

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.A photograph of a two-story commercial building with a brick and stone facade. The building has large windows and a modern design. A white SUV is parked in the foreground, and a black SUV is parked further back. The address "1640" is visible on the upper left corner of the building. The sky is overcast.

# Hastings Marketplace

1640 S Frontage Road | Hastings, MN

**Up to 6,656 USF For Lease**

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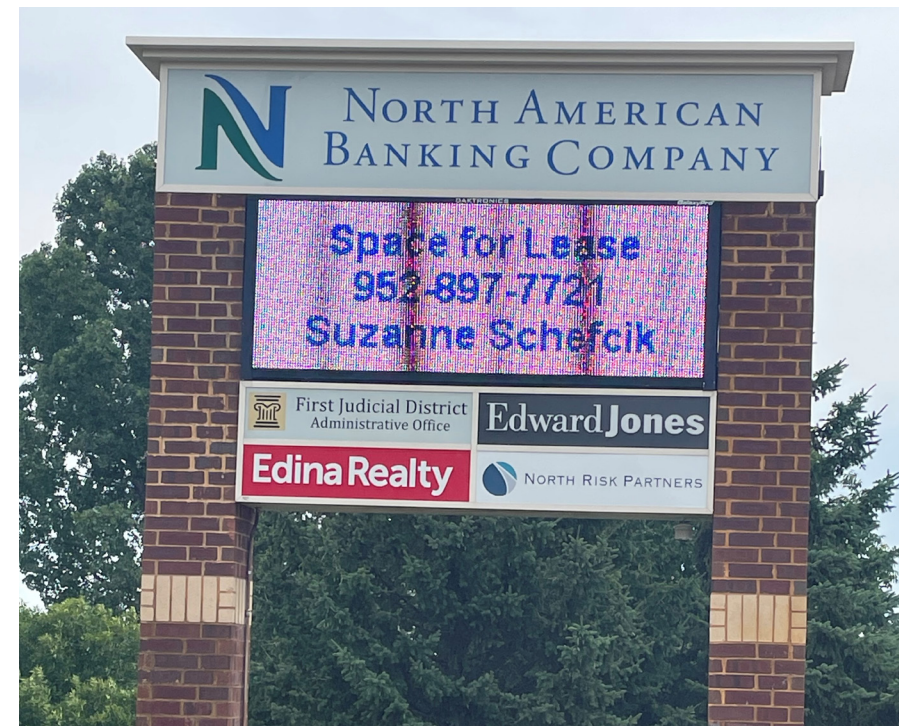
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# Property Information

