

UNION CROSSINGS OUTPARCEL

1417 EAST 7TH ST, MONTICELLO, MN 55362



► PROPERTY DETAILS

0.66 AC

► PROPERTY DESCRIPTION

This 0.66-acre outparcel sits within an established, high-traffic retail node anchored by Five Below and shadow-anchored by national credit tenants Home Depot, Target, Marshalls, and PetSmart, a proven trade area with a deep, diversified anchor base driving consistent consumer traffic. The site benefits further from its proximity to a multi-tenant outparcel building housing Caribou Coffee, Fantastic Sam's, and Verizon, reinforcing the location's appeal as a daily-needs and convenience-driven destination.

► DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	20,768	33,413	117,593
Average Household Income	\$90,594	\$101,126	\$112,387
2023 Household Estimate	7,487	11,778	40,633

► TENANTS (NAP)

five BELOW

verizon

Fantastic Sams

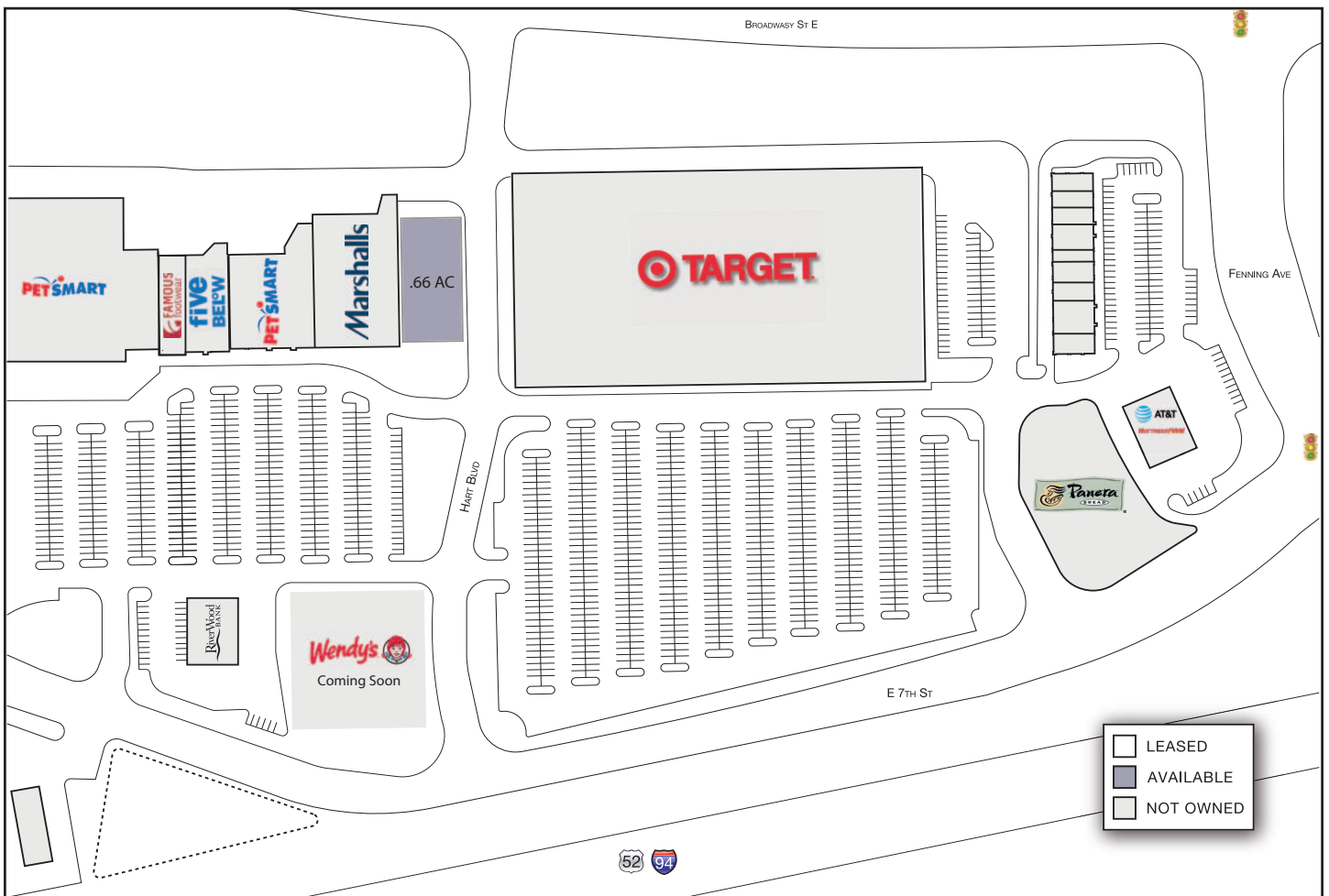
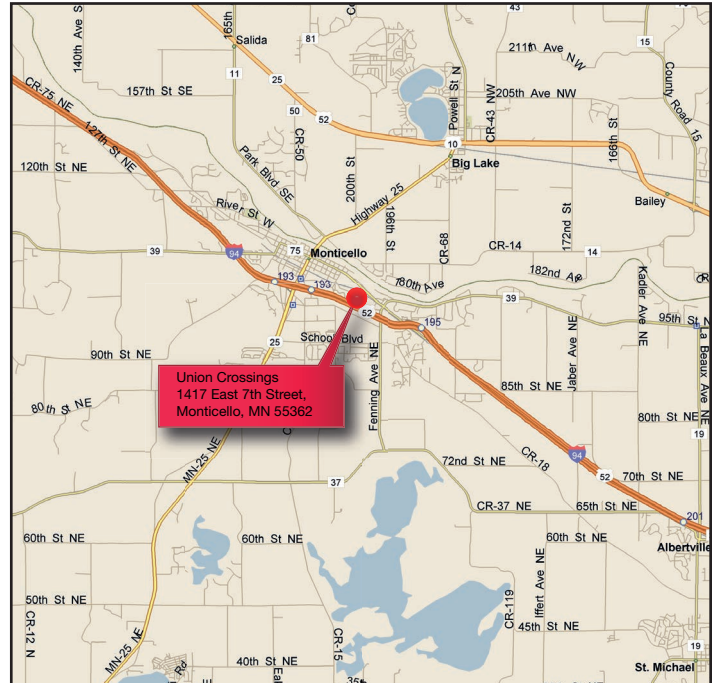
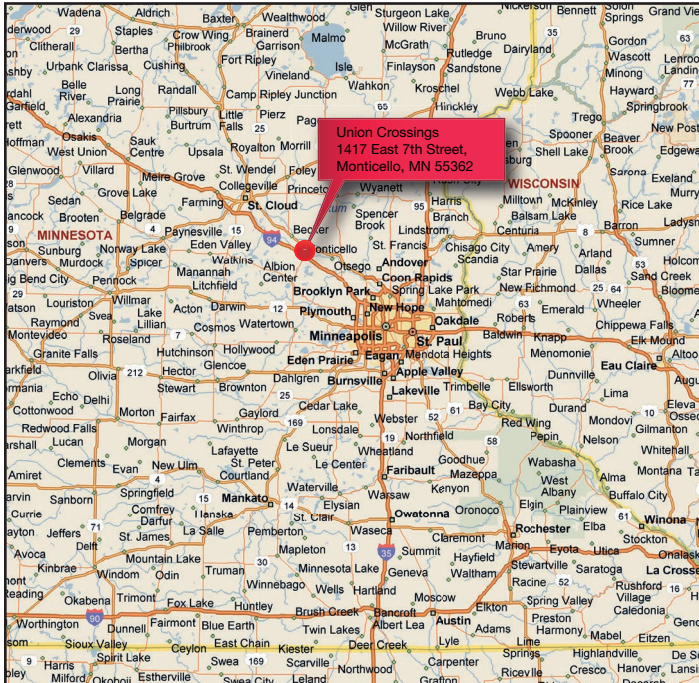
**FIREHOUSE
SUBS**

**FAMOUS
footwear**

**Caribou
COFFEE**

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