



RETAIL for Lease
Waseca MN 56093

Executive Summary

Property Type
Available Space

Grocery Anchored Retail
41,304 sq ft Big Box Space
2,800 sq ft Small Shop Space

Base Rent
CAM/TAX

Negotiable
\$2.25 psf

Waseca has a population of just under 10,000 people. This retail center is on North State St. which is the main arterial road in town. Nearby retailers include a Super Walmart, Dollar General, Family Dollar, and O' Riley Automotive. The town is the county seat of Waseca County and is an employment center.

The subject property consists of a grocery anchored retail center built in 1988 in Waseca, MN. The retail center is home to a Hy-Vee Grocery store as well as an eye doctor. The vacant space consists of a former Walmart retail store as well as one inline shop space that can be divided.



Questions?

Contact:

Dixon Diebold - CCIM
ReUrban, LLC

651-343-1889

dixon@reurbanrealestate.com

VIDEO of Site:

<https://vimeo.com/134159459>

To access the video type in the password “waseca” without the quotes and password is case sensitive.

PHOTOS

Hy-Vee storefront remodeled 2013



Looking North to the vacant space and inline retail space



Big Box Front Entrance



Big Box Interior

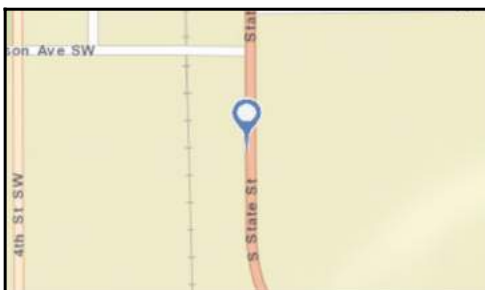
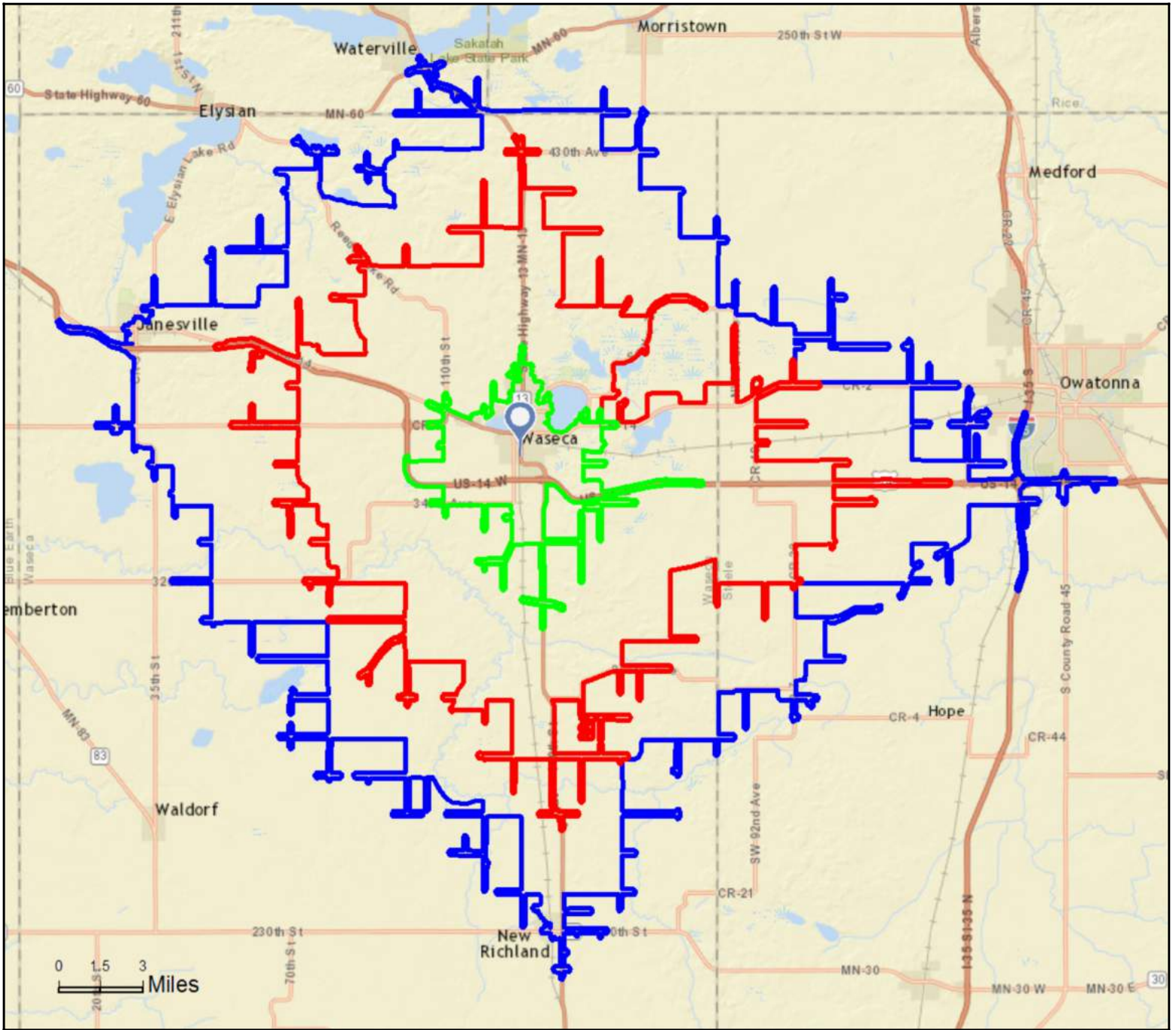




