



# MEDFORD LAND

## MEDFORD/OWATONNA, MN

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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



**CONTACT**  
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## MEDFORD/OWATONNA, MN

**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**

**Contact**

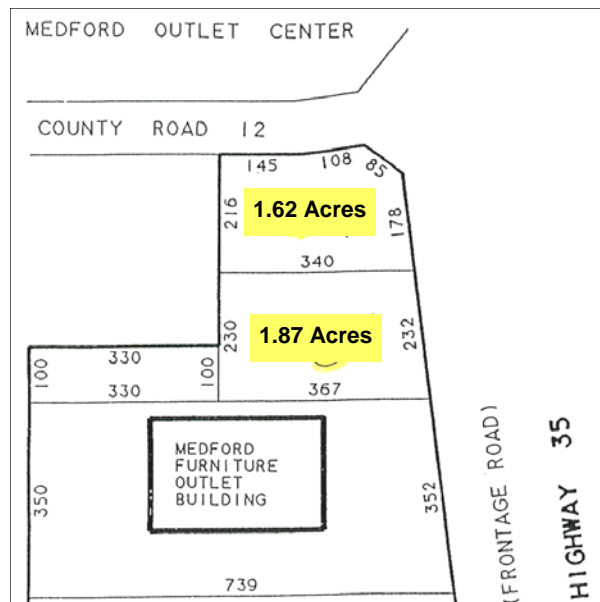
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