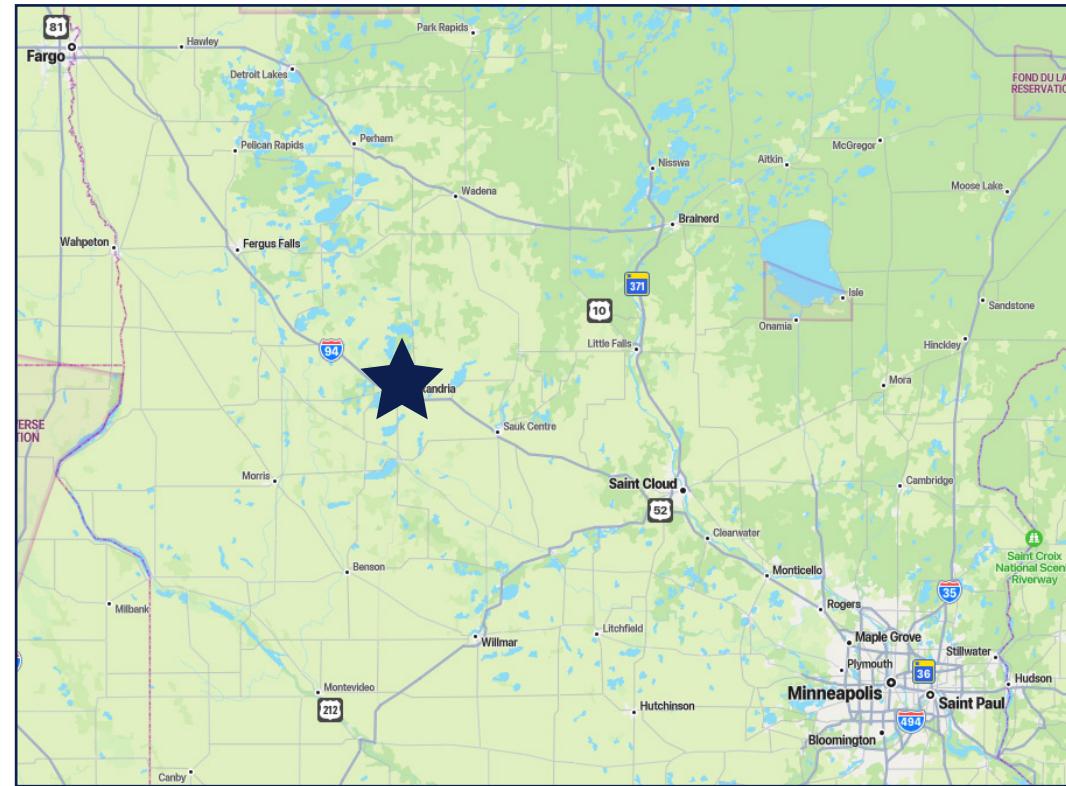


ADDRESS	209 Nokomis St
CITY, STATE	Alexandria, MN 56308
FORMER BK & C-STORE (NORTHSIDE PLAZA)	5,518 SF (2,300 SF - 5,518 SF)
CURRENT TIREDMAXX LAND & BUILDINGS SALE	7,200 SF + 1,800 SF (Basement)
PRICE	Negotiable based on Land Size
GROUND LEASE	Up to 3.76 Acres
LEASE RATE	Negotiable
CAM & TAXES	TBD
COUNTY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

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



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