Source: ©2015 Esri

1200 State St S, Waseca, Minnesota, 56093
Rural Drive Times: 6, 12, 16 minute radii

Prepared by Esri
Latitude: 44.06844
Longitude: -93.50827





Retail MarketPlace Profile

1200 State St S, Waseca, Minnesota, 56093
 Rural Drive Time: 16 minute radius

Prepared by Esri
 Latitude: 44.06844
 Longitude: -93.50827

Summary Demographics

2015 Population	15,207
2015 Households	5,801
2015 Median Disposable Income	\$45,272
2015 Per Capita Income	\$26,261

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$217,692,303	\$170,467,874	\$47,224,429	12.2	121
Total Retail Trade	44-45	\$197,786,333	\$153,762,259	\$44,024,074	12.5	83
Total Food & Drink	722	\$19,905,970	\$16,705,614	\$3,200,356	8.7	38

Industry Group

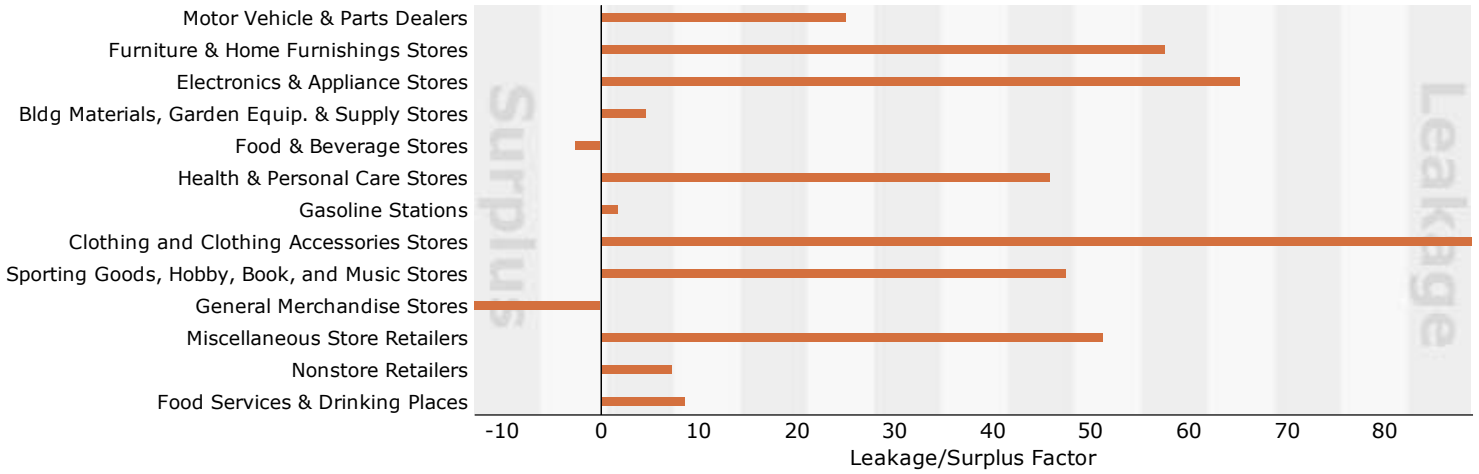
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$46,497,361	\$27,855,900	\$18,641,461	25.1	15
Automobile Dealers	4411	\$37,655,320	\$23,307,085	\$14,348,235	23.5	6
Other Motor Vehicle Dealers	4412	\$6,015,822	\$0	\$6,015,822	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$2,826,219	\$3,885,593	-\$1,059,374	-15.8	9
Furniture & Home Furnishings Stores	442	\$5,236,670	\$1,408,078	\$3,828,592	57.6	2
Furniture Stores	4421	\$3,412,812	\$1,122,683	\$2,290,129	50.5	1
Home Furnishings Stores	4422	\$1,823,857	\$285,395	\$1,538,462	72.9	1
Electronics & Appliance Stores	443	\$8,689,999	\$1,824,148	\$6,865,851	65.3	4
Bldg Materials, Garden Equip. & Supply Stores	444	\$10,256,651	\$9,308,763	\$947,888	4.8	15
Bldg Material & Supplies Dealers	4441	\$8,072,035	\$3,856,917	\$4,215,118	35.3	9
Lawn & Garden Equip & Supply Stores	4442	\$2,184,616	\$5,451,847	-\$3,267,231	-42.8	6
Food & Beverage Stores	445	\$33,661,099	\$35,464,778	-\$1,803,679	-2.6	12
Grocery Stores	4451	\$28,694,940	\$31,759,748	-\$3,064,808	-5.1	5
Specialty Food Stores	4452	\$1,972,958	\$2,133,103	-\$160,145	-3.9	4
Beer, Wine & Liquor Stores	4453	\$2,993,201	\$1,571,928	\$1,421,273	31.1	3
