

**FOR SALE**



# PIPESTONE PROPERTY

## COMMERCIAL SITE

**Bender**  
COMMERCIAL



**309 8TH AVENUE SE  
PIPESTONE, MN**



**1.19 AC**



**\$375,000**

- Commercial property located on the corner of 8th Avenue SE (King of Trails) and 4th Street SE along the main retail corridor of Pipestone, MN.
- Large 1.2 hard corner lot.
- Zoned Commercial.
- Closed convenience store with in-ground tanks.
- Co-listed with Colliers



**ALEX SOUNDY, SIOR  
BENDER COMMERCIAL**

[alex@benderco.com](mailto:alex@benderco.com)  
605-336-7600

**PETER BLOCK  
COLLIERS**

[peter.block@colliers.com](mailto:peter.block@colliers.com)  
847-384-2840

**ANGELA SCHURR  
COLLIERS**

[angela.schurr@colliers.com](mailto:angela.schurr@colliers.com)  
847-384-2858



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

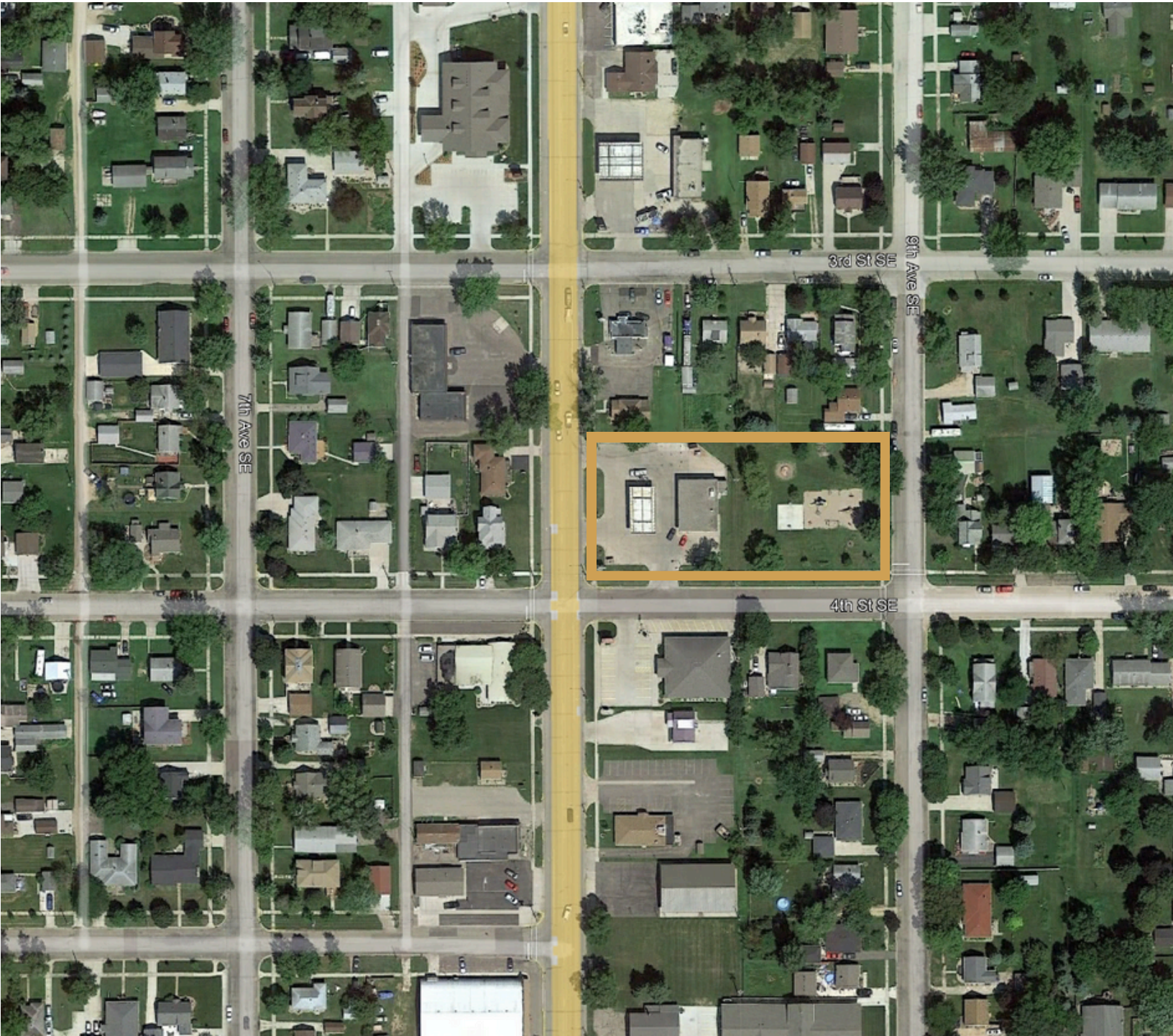
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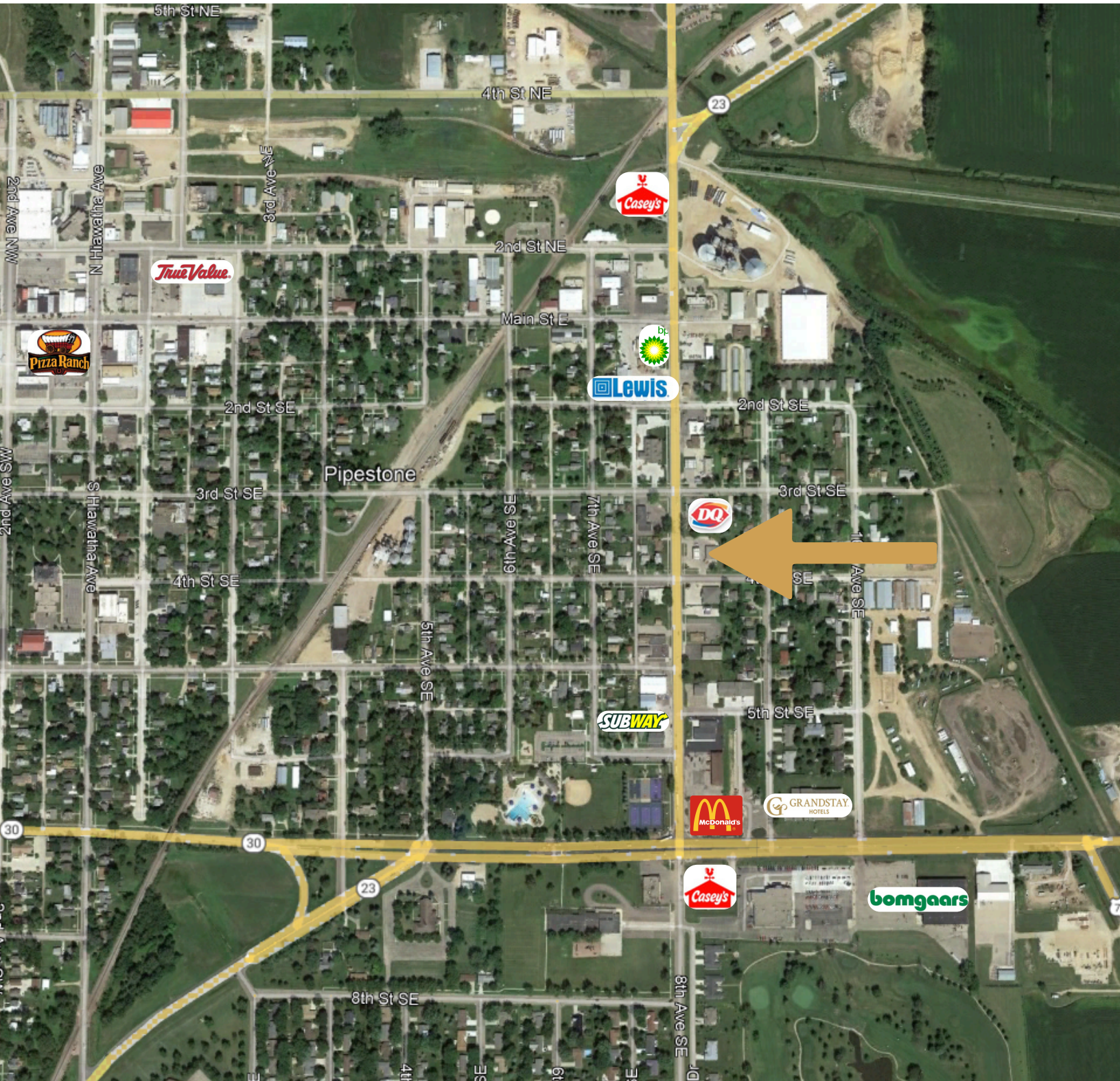