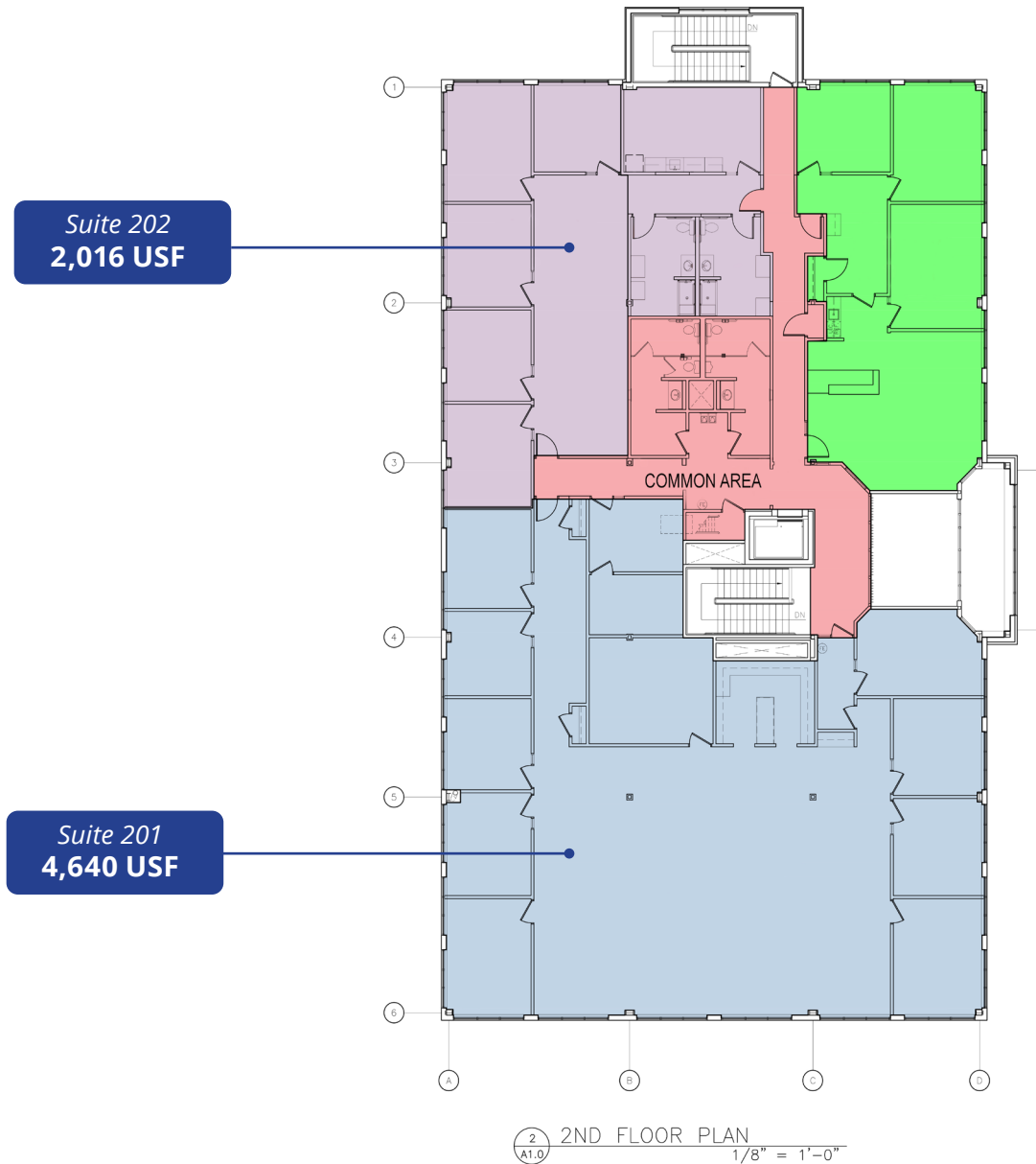
- Located off of Highway 55
- Across from the Dakota County Government Center
- Excellent signage available
- Close proximity to area amenities

<b>Address</b>	1640 South Frontage Road Hastings, MN 55033
<b>Building Size</b>	20,564 SF
<b>Parcel Size</b>	1.49 Acres
<b>Year Built</b>	2007
<b>Building Class</b>	B
<b>Floors</b>	Two (2)
<b>Parking</b>	50 Surface Spaces
<b>Available Space</b>	Suite 201: 4,640 USF Suite 202: 2,016 USF Suite 201-202: 6,656 USF
<b>Tax/CAM</b>	\$11.46 PSF
<b>Net Rental Rate</b>	Negotiable