Health & Personal Care Stores	446,4461	\$13,653,556	\$5,060,231	\$8,593,325	45.9	6
Gasoline Stations	447,4471	\$15,170,696	\$14,644,684	\$526,012	1.8	5
Clothing & Clothing Accessories Stores	448	\$7,748,482	\$451,057	\$7,297,425	89.0	1
Clothing Stores	4481	\$5,990,556	\$451,057	\$5,539,499	86.0	1
Shoe Stores	4482	\$1,250,519	\$0	\$1,250,519	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$507,407	\$0	\$507,407	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$5,899,656	\$2,093,464	\$3,806,192	47.6	6
Sporting Goods/Hobby/Musical Instr Stores	4511	\$4,923,763	\$1,840,288	\$3,083,475	45.6	5
Book, Periodical & Music Stores	4512	\$975,893	\$253,176	\$722,717	58.8	1
General Merchandise Stores	452	\$37,866,453	\$49,065,998	-\$11,199,545	-12.9	3
Department Stores Excluding Leased Depts.	4521	\$30,480,168	\$47,400,000	-\$16,919,832	-21.7	1
Other General Merchandise Stores	4529	\$7,386,284	\$1,665,998	\$5,720,286	63.2	2
Miscellaneous Store Retailers	453	\$8,713,619	\$2,799,208	\$5,914,411	51.4	13
Florists	4531	\$365,987	\$168,612	\$197,375	36.9	2
Office Supplies, Stationery & Gift Stores	4532	\$1,171,053	\$771,920	\$399,133	20.5	3
Used Merchandise Stores	4533	\$944,536	\$665,291	\$279,245	17.3	6
Other Miscellaneous Store Retailers	4539	\$6,232,044	\$1,193,385	\$5,038,659	67.9	2
Nonstore Retailers	454	\$4,392,091	\$3,785,950	\$606,141	7.4	1
Electronic Shopping & Mail-Order Houses	4541	\$3,390,631	\$3,779,708	-\$389,077	-5.4	1
Vending Machine Operators	4542	\$236,156	\$0	\$236,156	100.0	0
Direct Selling Establishments	4543	\$765,305	\$0	\$765,305	100.0	0
Food Services & Drinking Places	722	\$19,905,970	\$16,705,614	\$3,200,356	8.7	38
Full-Service Restaurants	7221	\$11,280,446	\$8,683,515	\$2,596,931	13.0	23
Limited-Service Eating Places	7222	\$7,573,437	\$6,260,967	\$1,312,470	9.5	8
Special Food Services	7223	\$482,876	\$131,332	\$351,544	57.2	1
Drinking Places - Alcoholic Beverages	7224	\$569,212	\$1,629,801	-\$1,060,589	-48.2	6

