

**UPLAND**  
REAL ESTATE GROUP, INC.



**AT&T**

AUSTIN SHOPPING CENTER  
1004 18th Avenue NW  
Austin, MN  
For Sublease

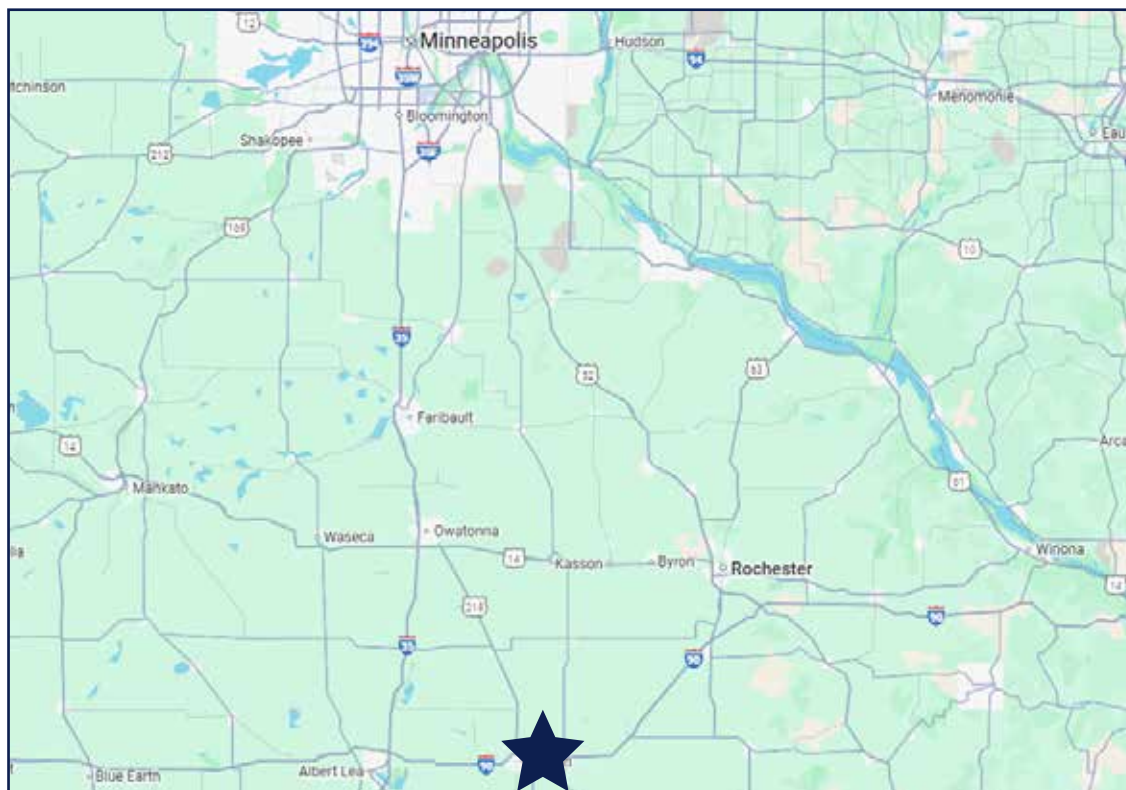


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CHAD STURM  
612.436.1122  
CHAD@UPLAND.COM

**ADDRESS** 1004 18th Avenue NW  
**CITY, STATE** Austin, MN 55912  
**SPACE AVAILABLE** 1,800 SF  
**ZONING** B-2 Community Business  
**LEASE RATE** \$17.50 PSF  
**CAM/TAX/INS 2026 EST.** \$8.39 PSF  
**TERM LENGTH** 29 Months  
**YEAR BUILT** 2014  
**COUNTY** Mower  
**RENEWAL OPTIONS** Two 5-Year Options



**HIGHLIGHTS**

- This property is an outparcel of a high-traffic Walmart Supercenter
- Located approximately 1 mile from the Hormel Food Plant, which employs around 1,800 people
- The surrounding trade area is very dense, with over 850,000 square feet for retail space within a half-mile radius
- Located 41 miles from Rochester, MN, home to Mayo Clinic
- Located around an hour and a half from the Minneapolis-St. Paul Metro

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	5,090	27,164	28,634
<b>MEDIAN AGE</b>	37.3	37.3	37.8
<b>MEDIAN HH INCOME</b>	\$59,232	\$65,601	\$66,574
<b>AVERAGE HH INCOME</b>	\$78,884	\$83,602	\$84,710







NOT FOR CONSTRUCTION  
L/VC IS RESPONSIBLE  
FOR ANY DOCUMENTS  
REQUIRED BY CITY.

