



# WORTHINGTON SHOPPING CENTER

1151 Ryan's Road  
Worthington, MN  
For Sublease

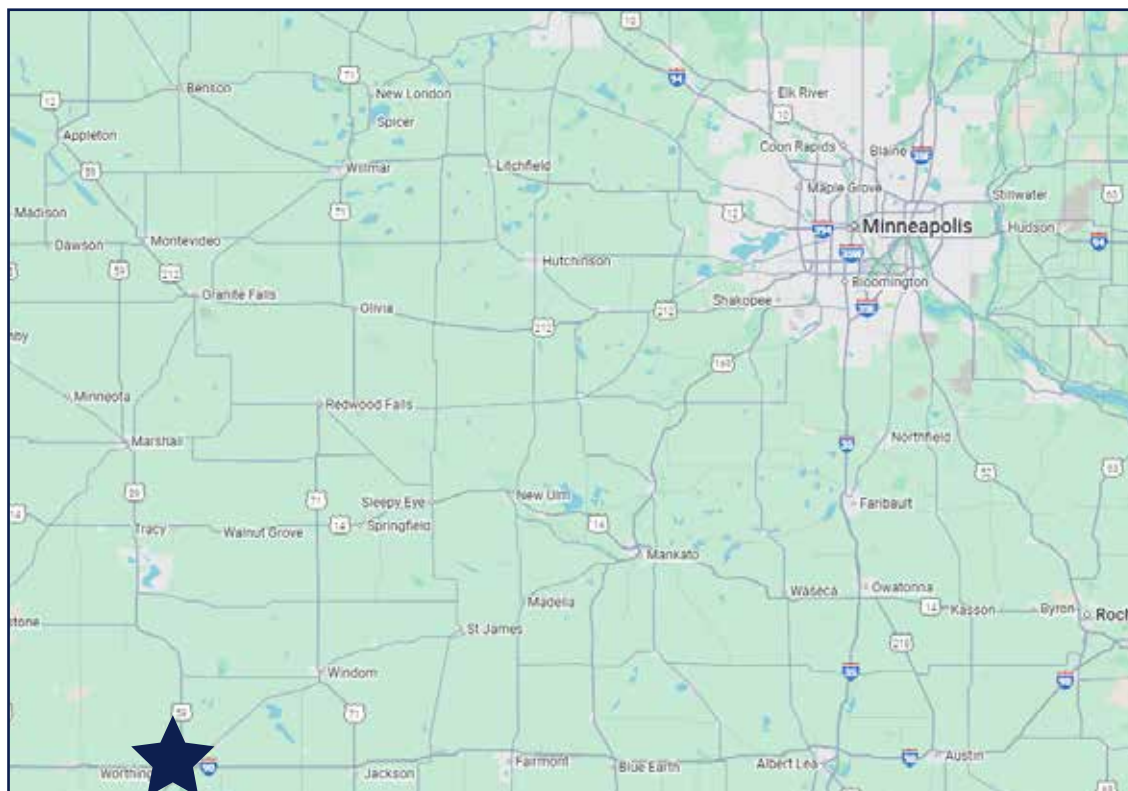


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<b>ADDRESS</b>	1151 Ryans Road
<b>CITY, STATE</b>	Worthington, MN 56187
<b>SPACE AVAILABLE</b>	1,601 SF
<b>ZONING</b>	B-3 General Business District
<b>LEASE RATE</b>	\$18.50 PSF
<b>CAM/TAX/INS 2025</b>	\$5.07
<b>TERM LENGTH</b>	29 Months - Expires August 2029
<b>YEAR BUILT</b>	2001
<b>COUNTY</b>	Nobles
<b>RENEWAL OPTIONS</b>	Two 5-Year Options



**HIGHLIGHTS**

- Situated in Worthington’s primary retail corridor, ensuring high visibility and a steady stream of customers
- Directly next door to a high-performing Walmart Supercenter, which draws approximately 2.1 million annual visits to the area
- Features establish national and regional anchor tenants
- Offers convenient access, including proximity to I-90
- Located 60 miles from Sioux Falls, SD

<b>2025 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	6,821	14,020	14,497
<b>MEDIAN AGE</b>	29.5	32.3	32.6
<b>MEDIAN HH INCOME</b>	\$60,944	\$63,202	\$63,504
<b>AVERAGE HH INCOME</b>	\$74,139	\$79,715	\$80,079







NOT FOR CONSTRUCTION  
LUGG IS RESPONSIBLE  
FOR ANY DOCUMENTS  
REQUIRED BY CITY.

