

FOR SALE

Approx. 0.55 Acres | 44th Ave | Alexandria, MN | 56308



David L Johnson
320.760.7558

Dave.Johnson@orbmgmt.com

ORB Real Estate | 406 3rd Avenue East | Suite 100 | Alexandria, MN 56308

ORBcre.com | (P) 320.762.2077 | (F) 320.762.2078

Property Information

Address	6XX 44th Ave off Exit 103
Parcel Size	Approx 0.55 acres—23,958 sf
Dimensions	99' front x 240' deep
Zoning	Commercial—Retail
Sale Price	\$ 350,000

Demographics

	5 Miles	10 Miles	15 Miles
Population	14,483	29,745	42,149
Households	6,696	12,711	17,970
Household Income	\$81,723	\$87,761	\$86,931

Traffic Counts

I94	20,600
Hwy 29 S	19,700

Aerial Photo



Comments

Offered For Sale or Build to Suit, this is a half acre parcel located next to the new Four Seasons Car Wash in Alexandria, MN. Take a look at these traffic counts for starters!

Here is more, the access street, 44th Ave W, is now completed through to S Broadway Street to provide the primary access to the regional Walmart Supercenter. This will increase traffic counts around this busy retail area just off I-94 Exit 103.

Be one of the first properties in this premium location where the traffic flow will cross right in front of your store front!