These drawings/specifications are the property of Kamus-Keller. They are intended as contract documents only. They are to be used in conjunction with the documents to which they refer and shall not be construed as a warranty of any kind. Kamus-Keller, its agents, consultants, subcontractors, or other third parties shall not be held responsible for any errors or omissions in these drawings/specifications. Additionally, these drawings/specifications shall not be used for any other project without the written consent of Kamus-Keller. The performance of products and materials required shall be verified by their respective manufacturers.

**DEMOLITION GENERAL NOTES**

- A REMOVE ALL DATA/TELE CABLING IN CEILING BACK TO ORIGINAL D-MARK (UNLESS OTHERWISE INSTRUCTED)
- B ALL ABANDONED PLUMBING LINES TO BE CAPPED.
- C INTENT OF THE DRAWING IS TO SHOW EXISTING BUILDING CONDITIONS WITH INFORMATION DEVELOPED FROM AVAILABLE DOCUMENTS. CONTRACTOR SHALL MAKE A DETAILED SURVEY OF EXISTING CONDITIONS PERTAINING TO THE WORK BEFORE COMMENCING DEMOLITION. THE CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT.
- D MAINTAIN FULLY CHARGED FIRE EXTINGUISHER READILY AVAILABLE DURING ALL DEMOLITION OPERATIONS.
- E ALL REMOVED MATERIAL OTHER THAN ITEMS TO BE SALVAGED OR REUSED SHALL BECOME CONTRACTORS PROPERTY U.N.O. AND SHALL BE REMOVED FROM OWNER'S PROPERTY. CLEAN UP AND DISPOSE OF DEBRIS PROMPTLY AND CONTINUOUSLY AS THE WORK PROGRESSES. SECURE AND PAY FOR REQUIRED HAULING PERMITS, PAY DUMPING FEES AND CHARGES.
- F WHERE CONSTRUCTION TO BE REMOVED INTERSECTS CONSTRUCTION TO REMAIN, WORK SHALL INCLUDE OF ALL ATTACHMENT DEVICES (SHOT PINS, ANCHORS, LAB BOLTS, NAILS, NAILERS, SHIMS, ETC.)
- G MAINTAIN EXISTING FIRE RATINGS AT TENANT SEPARATION WALLS DURING DEMO/CONSTRUCTION ACTIVITIES.

**DEMOLITION LEGEND**

- EXISTING CONCRETE TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WALL TO BE REMOVED
- EXISTING ELECTRICAL TO BE REMOVED
- INDICATES THROUGHOUT
- EXISTING CEILING ITEMS TO BE REMOVED