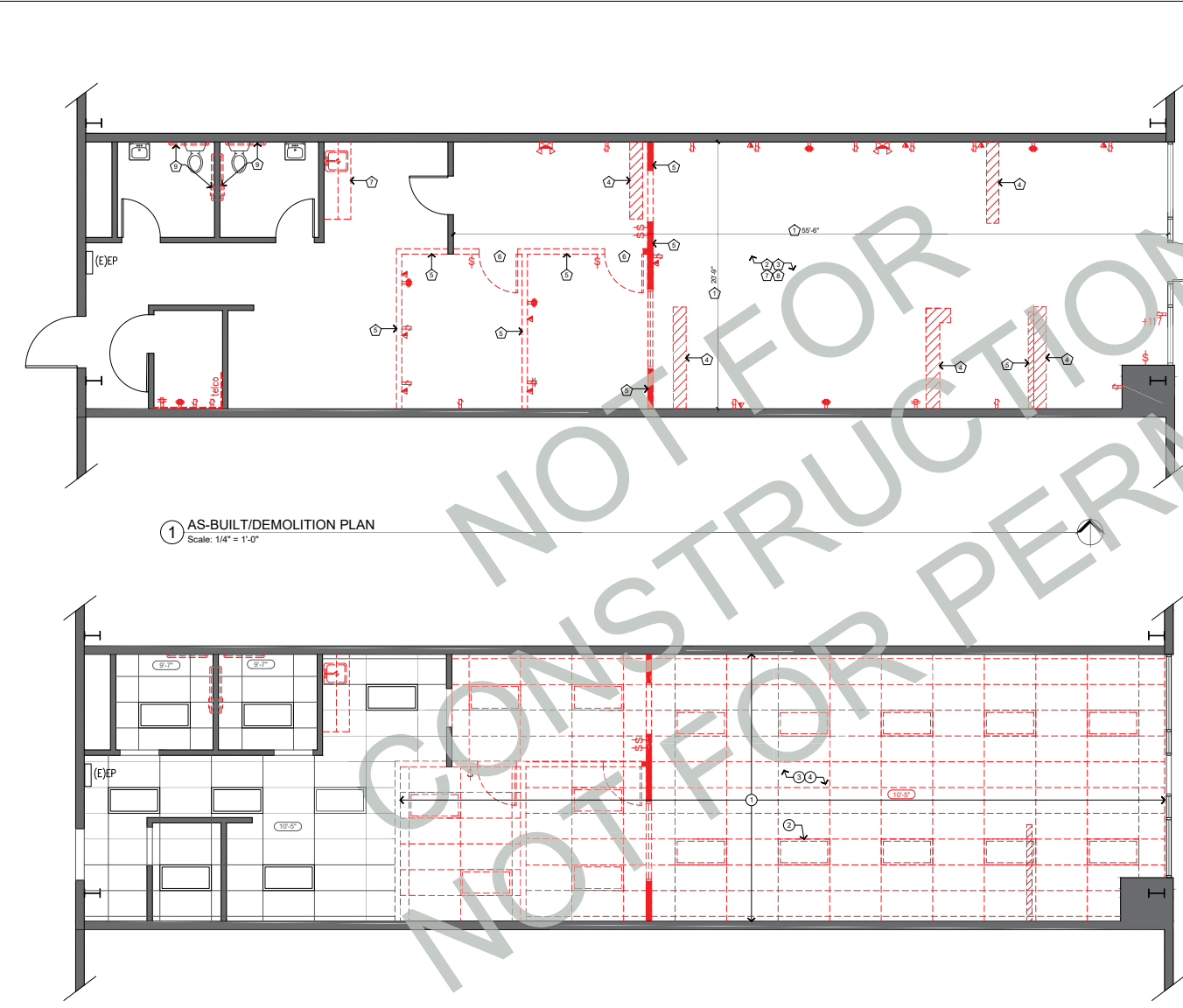
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These drawings and notes shall in no way  
be construed to be a warranty or  
guarantee beyond those provided by the  
contract documents.

AT&T WORTHINGTON, MN - RYAN'S ROAD  
1151 RYAN'S ROAD,  
WORTHINGTON, MN 56187  
PROJECT NO: 22.0389.00



ISSUED TO: A/R (NOT FOR CONST.) 08.28.22 KN  
DATE BY  
REV DESCRIPTION

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



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

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

**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 READY AVAILABLE DURING ALL DEMOLITION OPERATIONS.
- E ALL REMOVED MATERIAL OTHER THAN ITEMS TO BE SALVAGED OR REUSED SHALL BECOME CONTRACTORS PROPERTY UNLESS OTHERWISE SPECIFIED. ALL MATERIAL SHALL BE 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, LAG BOLTS, NAILS, WALLERS, 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 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 WALL FINISHES AND SKIM COAT TENANT WALL TO PREPARE FOR APPROVED NEW FINISH.
- 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 DOWELLED INTO EXISTING SLAB WITH #4 DOWELS 6" INTO EXISTING SLAB AND EXTENDED 1" INTO NEW SLAB POUR. THE NEW SLAB WIRE MESH REINFORCEMENT TO 1"Ø SECTION OR DOWEL STICKING OUT OF EXISTING SLAB. REFERENCE A-4.1 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. CAP OFF RELATED PLUMBING AS APPLIES.
- 8 VERIFY (E) HALLS ARE LEVEL 4 SMOOTH FINISH. PREPARE WALLS IF REQUIRED.
- 9 REMOVE EXISTING CRAB BARS AND SAVE FOR RELOCATION PER ADA COMPLIANT REQUIREMENTS. REFER TO A.5.1 FOR FURTHER INFORMATION.

**DEMOLITION REFLECTED CEILING PLAN KEYNOTES**

- 1 REMOVE EXISTING CEILING GRID AND TILES AS SHOWN.
- 2 REMOVE EXISTING LIGHT FIXTURES AS SHOWN.
- 3 REWORK HVAC GRILLES AS REQUIRED PER NEW CEILING LAYOUT. CLEAN AND REBALANCE.
- 4 REWORK FIRE ALARM AND SPRINKLERS AROUND NEW CEILING AND LIGHTING DESIGN. REFER TO A.3.1.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL WALLS, FIXTURE LAYOUT AND KEYNOTES IN CONFLICT 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.



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