNON FALLS, MINNESOTA 55009

hj development
2655 Cheshire Lane North
Plymouth, MN 55447
952-476-9400

Chris Moe | Principal
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763-285-7236

ACQUIRE | DEVELOP | MANAGE | ADVISE

OFFERING SUMMARY

Property Type:	Hybrid Retail/Storage
Structures:	Enclosed Mall Three Mini-Storage Buildings
Site Size Developed:	13.31 Acres
Site Size Undeveloped:	5.75 Acres
Tenancy:	Multi-Tenant
Mall Occupancy:	100%
Mall Gross Rentable Area:	46,636 SF
NOI:	$83,000
Purchase Price:	$1,975,000
2022 Property Taxes:	$26,626

MALL TENANTS

Ace Hardware	13,785 SF	**Magnolia Lane**	630 SF
Family Dollar	7,983 SF	**Express Services**	416 SF
Geno's	1,417 SF	**Snap Fitness**	5,817 SF
Vintage Finds	1,795 SF	**Ace Hardware**	859 SF
Ice B'Gone Magic	9,129 SF	**Roofing & Restoration - Services of America**	800 SF
Vintage Finds	1,988 SF		
Great China	1,838 SF	**Geno's**	179 SF





TRAFFIC COUNTS

4th Street South:	6,903 cars/day
Hwy 52 Boulevard:	24,100 cars/day
County 25 Boulevard:	930 cars/day

DEMOGRAPHICS

	1 Mile:	3 Miles:	5 Miles:
Population:	2,031	6,025	7,572
Daytime Population:	1,321	3,305	3,665
Households:	908	2,519	3,094
Avg HH Income:	$89,410	$103,336	$109,301

HJ hj development

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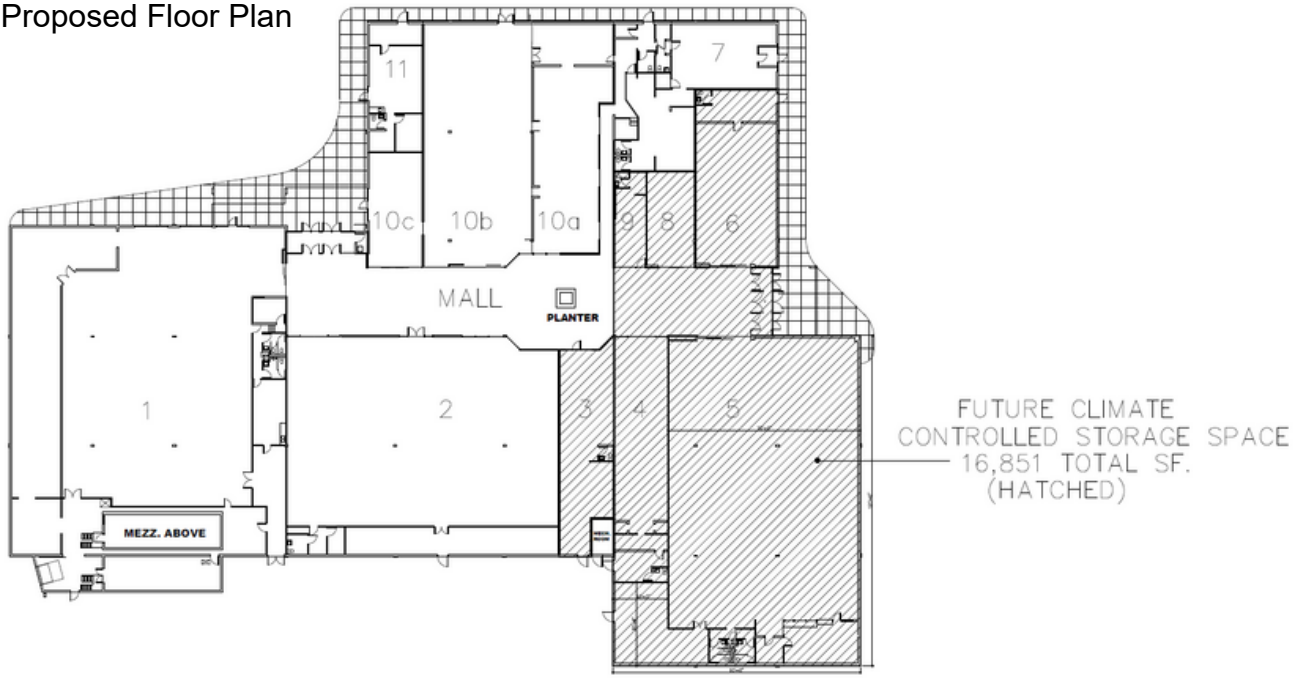
All information furnished regarding this property for sale has been obtained from sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the information, and the property is offered "as-is". This submission may be modified at any time.

SITE LOCATION

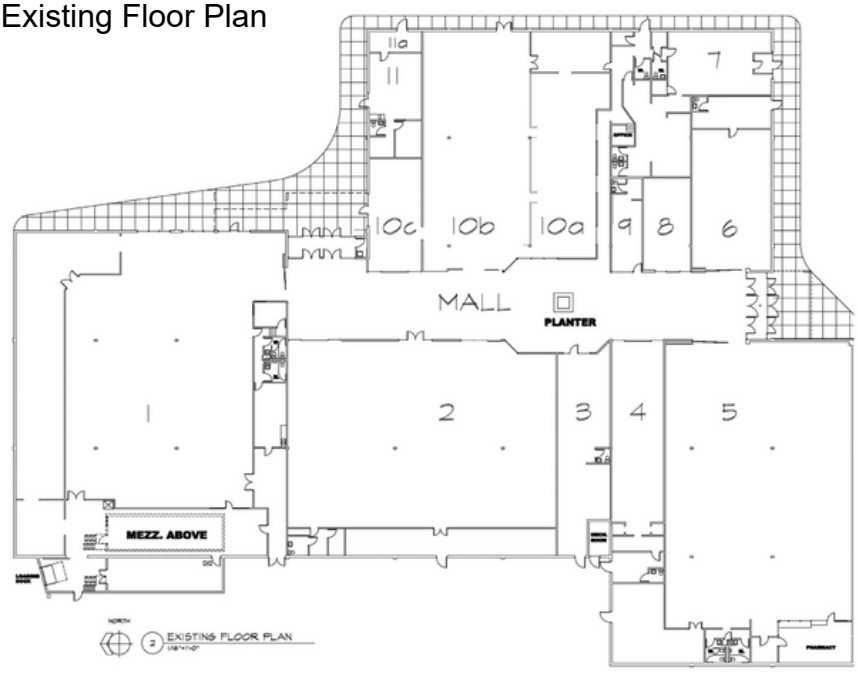


INDOOR MALL

Proposed Floor Plan



Existing Floor Plan



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INDOOR MALL PROPOSED STORAGE



1st Unit Mix Schedule				
Count	Name	Rent As	%	Yield
20	5 X 5	500	16%	1.43%
1	5 X 7.5	37.5	1%	0.11%
21	10 X 5	1050	17%	3.01%
1	10 X 7.5	75	1%	0.21%
48	10 X 10	4800	38%	13.75%
1	10 X 12.5	125	1%	0.36%
22	10 X 15	3300	17%	9.46%
11	10 X 20	2200	9%	6.30%
1	10 X 25	250	1%	0.72%
126		12337.5	100%	35.35%

- 5 X 5
- 5 X 7.5
- 10 X 5
- 10 X 7.5
- 10 X 10
- 10 X 12.5
- 10 X 15
- 10 X 25
- 10 X 20

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