

511 STATE ST S

Waseca, MN 56093



PROPERTY DESCRIPTION

Boasting 1,200sqft of highly adaptable Class C commercial space, this single-story property is strategically located on the busy Hwy 13 corridor, directly opposite City Hall. With 6,500+ vehicles passing daily and ample parking options—including onsite, street, and a large city lot across the street—your business visibility is built in. The interior is fully customizable to suit tenants ranging from cannabis retail to traditional office setups. Lease at \$12/sqft/month (mod gross) or explore ownership—terms negotiable. Situated near popular eateries, gas stations, and hotel accommodations, this property blends accessibility and local foot traffic for maximum commercial impact.

PROPERTY HIGHLIGHTS

- Great location
- Access to HWY 13
- Customizable upon client need
- Ideal for cannabis retail

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	\$1,500.00 per month (MG)
Available SF:	1,200 SF
Lot Size:	4,684 SF
Building Size:	1,200 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,838	4,292	5,802
Total Population	7,192	11,049	14,835
Average HH Income	\$91,231	\$94,156	\$99,839

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

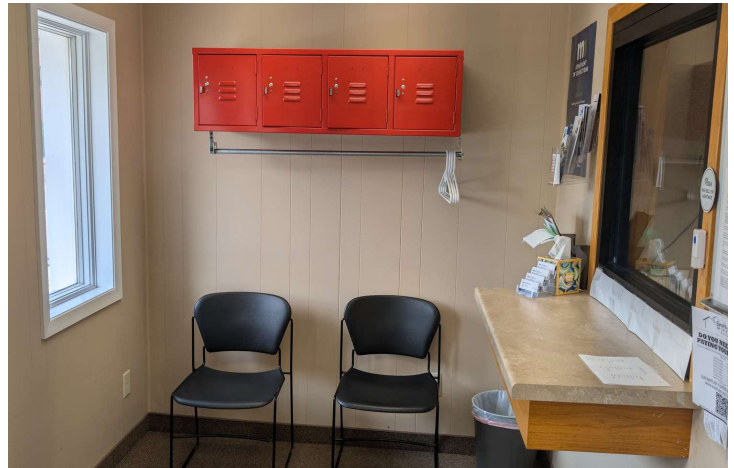
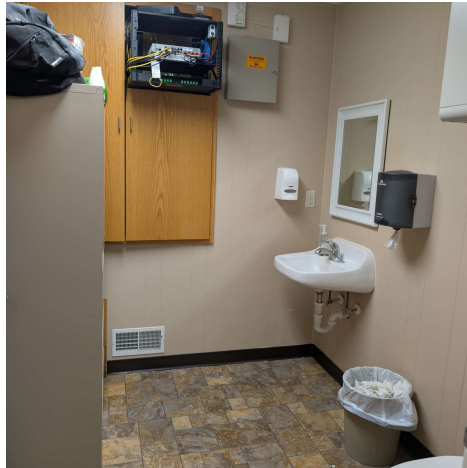
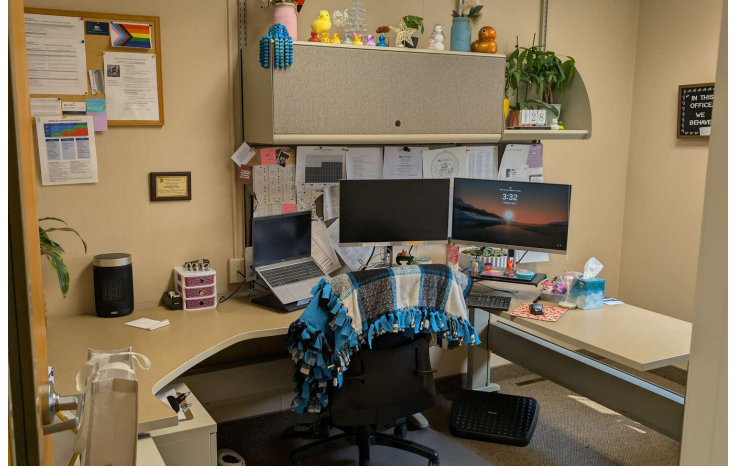
JAMES HALBUR
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OFFICE/RETAIL FOR SALE & LEASE

