

FOR LEASE > RETAIL



Irongate Plaza

990 WEST 41ST STREET | HIBBING, MINNESOTA



Contact Us

TED GONSIOR
952 897 7744
ted.gonsior@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Site Information

Location	990 W 41st St, Hibbing, MN 55746
Description	Shopping Center
Center GLA	Approximately 300,000 SF
Visibility	Excellent Visibility from Hwy 169
Access	Hwy 169 via 9th Ave W. & Irongate Avenue
Parking	Abundant Parking
Zoning	PID, Planned I-394 District
Signage	Pylon Signage Available

AVAILABILITY:

- > 5,000-100,000 SF Contiguous Space

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	3,017	14,038	15,187
Median HH Income	\$31,060	\$36,955	\$37,591
Average HH Income	\$44,659	\$48,985	\$49,625

TRAFFIC COUNTS:

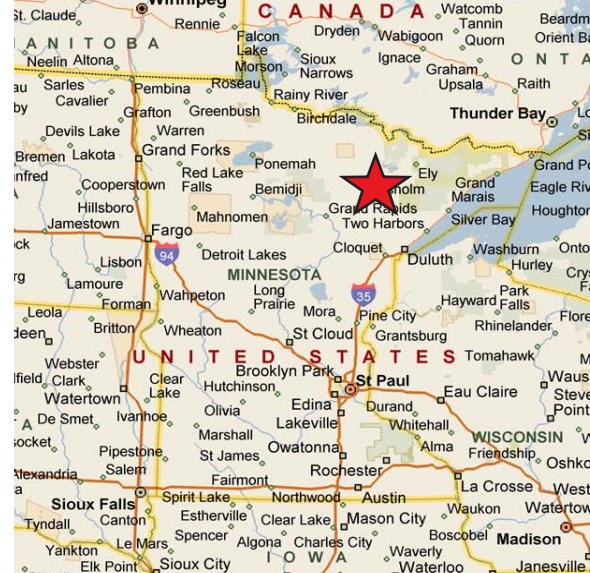
- > 1,700 vpd: Hwy 169 Frontage Rd
- > 14,200 vpd: Hwy 169
- > 2,950 vpd: MN Hwy 73

2017 RATES:

- > Negotiable

AREA TENANTS:

- | | | |
|--------------------|------------------|--------------------|
| > AT&T | > Caribou Coffee | > Dollar Tree |
| > Erbert & Gerbert | > Gamestop | > Great Clips |
| > Hampton Inn | > KFC | > L&M Fleet Supply |
| > Lowe's | > Mann Theatres | > Murphy Oil Co |
| > Papa Murphy's | > Walgreens | > Walmart |



Contact Us

TED GONSIOR
952 897 7744
MINNETONKA, MN
ted.gonsior@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

