



For Lease

919 Vermillion St., Hastings, MN 55033



Schoolhouse Square Retail Shops

- ◆ **Join Premier Bank, Green Mill, Anytime Fitness, Verizon, Dunn Brothers and Public Defender Offices**
- ◆ **Great Location at Highways 61 and 55**
- ◆ **29,000 cars per day at traffic light**
- ◆ **Visibility and ample parking in front and back**
- ◆ **Only 1,352 RSF left !**
- ◆ **Ideal for salon, shipping store, sandwich shop for retail and office uses**
- ◆ **\$6.00 operating expenses 2009**
- ◆ **New construction in a historic location**

For more information, contact:

Roz Peterson

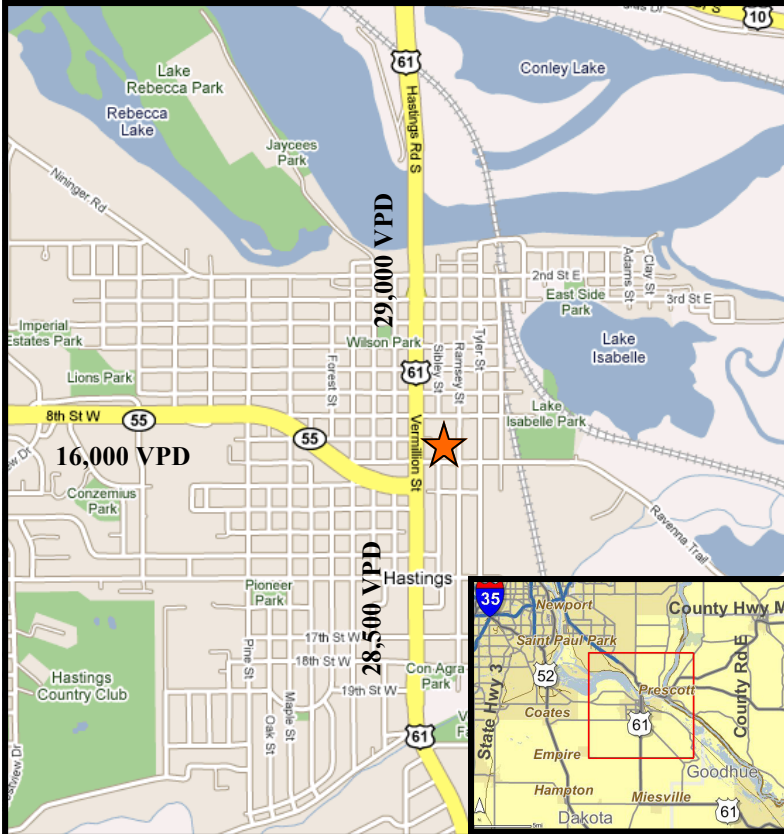
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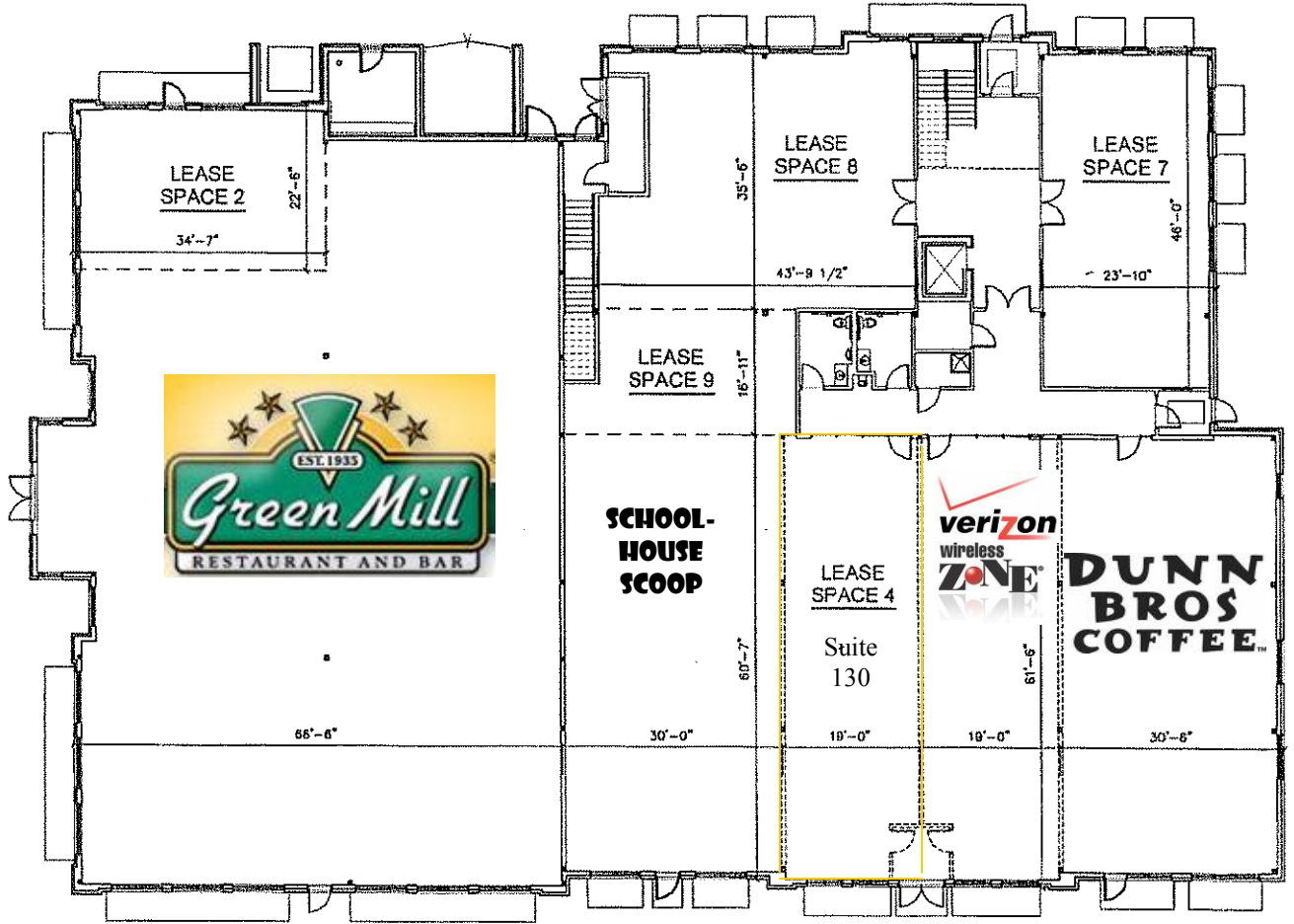
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Schoolhouse Square



MAIN LEVEL

NORTH ←

Highway 61

Space Suite Rentable Square Feet
 3 130 1,352 RSF 1,134 SF Usable

Space Dimensions:
 19' Width
 61' 6" Depth

Signage on Building facing Hwy 61 & by rear parking lot

Common Restrooms
 Shared vestibule entrance with Verizon

Build to suit construction in existing gray shell

Signage on sign board

Hastings is the home of the Dakota County seat. Hwy 61 is a major north-south corridor crossing the Mississippi River. Hastings is close to the Minneapolis St. Paul metro via Hwy 55. It is a community with a lot of history and new development. This location was the former Hastings high school that was located here prior to the redevelopment in 2004 and expanded in 2006.

Demographics	1 Mile	3 Mile	5 Mile
Population	7,107	24,619	30,432
Med HH Inc	\$63,445	\$71,493	\$73,833
Ave HH Inc	\$74,216	\$81,485	\$83,036
Daytime Pop	3,395	12,503	14,831