



# MEDFORD BLDG

MEDFORD/OWATONNA, MN

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### *Project Highlights:*

- End cap opportunity
- Neighbors Furniture Outlets USA
- Adjacent to the Medford Retail Outlet Center
- Space features 1 Drive-in door, and 1 Loading dock door
- Additional Tenants include an appliance store, and Ashley Furniture
- Lease from 6, 000 to 12,150 sf
- Excellent Highway visibility



### CONTACT

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|  |   |               |               |
|--|---|---------------|---------------|
| <b>Location</b>                              | 6500 West Frontage Rd, Medford, MN 55049 (Steele County)  |               |               |
| <b>Building SF</b>                           | Appx. 66,000  |               |               |
| <b>Amenities</b>                             | Drive in Doors, ADA restroom  |               |               |
| <b>Usage Type</b>                            | Retail  |               |               |
| <b>Available</b>                             | 6,000 to 12,150 sf  |               |               |
| <b>Offering</b>                              | \$6.50 psf, NNN   |               |               |
| <b>2009 CAM &amp; Tax</b>                    | \$1.03 psf, estimated   |               |               |
| <b>Parking</b>                               | 400 stalls on site  |               |               |
| <b>Nearby Retail</b>                         | Medford Outlets, Ashley Furniture, Appliance Store, Furniture Outlets USA   |               |               |
| <b>Demographics</b><br><i>(2008)</i>         | <u>3 Mile</u>   | <u>5 Mile</u> | <u>7 Mile</u> |
| Population                                   | 2,516   | 8,000         | 27,325        |
| Households                                   | 960   | 2,971         | 10,458        |
| Avg. HH Income                               | \$62,381  | \$64,703      | \$68,673      |
| <b>Traffic Counts</b><br><i>(MNDOT 2007)</i> | Highway 35:     31,500 vpd  |               |               |
|  | West Frontage:   2,250 vpd  |               |               |
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Suite Dock Area

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