



New Outparcel Building- Lot 2

New Outparcel Building 2

1011 18th Ave NW, Austin, MN 55912

- ❑ Price: \$23.00 - \$30.00 /SF/Yr
- ❑ Ideal for retail and restaurant users
- ❑ Second outlot building on 18th Ave.
- ❑ Neighbors include: Qdoba, Great Clips, T-Mobile, Shopko, Hy-Vee, Marshalls, Five Below, Pet Supplies Plus, Maurices, Shoe Sensations, and many more name brand stores.



Applebee's Grill + Bar
Takeout • Delivery

Pizza Ranch
Takeout • Delivery

AutoZone Auto Parts
Auto parts store

Pizza Hut
Takeout • Delivery

Austin Tobacco Store
Tobacco shop

18th Ave NW

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27

27

27

L.A. Nails

Arby's
Takeout • Delivery

O'Reilly Auto Parts
Auto parts store

Great Clips

Hy-Vee Gas

Mixto Fresh
Takeout

Jimmy John's
Takeout • Delivery

Games People Play
Sporting goods store

Mobile
Great Clips
qosha

Proposed Building

Caribou Coffee
Takeout

ChargePoint
Charging Station

Hy-Vee Bakery
Takeout • Delivery

Hy-Vee

SHOPKO
my life. my style. my store.

PET SUPPLIES PLUS
five BELOW
Marshalls
resources
SHOE

17th Ave NW

17th Ave NW

8th St NW

8th St NW

8th St NW

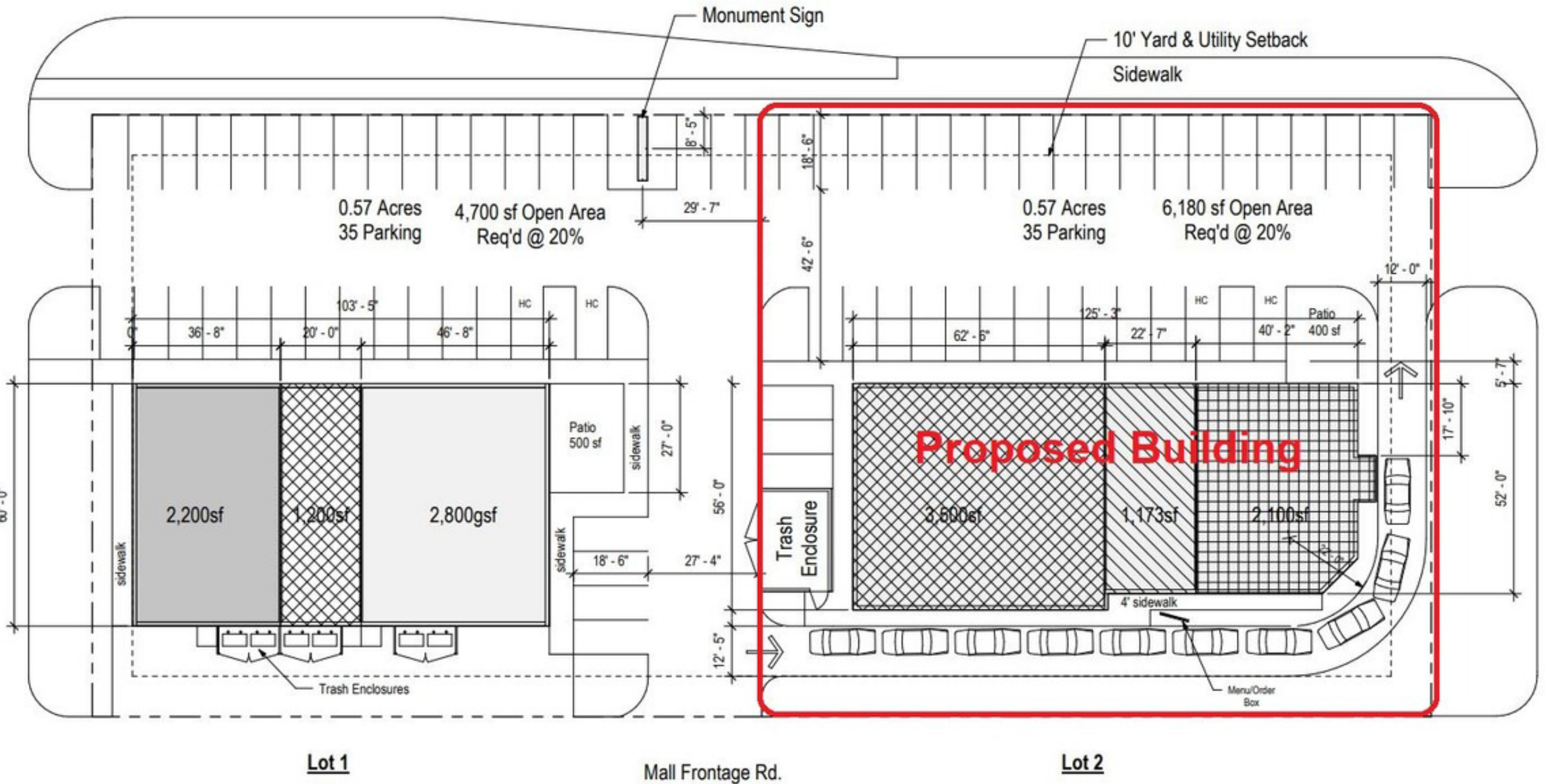
8th St NW

Perkins Restaurant
& Bakery
Takeout • Delivery

Cobblestone Hotel
& Suites - Austin
4.4 (49)
2-star hotel

AmericInn by
Wyndham Austin
4.3 (307)
2-star hotel

Option for drive-thru/takeout space



Listing Spaces and Info

Option to buy/lease all- combine or split however you want

Suite 300:

Available: 3,500 sqft
Rental Rate: \$23.00 SF/YR
Triple Net (NNN)
Lease Term: Negotiable

Suite 310:

Available: 1,173 sqft
Rental Rate: \$25.00 SF/YR
Triple Net (NNN)
Lease Term: Negotiable

Suite 320:

Available: 2,100 sqft
Rental Rate: \$30.00 SF/YR
Triple Net (NNN)
Lease Term: Negotiable

T-Mobile
Great Clips
QDOBA

Lot 1

Suite 300
Suite 310
Suite 320

Lot 2

Future Building

Lot 3

MALL ENTRY

Lot 4

Future Building

EXISTING BLD



18th AVENUE NW C.S.A.H No. 27

MONUMENT SIGN

PYLON SIGN

PET SUPPLIES PLUS

five BELOW

Marshalls

maurices

SHOE sensation

EXISTING BLD

I-90/218

1 SITE PLAN - EXHIBIT A

AUSTIN M