

FOR SALE

1.52 Acre Walmart Outparcels

RETAIL



PROPERTY INFO

2301 E FRONTAGE RD, LITCHFIELD MN
STORE #4374

- + Lot 1: 1.52 Acres
- + Lot 2: 1.52 Acres
- + Can be combined for a total of 3.04 Acres
- + Great visibility from Hwy-12
- + Hwy-12 is a major arterial road connecting the Twin Cities to Wilmur, MN



Total Population

5 Minutes	6,251
10 Minutes	9,688
15 Minutes	15,431

Number of Households

5 Minutes	2,546
10 Minutes	3,959
15 Minutes	6,174

Average HH Income

5 Minutes	\$76,393
10 Minutes	\$80,112
15 Minutes	\$80,975

Source: Esri, 2018 Estimates

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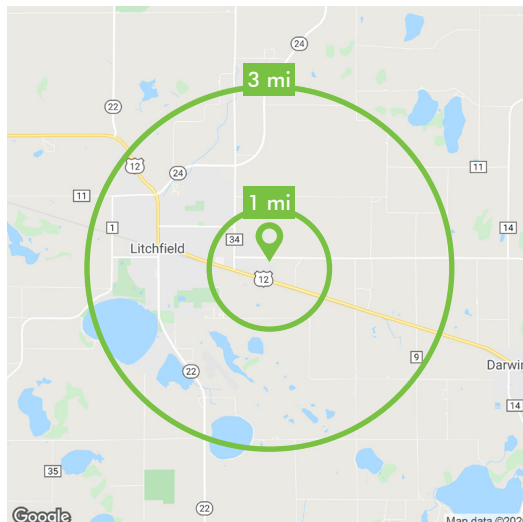
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RETAIL TRADE AREA



Demographics

	1 Mile	3 Miles	5 Miles
Total Population	194	7,370	8,822
Number of Households	81	3,008	3,583
Average HH Income	\$80,815	\$77,510	\$79,680

Source: Esri, 2018 Estimates