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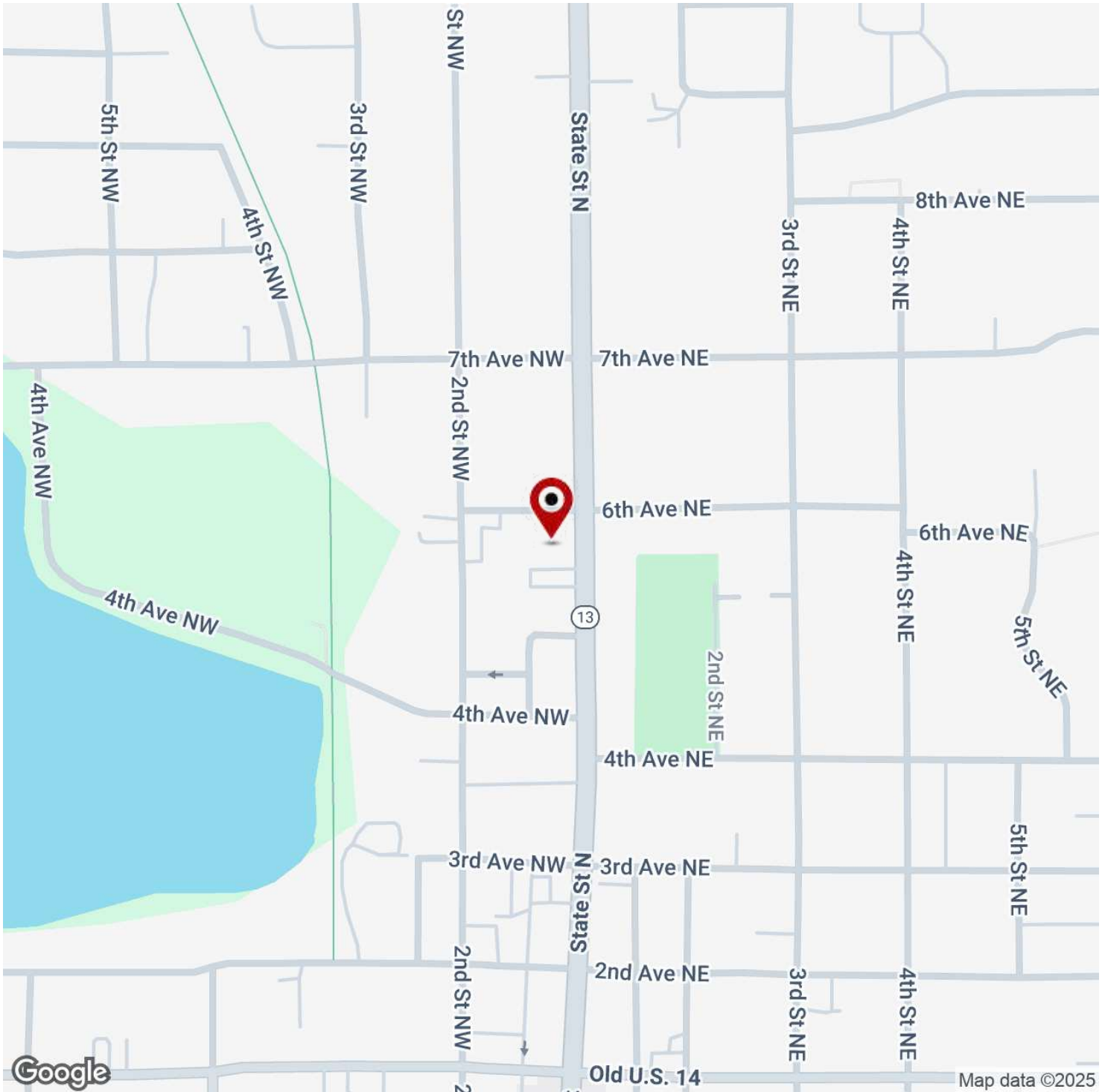
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Each Office Independently Owned and Operated fullsailcre.com

