CROSSROADS MALL

275 33RD STREET WEST
HASTINGS, MINNESOTA 55033

HJ 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
Tenancy:	Multi-Tenant
Gross Rentable Area:	16,800 SF
Year Built:	1990
Parking:	93 Surface Stalls
Site Size:	3 Acres | 130,551 SF
Zoning:	C-4 Regional Shopping Center
NOI:	$98,095 Stabilized
Purchase Price:	$1,675,000
2022 Property Taxes:	$30,638

TENANTS

Snap Fitness	4,092 SF
Your Storage Facility	11,048 SF
VFW	1,660 SF





TRAFFIC COUNTS

33rd Street West:	4,550 cars/day
Hwy 61/Vermillion Street:	9,700 cars/day
Red Wing Boulevard:	14,200 cars/day

DEMOGRAPHICS

	1 Mile:	3 Miles:	5 Miles:
Population:	5,757	22,613	30,415
Daytime Population:	2,448	11,892	14,408
Households:	2,283	9,344	12,382
Avg HH Income:	$109,106	$110,267	$113,817

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STORAGE FACILITY



SECURE DOORS CLOSED, AND LINE
WITH GLUM LINER INSIDE BLDG (8plcs)

- 5 X 7
- 5 X 8
- 5 X 10
- 10 X 7.5
- 10 X 8
- 10 X 10
- 10 X 12.5
- 10 X 15
- 10 X 20
- 12 X 8
- 12 X 12.5
- 13 X 12.5
- 15 X 7
- 15 X 8
- 20 X 7.5
- 20 X 8

1st Unit Mix Schedule			
Count	Name	Rent As	%
1	5 X 7	35	2%
5	5 X 8	200	8%
3	5 X 10	150	5%
3	10 X 7.5	225	5%
4	10 X 8	320	7%
5	10 X 10	500	8%
3	10 X 12.5	375	5%
3	10 X 15	450	5%
17	10 X 20	3400	29%
1	12 X 8	96	2%
1	12 X 12.5	150	2%
1	13 X 12.5	162	2%
2	15 X 7	210	3%
2	15 X 8	240	3%
6	20 X 7.5	900	10%
2	20 X 8	320	3%
59		7733	100%

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