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

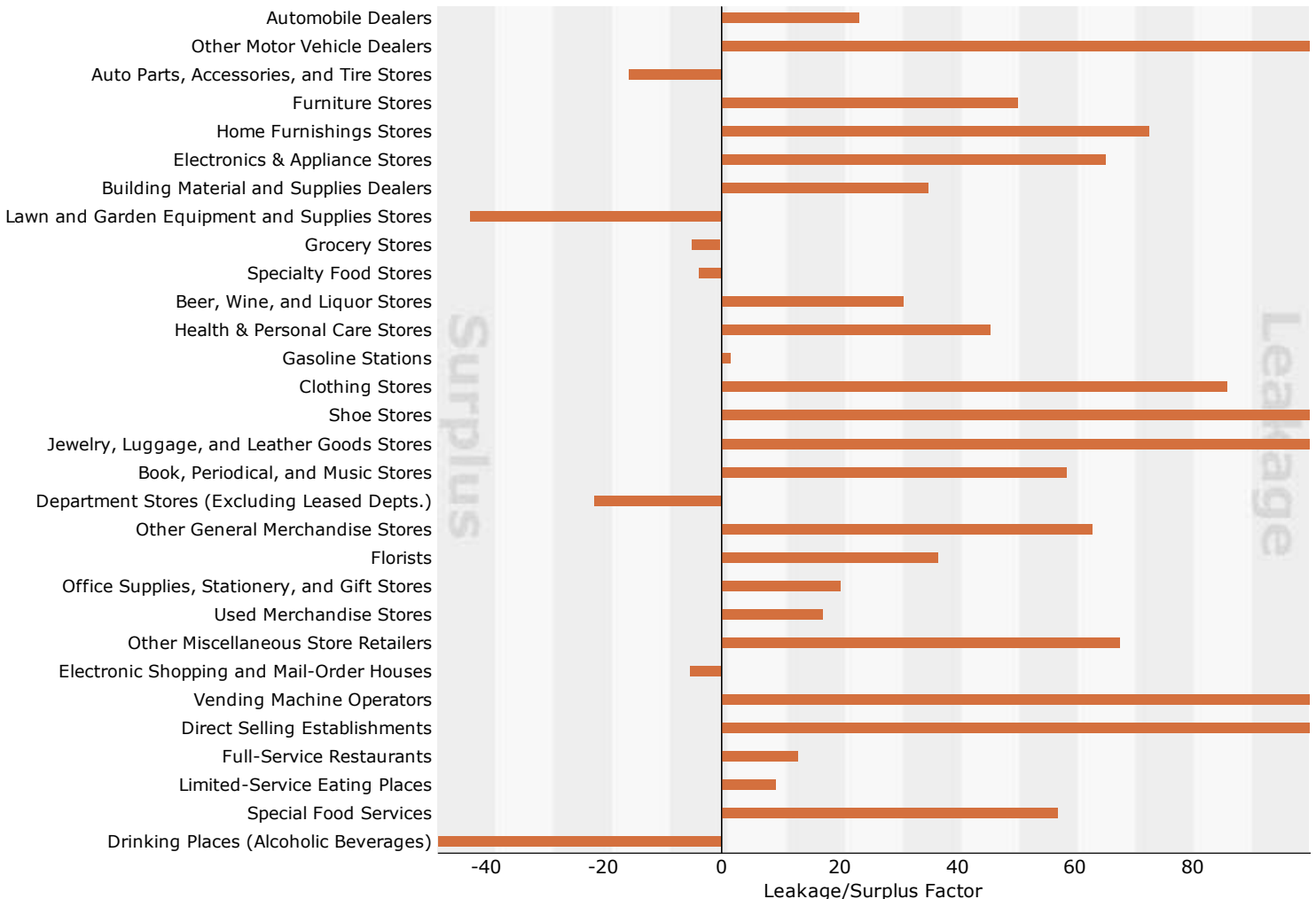
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

1200 State St S, Waseca, Minnesota, 56093
 Rural Drive Time: 12 minute radius

Prepared by Esri
 Latitude: 44.06844
 Longitude: -93.50827

Summary Demographics

2015 Population	11,828
2015 Households	4,457
2015 Median Disposable Income	\$44,298
2015 Per Capita Income	\$25,486

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$163,293,534	\$151,127,832	\$12,165,702	3.9	90
Total Retail Trade	44-45	\$148,325,831	\$137,640,977	\$10,684,854	3.7	60
Total Food & Drink	722	\$14,967,703	\$13,486,856	\$1,480,847	5.2	30

