

FOR LEASE



110 W Henning St

Battle Lake, MN 56515



NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS

Scott Naasz

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Property Details & Highlights

110 W Henning St, Battle Lake, MN 56515

Property Type	Retail
Property Subtype	Street Retail
APN	63000990047000
Building Size	6,528 SF
Lot Size	0.088 Acres
Year Built	1918
Year Last Renovated	2024
Number of Floors	1
Average Floor Size	1,654 SF
Construction Status	Existing
Number of Buildings	1

2 spaces available: Leasable SQFT: Space A: 1654 Space B: 1539 Can be combined: 3,193 sqft

Unlock your business's potential in the heart of Battle Lake with this exceptional retail opportunity at Hatchery Row. Located at 110 Henning St W, this versatile property offers two available spaces that can be combined into one expansive, open-concept layout—perfect for launching a boutique, café, gallery, or any innovative retail concept.? Why Choose Hatchery Row? Positioned in a vibrant and expanding community, Hatchery Row offers the perfect blend of visibility and accessibility. The property's adaptable spaces and ample parking make it an ideal setting for businesses aiming to establish a strong local presence.? Act Now! Opportunities like this are rare in Battle Lake's commercial landscape. Don't miss the chance to position your business in a location poised for growth.

FOR LEASE / LEASE PRICE NEGOTIABLE



- Flexible Layout: Two distinct spaces available, with the option to merge into a single, spacious unit tailored to your business needs.
- Ample Parking: Benefit from a parking lot offering over 20 spaces, ensuring convenience for both customers and staff.
- Prime Location: Situated in a growing community with a 2025 population of approximately 945 residents, reflecting a 10% increase since 2020.
- Blank canvas - Bring your business and dominate in the area!

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Lease Rate	NEGOTIABLE
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LOCATION INFORMATION

Street Address	110 W Henning St
City, State, Zip	Battle Lake, MN 56515
County	Otter Tail
Signal Intersection	No
Road Type	Paved
Nearest Highway	78

BUILDING INFORMATION

Building Size	6,528 SF
Tenancy	Multiple
Number of Floors	1
Average Floor Size	1,654 SF
Year Built	1918
Year Last Renovated	2024
Construction Status	Existing
Condition	Excellent
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Lot Size	0.088 Acres
APN #	63000990047000
Lot Depth	0 ft
Waterfront	No
MLS #	6714360

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES & AMENITIES

Security Guard	No
Number of Elevators	0
Number of Escalators	0
Central HVAC	Yes
Restrooms	1

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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	418	637	853
Average Age	53	53	53
Average Age (Male)	52	52	52
Average Age (Female)	54	54	54
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	196	298	399
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$101,014	\$101,455	\$101,655
Average House Value	\$395,576	\$394,728	\$394,346

Demographics data derived from AlphaMap



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Aerial Map

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