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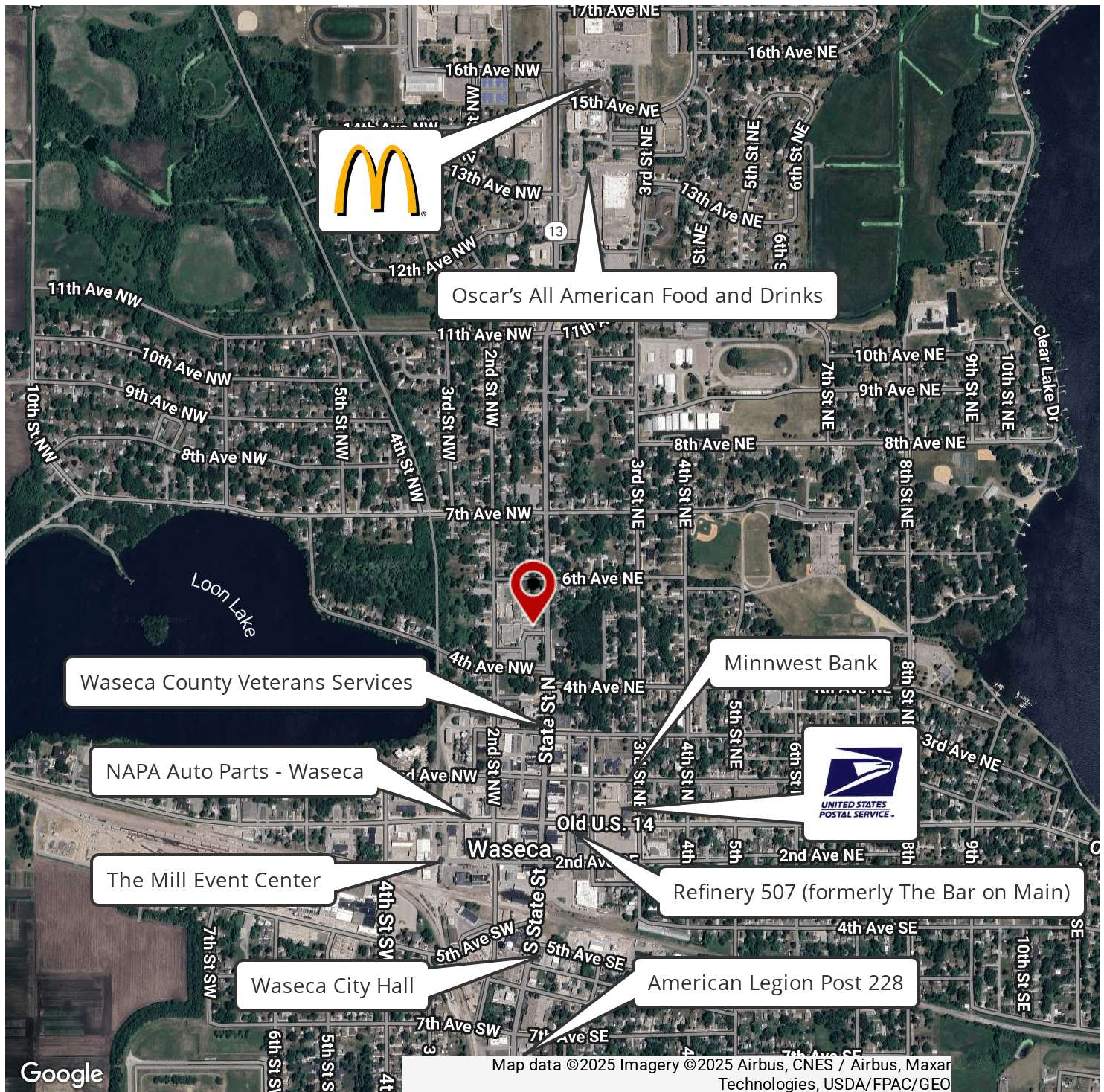
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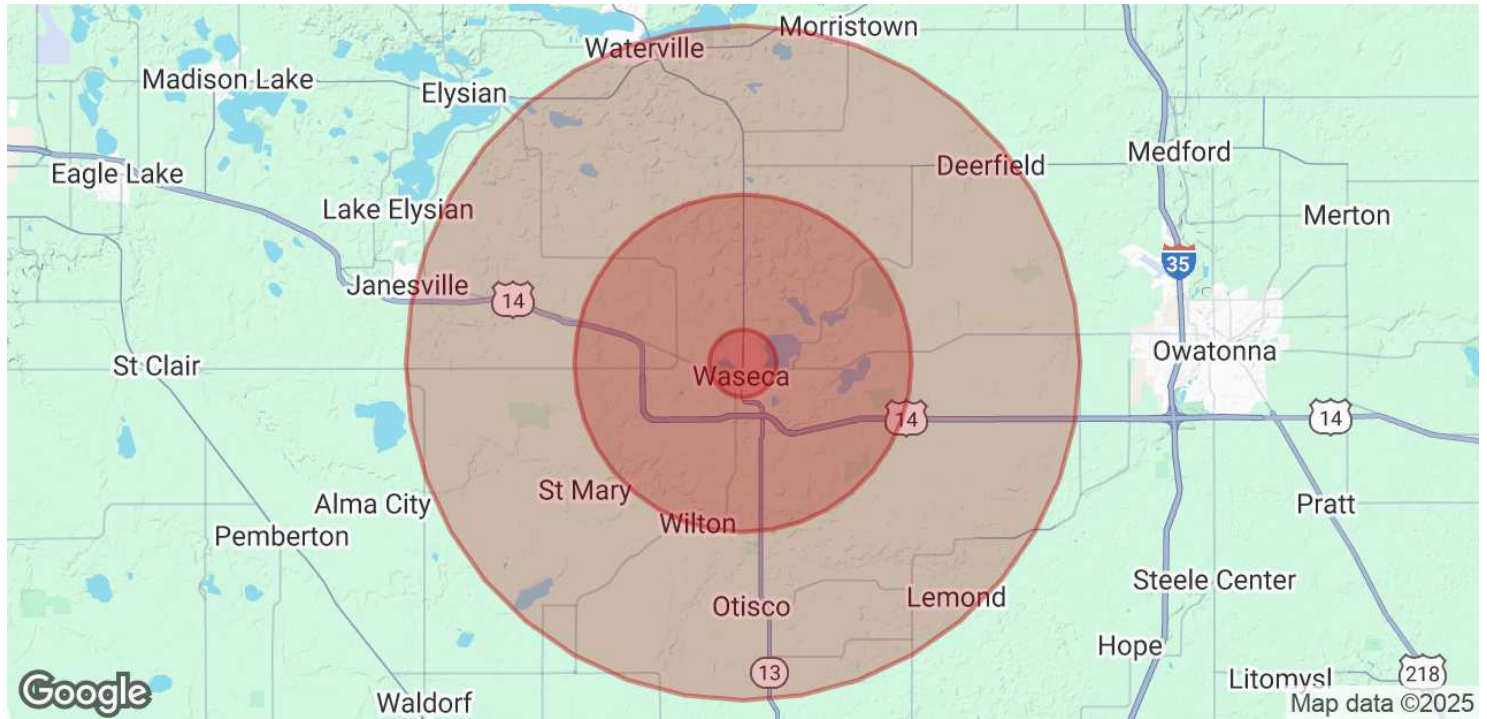
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,192	11,049	14,835
Average Age	40	41	41
Average Age (Male)	39	40	41
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,838	4,292	5,802
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$91,231	\$94,156	\$99,839
Average House Value	\$202,781	\$221,414	\$244,374

Demographics data derived from AlphaMap

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