



MEDFORD LAND

MEDFORD/OWATONNA, MN

Suntide Commercial
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LAND PARCEL FOR SALE

- Next to the Medford Furniture Outlet Center
- Adjacent to the Medford Retail Outlet Mall
- Purchase from 1.62-3.49 acres
- Excellent Highway visibility



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Location 6500 West Frontage Rd, Medford, MN 55049 (Steele County)

Usage Type Commercial

Available Parcel One: 1.62 acres, Parcel Two: 1.87 acres (3.49 acres total)

Offering \$5.00 psf, NNN

2008 Taxes \$0.12 psf, estimate includes Spec's

Nearby Retail Medford Outlets, Ashley Furniture, Appliance Store, Furniture Outlets USA

Demographics
(2008)

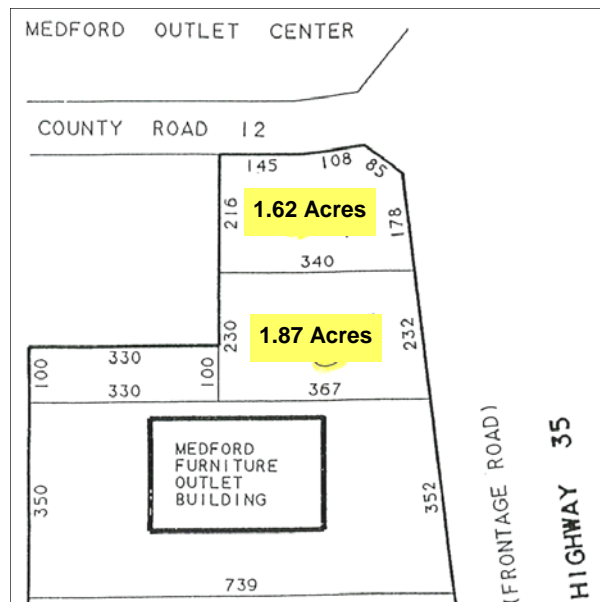
| | <u>3 Mile</u> | <u>5 Mile</u> | <u>7 Mile</u> |
|----------------|---------------|---------------|---------------|
| Population | 2,516 | 8,000 | 27,325 |
| Households | 960 | 2,971 | 10,458 |
| Avg. HH Income | \$62,381 | \$64,703 | \$68,673 |

Traffic Counts
(MNDOT 2007)

Highway 35: 31,500 vpd

West Frontage: 2,250 vpd

Survey



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