Industry Group

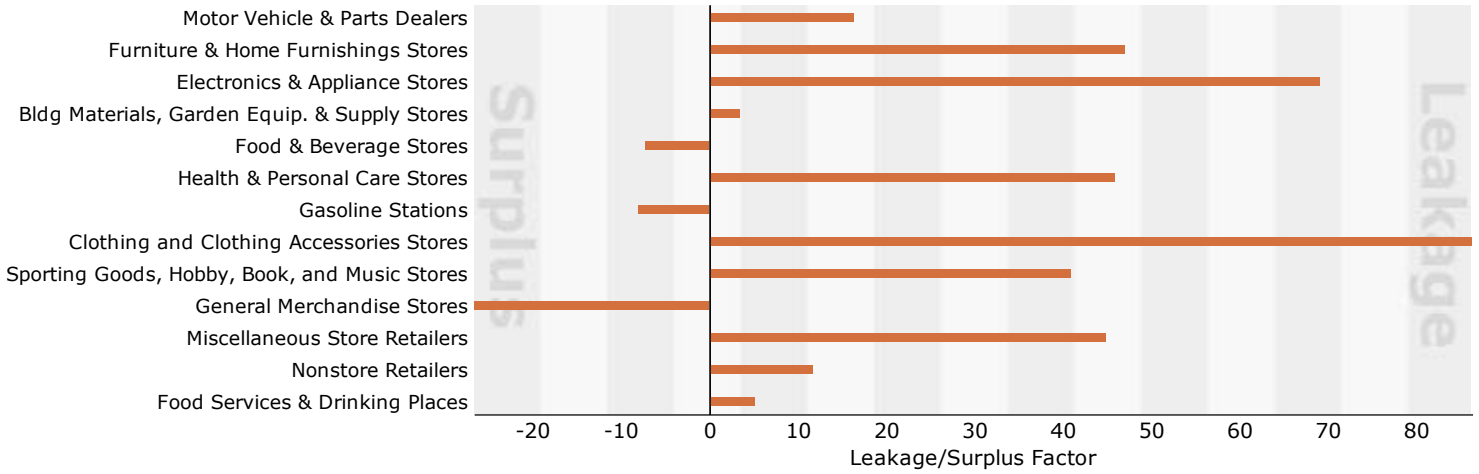
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$34,768,364	\$24,991,895	\$9,776,469	16.4	11
Automobile Dealers	4411	\$28,206,857	\$21,556,079	\$6,650,778	13.4	4
Other Motor Vehicle Dealers	4412	\$4,433,800	\$0	\$4,433,800	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$2,127,706	\$2,970,060	-\$842,354	-16.5	7
Furniture & Home Furnishings Stores	442	\$3,925,749	\$1,408,078	\$2,517,671	47.2	2
Furniture Stores	4421	\$2,563,029	\$1,122,683	\$1,440,346	39.1	1
Home Furnishings Stores	4422	\$1,362,720	\$285,395	\$1,077,325	65.4	1
Electronics & Appliance Stores	443	\$6,525,879	\$1,187,693	\$5,338,186	69.2	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$7,616,633	\$7,091,098	\$525,535	3.6	9
Bldg Material & Supplies Dealers	4441	\$5,990,400	\$2,608,810	\$3,381,590	39.3	5
Lawn & Garden Equip & Supply Stores	4442	\$1,626,233	\$4,482,288	-\$2,856,055	-46.8	5
Food & Beverage Stores	445	\$25,341,564	\$29,351,889	-\$4,010,325	-7.3	7
Grocery Stores	4451	\$21,606,408	\$27,031,160	-\$5,424,752	-11.2	3
Specialty Food Stores	4452	\$1,486,181	\$1,246,982	\$239,199	8.8	2
Beer, Wine & Liquor Stores	4453	\$2,248,975	\$1,073,747	\$1,175,228	35.4	2
Health & Personal Care Stores	446,4461	\$10,230,392	\$3,780,207	\$6,450,185	46.0	4
Gasoline Stations	447,4471	\$11,410,429	\$13,425,343	-\$2,014,914	-8.1	4
Clothing & Clothing Accessories Stores	448	\$5,833,262	\$425,330	\$5,407,932	86.4	1
Clothing Stores	4481	\$4,510,561	\$425,330	\$4,085,231	82.8	1
Shoe Stores	4482	\$941,710	\$0	\$941,710	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$380,991	\$0	\$380,991	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$4,403,522	\$1,838,312	\$2,565,210	41.1	5
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,662,901	\$1,585,136	\$2,077,765	39.6	4
Book, Periodical & Music Stores	4512	\$740,621	\$253,176	\$487,445	49.0	1
General Merchandise Stores	452	\$28,458,338	\$49,065,998	-\$20,607,660	-26.6	3
Department Stores Excluding Leased Depts.	4521	\$22,904,218	\$47,400,000	-\$24,495,782	-34.8	1
Other General Merchandise Stores	4529	\$5,554,120	\$1,665,998	\$3,888,122	53.9	2
Miscellaneous Store Retailers	453	\$6,514,825	\$2,476,582	\$4,038,243	44.9	10
Florists	4531	\$272,432	\$168,612	\$103,820	23.5	2
Office Supplies, Stationery & Gift Stores	4532	\$876,217	\$740,519	\$135,698	8.4	3
Used Merchandise Stores	4533	\$715,022	\$533,290	\$181,732	14.6	4
Other Miscellaneous Store Retailers	4539	\$4,651,154	\$1,034,161	\$3,616,993	63.6	1
Nonstore Retailers	454	\$3,296,875	\$2,598,551	\$698,324	11.8	1
Electronic Shopping & Mail-Order Houses	4541	\$2,547,112	\$2,598,551	-\$51,439	-1.0	1
Vending Machine Operators	4542	\$177,826	\$0	\$177,826	100.0	0
Direct Selling Establishments	4543	\$571,937	\$0	\$571,937	100.0	0
Food Services & Drinking Places	722	\$14,967,703	\$13,486,856	\$1,480,847	5.2	30
Full-Service Restaurants	7221	\$8,484,802	\$6,672,880	\$1,811,922	12.0	17
Limited-Service Eating Places	7222	\$5,689,254	\$5,117,060	\$572,194	5.3	6
Special Food Services	7223	\$362,684	\$111,730	\$250,954	52.9	1
Drinking Places - Alcoholic Beverages	7224	\$430,964	\$1,585,185	-\$1,154,221	-57.2	6