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## PIPESTONE DEMOGRAPHICS

### Key Facts

#### KEY FACTS

4,208

Population



2.2

Average Household Size

42.8

Median Age

\$53,425

Median Household Income

#### EDUCATION

6.3%

No High School Diploma



37.9%

High School Graduate



30.5%

Some College/  
Associate's Degree



25.4%

Bachelor's/Grad/  
Prof Degree

#### BUSINESS



305

Total Businesses



4,492

Total Employees

#### EMPLOYMENT



58.0%

White Collar



31.3%

Blue Collar



10.7%

Services

3.9%

Unemployment Rate

#### INCOME



\$53,425

Median Household Income



\$34,807

Per Capita Income



\$120,476

Median Net Worth

#### 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.4%)

The smallest group: \$150,000 - \$199,999 (2.3%)

Indicator ▲	Value	Diff	
<\$15,000	9.3%	+1.4%	
\$15,000 - \$24,999	11.1%	+2.5%	
\$25,000 - \$34,999	11.9%	+2.3%	
\$35,000 - \$49,999	13.9%	+1.0%	
\$50,000 - \$74,999	19.4%	+0.7%	
\$75,000 - \$99,999	9.4%	-3.3%	
\$100,000 - \$149,999	17.4%	-1.2%	
\$150,000 - \$199,999	2.3%	-2.9%	
\$200,000+	5.3%	-0.5%	

Bars show deviation from Pipestone County