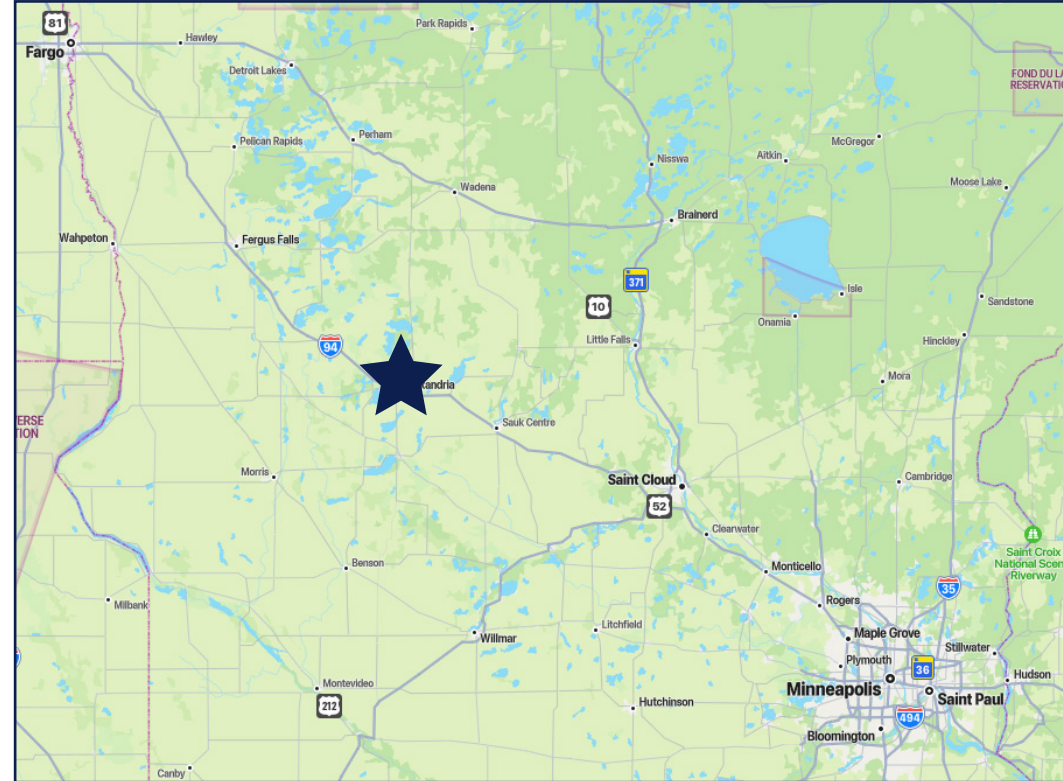


<b>ADDRESS</b>	209 Nokomis St
<b>CITY, STATE</b>	Alexandria, MN 56308
<b>FORMER BK &amp; C-STORE (NORTHSIDE PLAZA)</b>	5,518 SF (2,300 SF - 5,518 SF)
<b>CURRENT TIREMAXX LAND &amp; BUILDINGS SALE PRICE</b>	7,200 SF + 1,800 SF (Basement) Negotiable based on Land Size
<b>GROUND LEASE</b>	Up to 3.76 Acres
<b>LEASE RATE</b>	Negotiable
<b>CAM &amp; TAXES</b>	TBD
<b>COUNTY</b>	Douglas



2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	4,879	18,685	22,961
<b>MEDIAN AGE</b>	39.4	42.8	43.8
<b>MEDIAN HH INCOME</b>	\$54,032	\$62,760	\$67,330
<b>AVERAGE HH INCOME</b>	\$71,997	\$88,015	\$94,772

**HIGHLIGHTS**

- Large pylon signage available
- Located on a signalized corner with very strong traffic counts of 18,000 VPD
- Potential for redevelopment of building &/or the entire site
- Potential drive-thru
- Nearby tenants include Elden's Fresh Foods, Tiremaxx Service Center, Wells Fargo Bank, Northwoods Cafe, Caribou Coffee, Goodwill, Holiday, Casey's, and much more
- Nearby dense housing neighborhoods