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

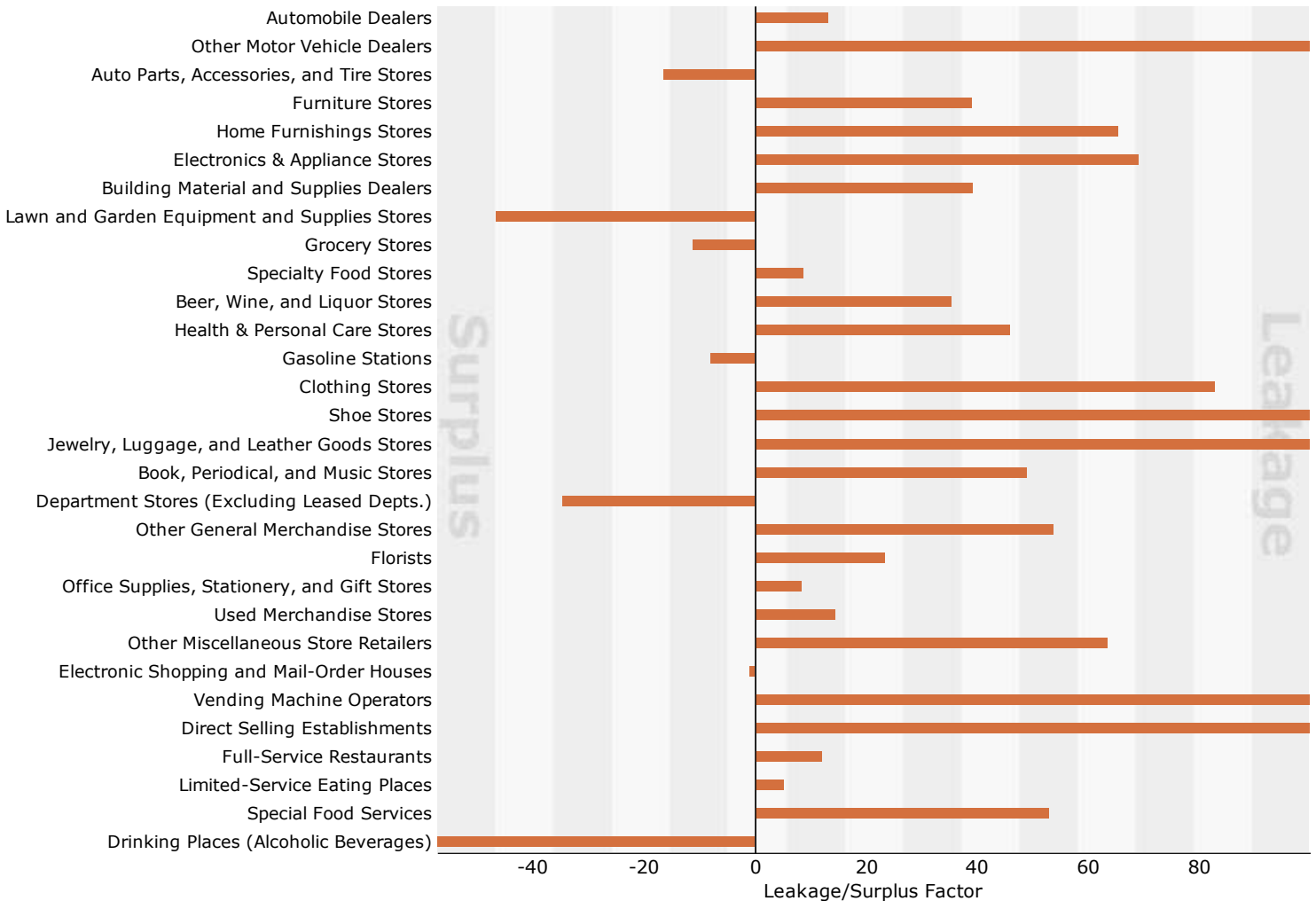
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

