



# Retail Center For Sale or Lease

## Contact Us:

### Casey O'Malley

Senior Vice President  
+1 320-260-6815  
casey.omalley@colliers.com

### Aaron Whitmore

Associate Vice President  
+1 612 963 1377  
aaron.whitmore@colliers.com

1600 Utica Avenue S, Suite 300  
Minneapolis, MN 55416  
P: +1 952 897 7700  
colliers.com/msp

310 34th Ave W  
Alexandria, MN 56308

## Property Summary:

This 49,000 SF commercial property is available for sale or lease in the growing Alexandria, MN market. The facility features a combination of retail and warehouse space and offers excellent flexibility for a wide range of commercial, service, or light industrial users.

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# For Sale or Lease

## Property Highlights

Address: 310 34th Ave W, Alexandria, MN 56308

PID: 63-3096-000

Building SF: 49,600 SF

Lot Size: 5.53 acres

Year Built: 1977

Loading: 4 Dock Doors

Clear Height: 8' - 15'

Construction: Steel

Parking: 128 car spaces

Sprinklers: Wet

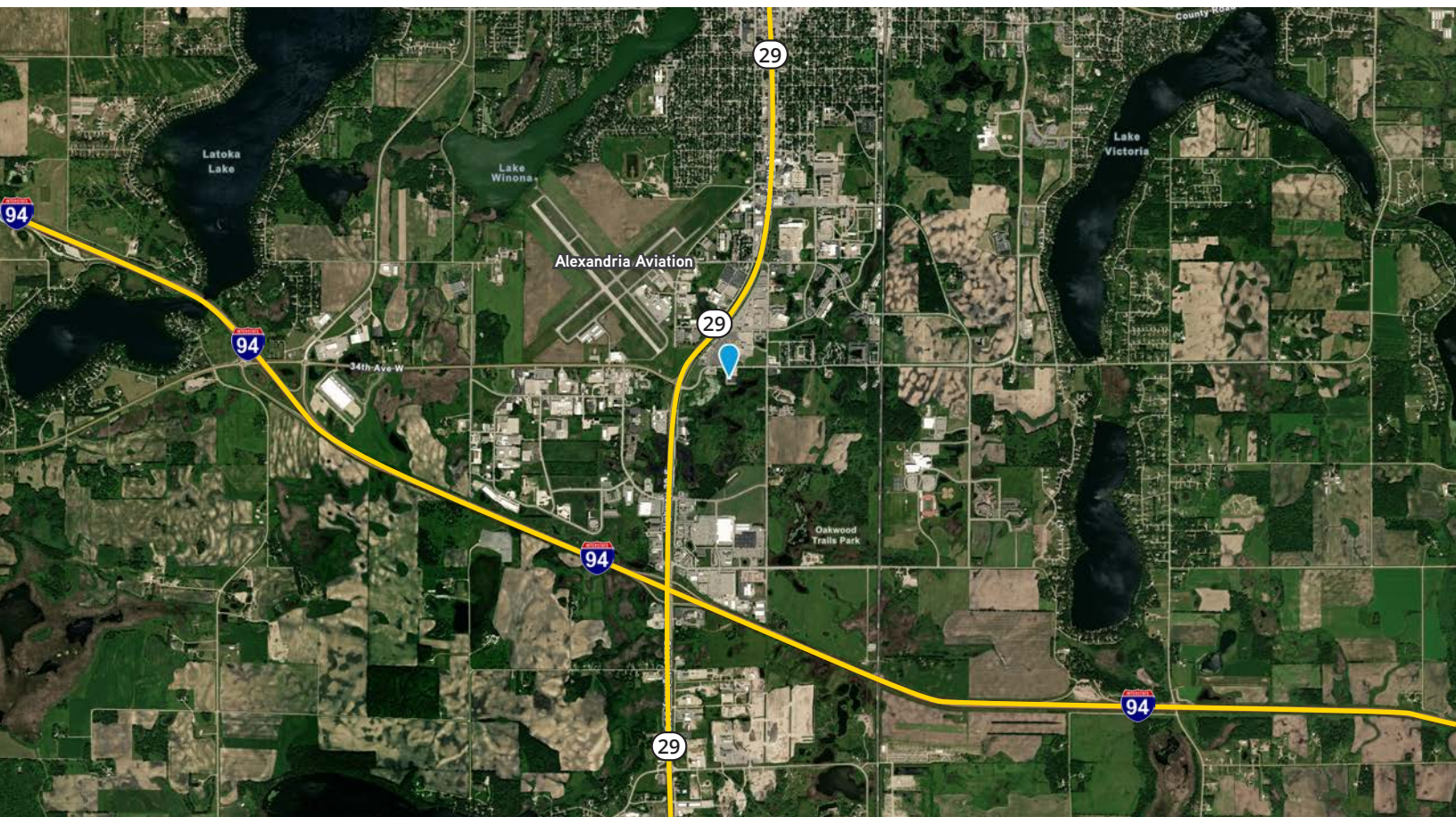
Zoning: Commercial B-1

Lease Rate: \$6.00/SF NNN

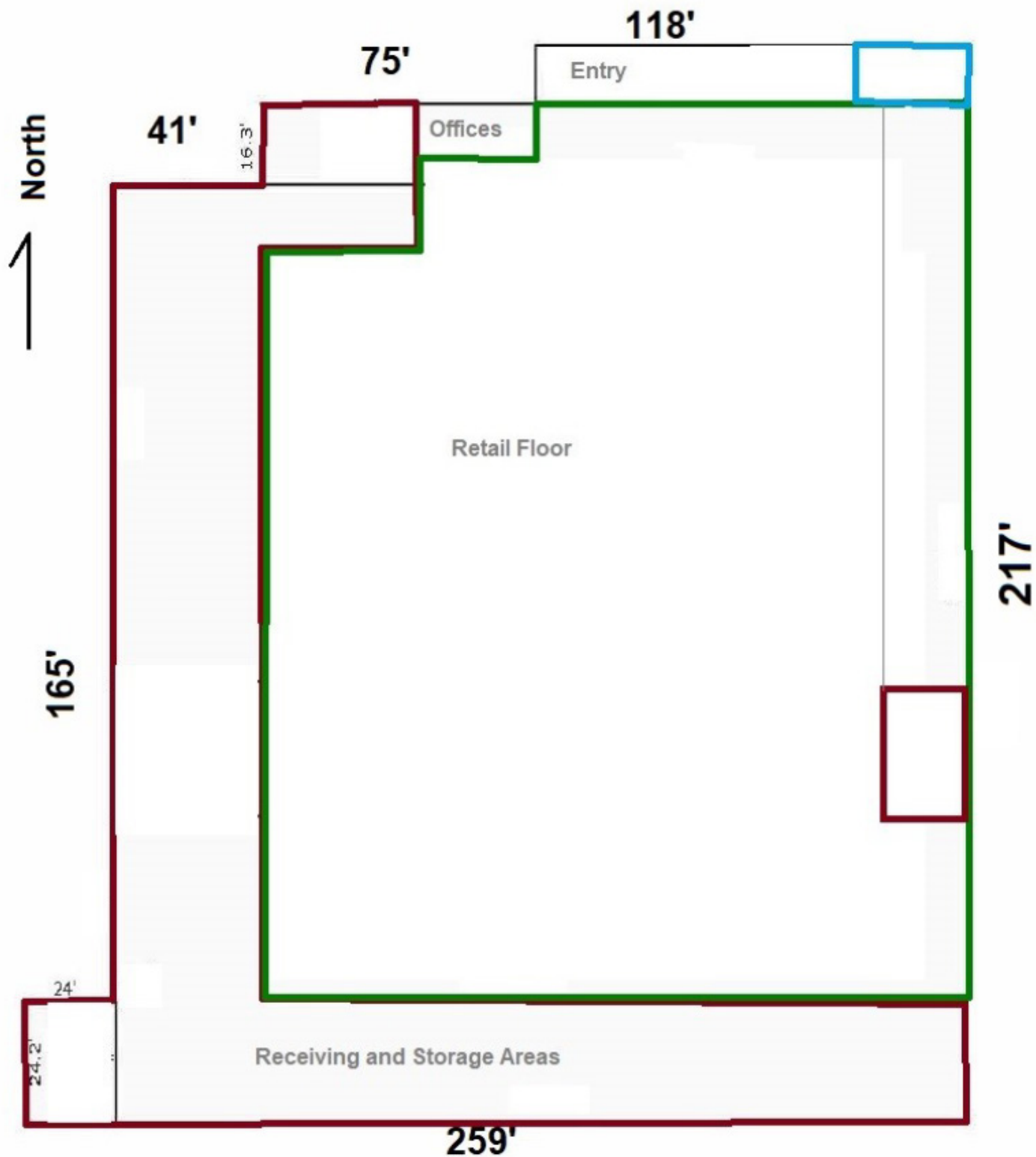
Sale Price: \$2,250,000 (\$45.36/SF)