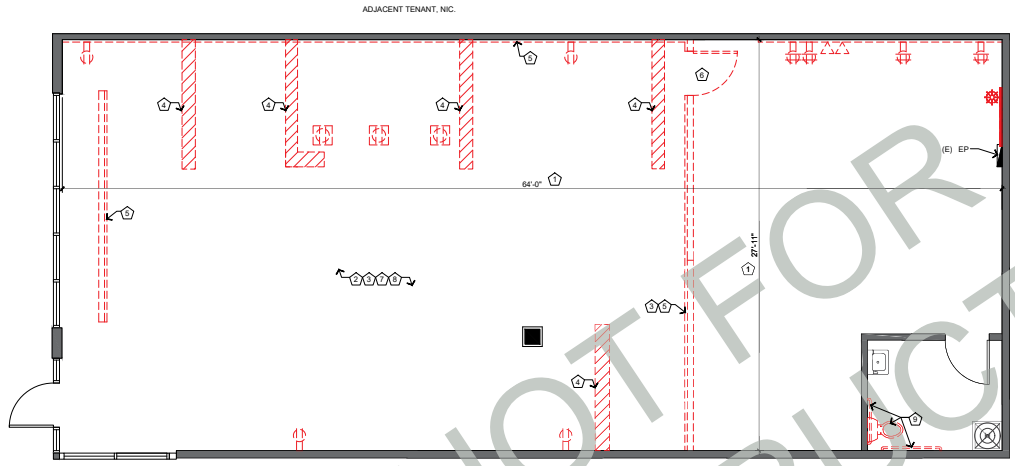
**DEMOLITION KEYNOTES**

- 1 G.C. TO VERIFY DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR.
- 2 REMOVE ALL FLOOR COVERING AND BASE THROUGHOUT. SCRAPE ALL FLOORS CLEAN OF ALL ADHESIVE, PAT. ETC. TO SMOOTH FINISH AND BROOM CLEAN.
- 3 REMOVE EXISTING SLAT-WALLS THROUGHOUT. PATCH/REPAIR WALLS AS NEEDED FOR LEVEL 4 FINISH TO ACCEPT PAINT.
- 4 FLOOR SAW CUTTING, CONCRETE REMOVAL, INSTALLATION OF DOWELS AND WIRE MESH REINFORCING, REPAIRING 4" CONCRETE SLAB SHALL BE BY THE G.C. TRENCHING, INSTALLATION OF CONDUITS, BACKFILLING AND COMPACTION OF BACKFILL BE E.C. 4" CONCRETE SLAB SHALL BE DOWELED INTO EXISTING SLAB WITH #4 DOWELS, 1" INTO EXISTING SLABS AND EXTENDED 1" INTO NEW SLAB POUR. THE NEW SLAB WIRE MESH REINFORCEMENT TO 1'-0" SECTION OR DOWEL STICKING OUT OF EXISTING SLAB. REFERENCE A4.1 FOR FLOOR BOX/STUB-UP LOCATIONS.
- 5 REMOVE INTERIOR TENANT NON-LOAD BEARING WALLS AND ASSOCIATED ELECTRICAL, DATA, TELEPHONE AND J-BOX. REMOVE ALL WIRING BACK TO ELECTRICAL SUB PANEL.
- 6 REMOVE EXISTING DOOR AND FRAME.
- 7 REMOVE EXISTING MILLWORK AND EQUIPMENT THROUGHOUT.
- 8 VERIFY (E) WALLS ARE LEVEL 4 SMOOTH FINISH. PREPARE WALLS IF REQUIRED.
- 9 REMOVE EXISTING TOILET AND GRAB BARS AND SAVE FOR RELOCATION AT PROPER ADA COMPLIANT DISTANCES FROM WALLS. REFER TO A.5.1 FOR FURTHER INFO.

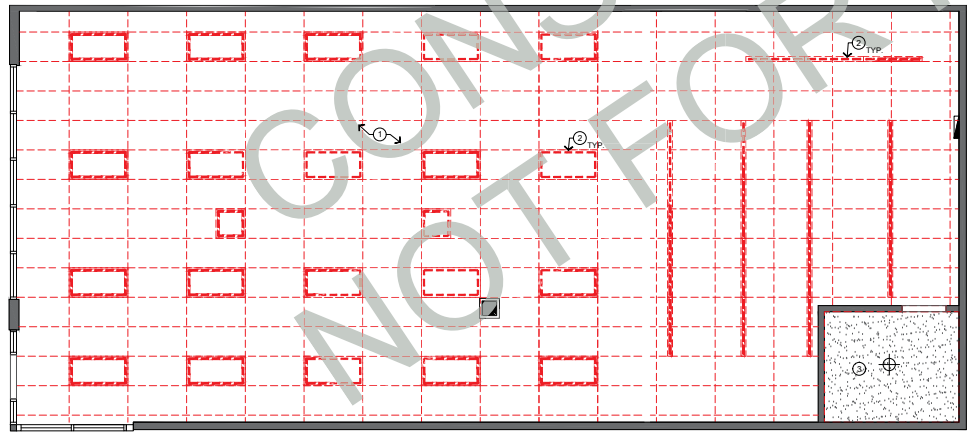
**DEMOLITION REFLECTED CEILING PLAN KEYNOTES**

- 1 REMOVE EXISTING CEILING GRID AND TILES AS SHOWN.
- 2 REMOVE EXISTING LIGHT FIXTURES AS SHOWN.
- 3 EXISTING CEILING AND LIGHTING TO REMAIN AT RESTROOM.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL WALLS, FIXTURE LAYOUT, AND KEYNOTES IN CONJECT PRIOR TO CONSTRUCTION. IT IS THE GC RESPONSIBILITY TO COORDINATE ALL TRADES. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR. FAILURE TO DO SO WILL RESULT IN CONTRACTOR OWNING ALL RESULTING ISSUES.



**1 AS-BUILT/DEMOLITION PLAN**  
Scale: 1/4" = 1'-0"



**2 AS-BUILT/DEMOLITION REFLECTED CEILING PLAN**  
Scale: 1/4" = 1'-0"

AT&T AUSTIN, MN  
1004 18TH AVE NW, SUITE E  
AUSTIN, MN 55912  
PROJECT NO: 23.0121.00



ISSUED TO	DATE	BY
FOR CONSTRUCTION	08.10.23	FS
REV	DESCRIPTION	DATE

SHEET TITLE  
AS-BUILT DEMOLITION PLAN  
SHEET NO.  
**A-1.1**



# UPLAND

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