1200 State St S, Waseca, Minnesota, 56093
Rural Drive Time: 6 minute radius

Prepared by Esri
Latitude: 44.06844
Longitude: -93.50827

Summary Demographics

2015 Population	8,723
2015 Households	3,287
2015 Median Disposable Income	\$41,876
2015 Per Capita Income	\$23,806

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$114,331,473	\$124,616,776	-\$10,285,303	-4.3	79
Total Retail Trade	44-45	\$103,867,583	\$112,566,363	-\$8,698,780	-4.0	51
Total Food & Drink	722	\$10,463,890	\$12,050,413	-\$1,586,523	-7.0	28

Industry Group

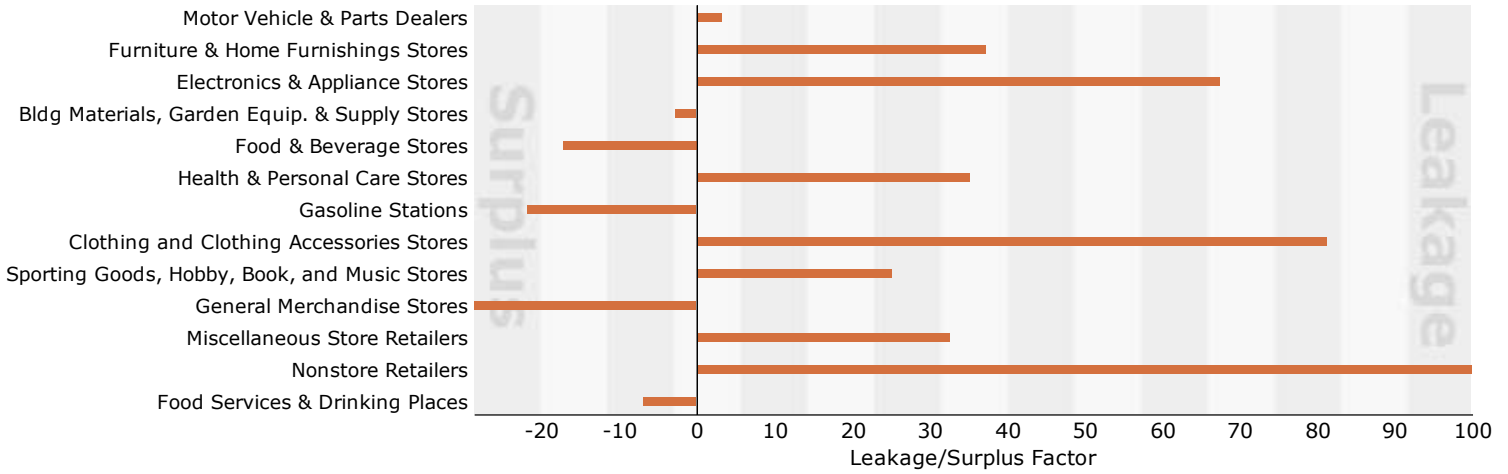
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$24,310,737	\$22,814,628	\$1,496,109	3.2	10
Automobile Dealers	4411	\$19,787,814	\$20,062,821	-\$275,007	-0.7	4
Other Motor Vehicle Dealers	4412	\$3,032,213	\$0	\$3,032,213	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,490,709	\$2,751,808	-\$1,261,099	-29.7	7
Furniture & Home Furnishings Stores	442	\$2,745,926	\$1,253,735	\$1,492,191	37.3	2
Furniture Stores	4421	\$1,797,356	\$986,605	\$810,751	29.1	1
Home Furnishings Stores	4422	\$948,570	\$267,130	\$681,440	56.1	1
Electronics & Appliance Stores	443	\$4,565,031	\$889,339	\$3,675,692	67.4	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$5,242,357	\$5,558,134	-\$315,777	-2.9	7
Bldg Material & Supplies Dealers	4441	\$4,111,624	\$2,403,437	\$1,708,187	26.2	4
Lawn & Garden Equip & Supply Stores	4442	\$1,130,733	\$3,154,697	-\$2,023,964	-47.2	3
Food & Beverage Stores	445	\$17,823,267	\$25,346,328	-\$7,523,061	-17.4	5
Grocery Stores	4451	\$15,208,565	\$23,635,544	-\$8,426,979	-21.7	3
Specialty Food Stores	4452	\$1,046,291	\$637,036	\$409,255	24.3	1
Beer, Wine & Liquor Stores	4453	\$1,568,412	\$1,073,747	\$494,665	18.7	2
Health & Personal Care Stores	446,4461	\$7,159,544	\$3,428,043	\$3,731,501	35.2	3
Gasoline Stations	447,4471	\$8,059,037	\$12,613,756	-\$4,554,719	-22.0	4
