



FORMER ECONO FOODS

710 Faxon Road | Norwood-Young America, MN 55368

23,460 SF Light Industrial Free-Standing Building For Sale and For Lease

710 Faxon Road is in the growing community of Norwood-Young America where businesses thrive, and opportunities are found. Carver County is noted for having the richest average household income. The former Econo Foods building also has easy access to Highway 212 and is a great owner/user opportunity.

Available For Lease or Sale: 23,460 sf

- 2021 Total Tax: \$49,694.00
- Lease Rate: \$5.50 psf (absolute net lease)
- Sale Price: \$1,200,000.00



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

Highlights and Features:

- Building: 23,460 sf
- Lot Size: 2.02 acres (87,991 sf)
- PID: 58.8500010 - 1.36 acres
- PID: 58.8500020 - .65 acres
- 1 dock door and 1 double door
- Young America Industrial Park
- Zoning: B-1 Light Industrial
- County: Carver
- Year Built: 1998
- Parking: approx 102 spaces
- Area Tenants: Family Dollar, McDonald's, Subway, Dairy Queen, Napa Auto, True Value, Snap Fitness

Demographics and Traffic Counts:

- Average Household Population by Drive Time:
3 minutes - 2,687, 5 minutes - 3,483 and 10 minutes - 6,067
- Average Household Income by Drive Time:
3 minutes: \$66,455, 5 minutes - \$71,884 and 10 minutes - \$78,184
- Traffic Counts: 11,000 vpd on Hwy 212, 4,850 on Cty Rd 33 and 4,700 vpd on Hwy 25

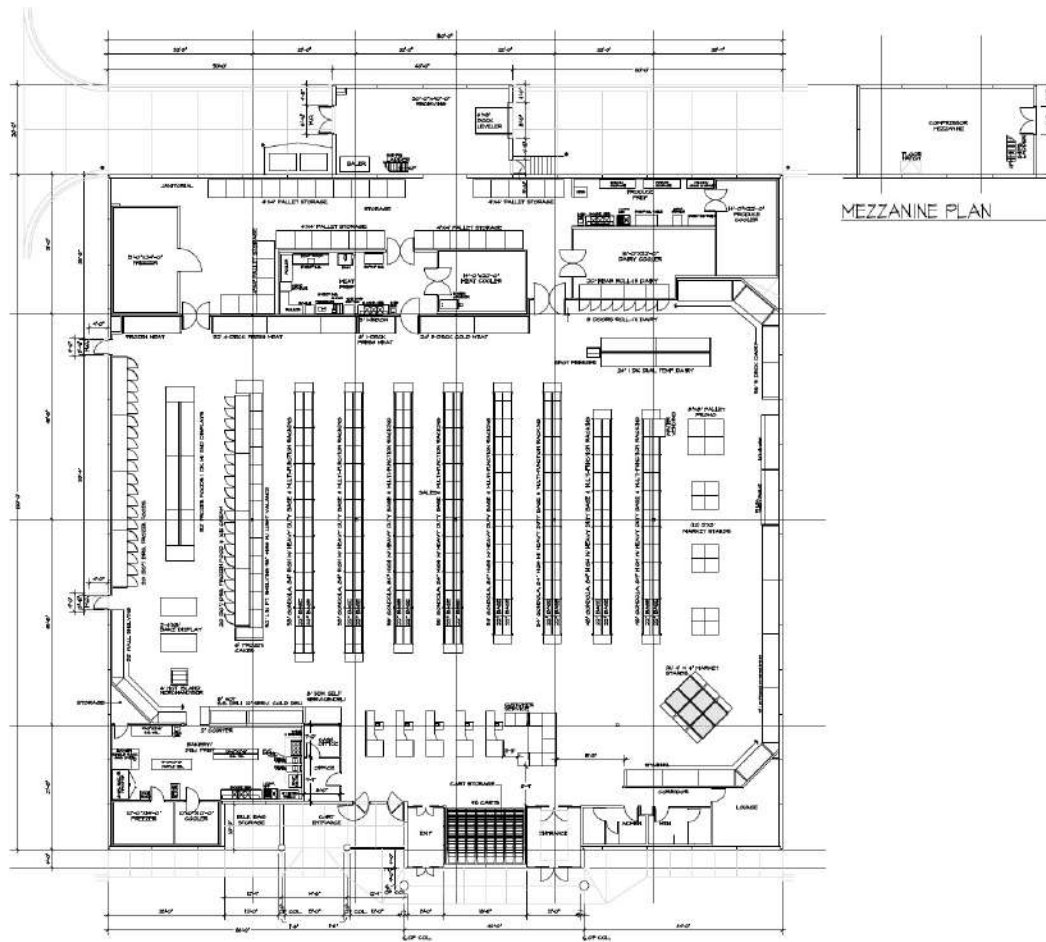
LAURA GILL
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Floor Plan



MEZZANINE PLAN

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TOTAL BUILDING SIZE:	24,280 S.F.
TOTAL SUPERMARKET SIZE:	24,280 S.F.
SUPERMARKET SALES AREA:	16,141 S.F.
SUPERMARKET BACKROOM:	8,718 S.F.
SUPERMARKET MEZZANINE:	250 S.F.
PHARMACY SPACE:	0 S.F.
LIQUOR STORE SPACE:	0 S.F.
MARK LEASE SPACE:	0 S.F.
OTHER LEASE SPACE:	0 S.F.