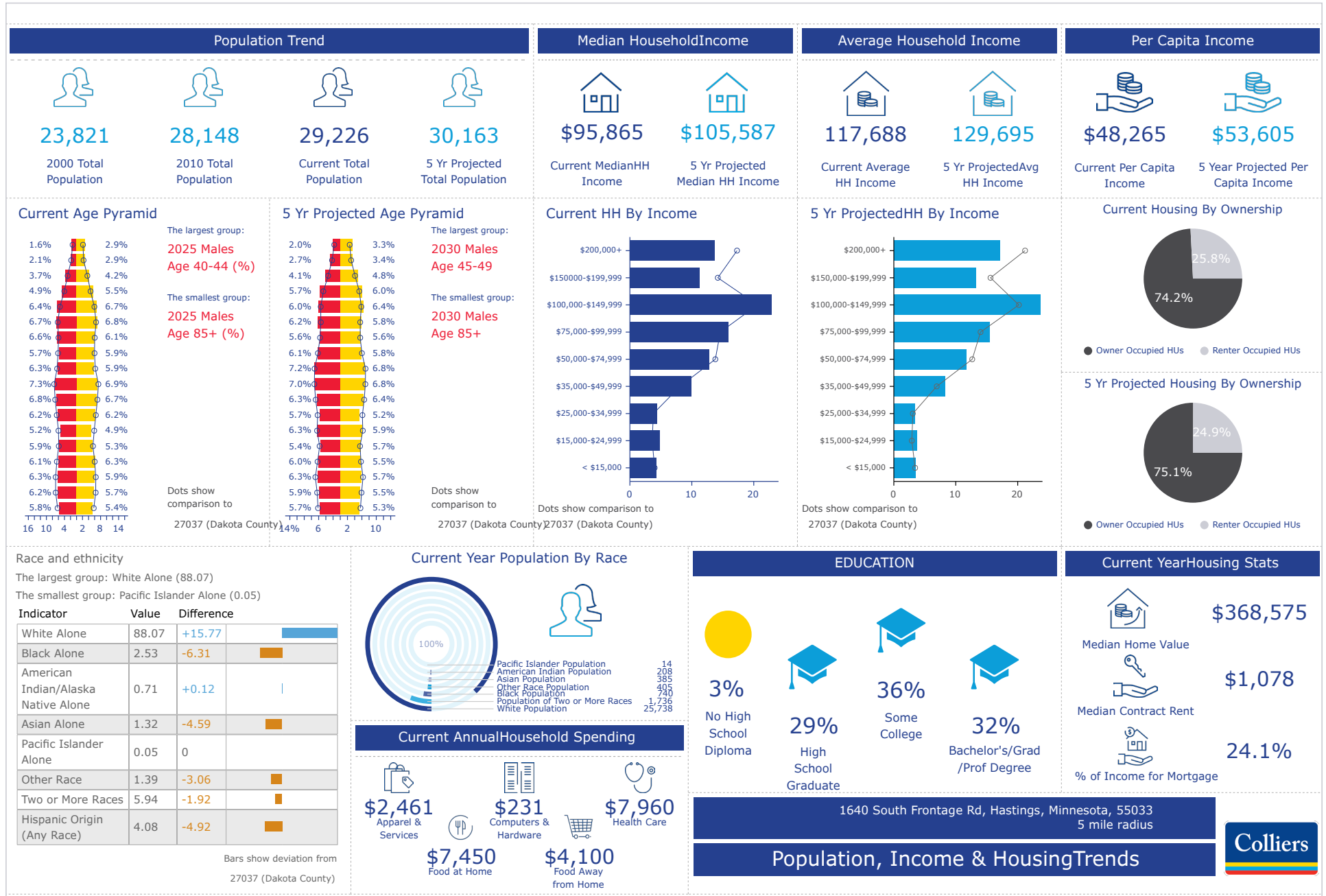


# Floor Plan

Can combine for 6,656 USF



# Population, Income & Housing Trends



# Location Overview



Highway 55

13,334 vpd

S Frontage Road

3,485 vpd

General Sieben Dr

9,637 vpd

Allina Health

Walmart

Dakota County  
Government Center

General Sieben Dr

CHIPOTE  
FANTASTIC SAM'S  
AT&T  
FIS  
AFFINITY PLUS

AspenDental

FIRST NATIONAL BANK

Carbone's Pizzeria

Davita

55

SITE

55

S Frontage Rd / W 9th

Arby's

Cub Foods

Fleet Farm

Speedway

WELLS FARGO

McDonald's

Pizza Hut

Auto Zone

Caribou COFFEE

maurices

Papa Murphy's  
TAKE 'N BAKE PIZZA

SUBWAY

UPS  
The UPS Store

Culver's

ACE Hardware

ANYTIME FITNESS

SHERWIN WILLIAMS

FREEMARK MEDICAL CARE  
ROOSTER





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