Clothing & Clothing Accessories Stores	448	\$4,087,938	\$422,757	\$3,665,181	81.3	1
Clothing Stores	4481	\$3,161,572	\$422,757	\$2,738,815	76.4	1
Shoe Stores	4482	\$660,870	\$0	\$660,870	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$265,496	\$0	\$265,496	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$3,057,596	\$1,826,087	\$1,231,509	25.2	5
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,533,229	\$1,572,911	\$960,318	23.4	4
Book, Periodical & Music Stores	4512	\$524,366	\$253,176	\$271,190	34.9	1
General Merchandise Stores	452	\$19,958,966	\$36,102,611	-\$16,143,645	-28.8	2
Department Stores Excluding Leased Depts.	4521	\$16,056,734	\$34,638,545	-\$18,581,811	-36.7	1
Other General Merchandise Stores	4529	\$3,902,232	\$1,464,066	\$2,438,166	45.4	2
Miscellaneous Store Retailers	453	\$4,550,614	\$2,310,945	\$2,239,669	32.6	9
Florists	4531	\$188,051	\$148,175	\$39,876	11.9	2
Office Supplies, Stationery & Gift Stores	4532	\$609,303	\$669,143	-\$59,840	-4.7	3
Used Merchandise Stores	4533	\$504,750	\$508,080	-\$3,330	-0.3	4
Other Miscellaneous Store Retailers	4539	\$3,248,510	\$985,547	\$2,262,963	53.4	1
Nonstore Retailers	454	\$2,306,570	\$0	\$2,306,570	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,781,398	\$0	\$1,781,398	100.0	0
Vending Machine Operators	4542	\$125,076	\$0	\$125,076	100.0	0
Direct Selling Establishments	4543	\$400,097	\$0	\$400,097	100.0	0
Food Services & Drinking Places	722	\$10,463,890	\$12,050,413	-\$1,586,523	-7.0	28
Full-Service Restaurants	7221	\$5,930,782	\$6,297,065	-\$366,283	-3.0	16
Limited-Service Eating Places	7222	\$3,976,911	\$4,147,709	-\$170,798	-2.1	5
Special Food Services	7223	\$253,331	\$102,745	\$150,586	42.3	1
Drinking Places - Alcoholic Beverages	7224	\$302,867	\$1,502,893	-\$1,200,026	-66.5	6

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Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group

