



Retail Space For Lease

803 18th Ave NW, Austin, MN, 55912



- **Lease Rate** \$14.00 SF/yr (NNN)
- **CAM/RETax** \$4.50
- **Leasable Space** 1,461 SF
- **Year Built** 2012

- **Prime Location:** 1,461 sq ft retail space in a high-visibility, high-traffic area in Austin, MN.
- **Strategic Positioning:** Adjacent to Jimmy John's and surrounded by prominent businesses like Hy-Vee, Walmart, hotels, and popular restaurants
- **Versatile Opportunity:** Perfect for boutique shops, service businesses, or other retail ventures.
- **High Foot Traffic:** Benefit from steady customer flow driven by the area's bustling activity and nearby amenities.

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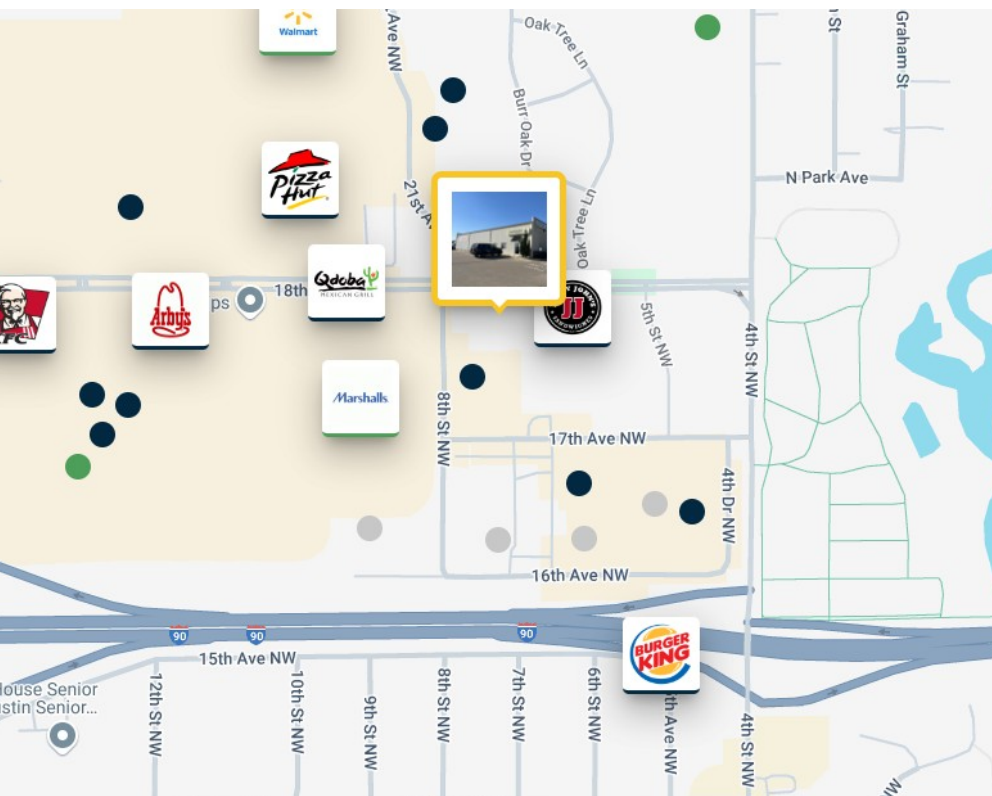
Discover an outstanding retail opportunity in the heart of Austin, MN. This 1,461 sq ft space is strategically located in a bustling area, offering convenience and visibility. Nearby Establishments: Adjacent to Jimmy John's and surrounded by high-profile businesses, including Hy-Vee, Walmart, hotels, and various restaurants. Retail Advantage: Versatile Space: Ideal for a range of retail ventures, from boutique shops to service-oriented businesses. High Traffic: Benefit from the constant flow of visitors attracted by the prominent co-tenants and nearby amenities. Position your business for success in this dynamic retail space. Contact us for further details and to schedule a viewing. Don't miss the chance to establish your presence in this thriving commercial hub in Austin, MN.

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