SHELVING SUMMARY	
GONDOLA ISLAND SHELVING	554 L.F.
HALL SHELVING	54 L.F.
LOW PROFILE GONDOLA	0 L.F.
LOW PROFILE HALL SHELVING	0 L.F.
TOTAL SHELVING	608 L.F.

NASH FINCH COMPANY
 Street: 7800 Francis Ave. South Olathe, HI 55435
 Mail: P.O. Box 505 Minneapolis, HI 55440-0505
 612-442-0844

ECONOFOODS
STORE NUMBER 003125
710 FAXON ROAD
NORWOOD, MN 55368

EQUIPMENT PLAN
EXISTING
SCALE: 1/8" = 1'-0"

DATE	ED-01471	Q-101
DRIVE BY	179	

Interior Photo



Interior Photo



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Building Photo

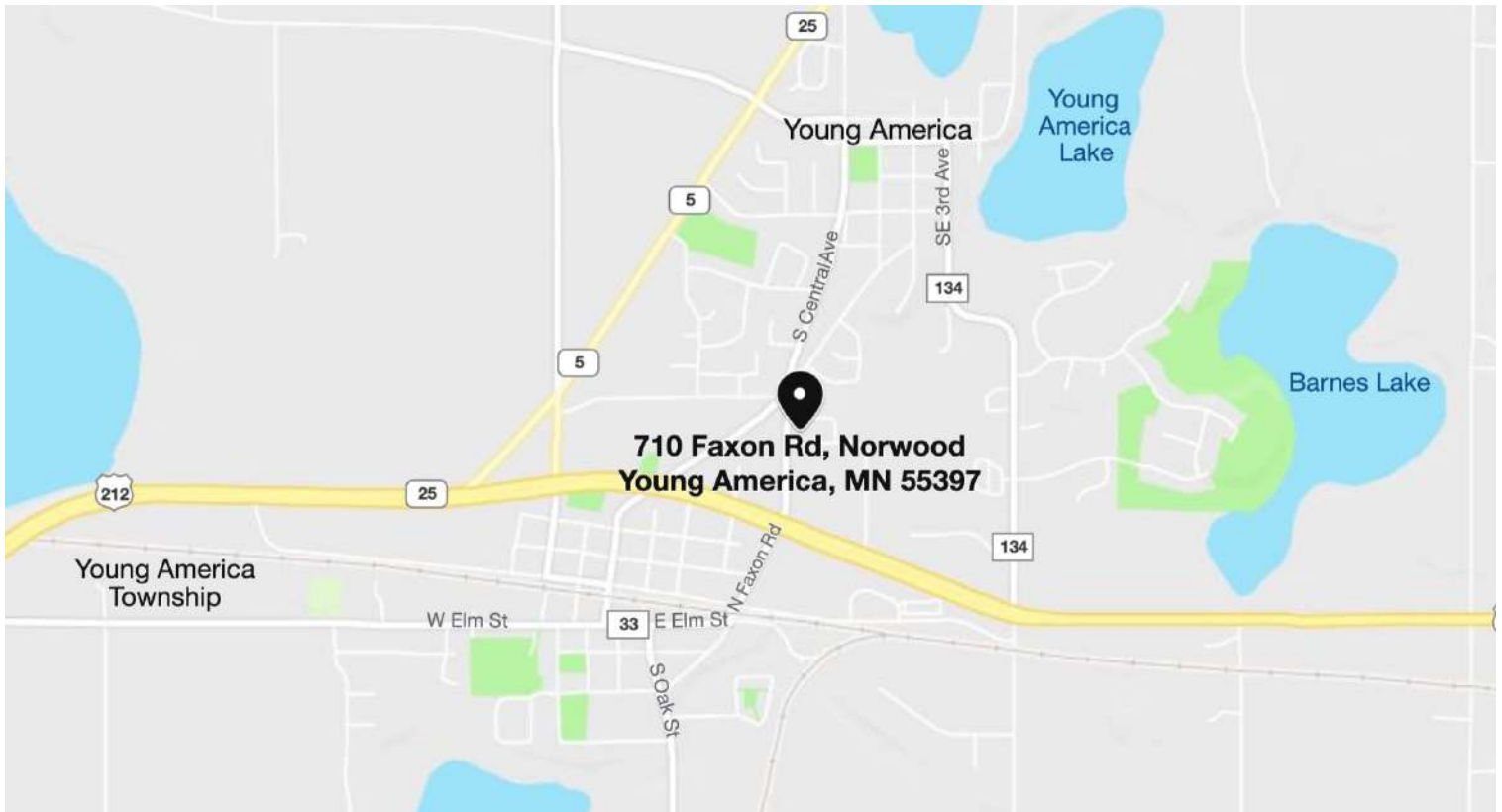


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Map



Aerial



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