# Property Photos



# Floor Plan



# Location Overview

## Douglas County



Population

40,250 - Cnty (2025)  
14,899 - Alexandria (2025)



Workforce

65% of population  
between ages 19-75



Median  
Household  
Income

\$77,543 (2025)

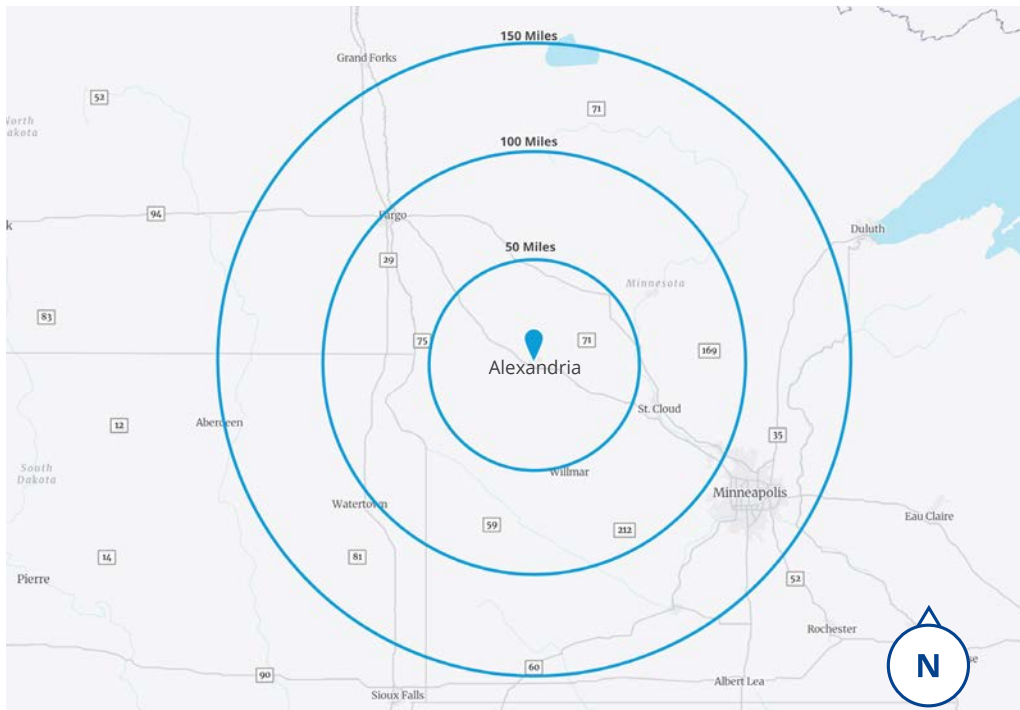


Businesses

2,074 (2025)

## Web Links

[Douglas County](#)  
[Alexandria, MN](#)



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