

# SALE

## HWY 90 & N STATE STREET

Hwy 90 & N State Street Fairmont, MN 56031



### PROPERTY DESCRIPTION

We are pleased to present a premier investment opportunity at the intersection of Hwy 90 and N State Street in Fairmont, MN. This 3.59 acre property features exceptional highway visibility and an advantageous location, making it an ideal choice for discerning land and commercial investors. Its prominent position within the Fairmont area provides unmatched exposure and significant growth potential. We invite you to explore this valuable real estate opportunity in this highly sought-after location and discover the possibilities for your investment portfolio.

### PROPERTY HIGHLIGHTS

- Exceptional Highway Visibility
- Strategic Location
- Development Opportunity

### OFFERING SUMMARY

Sale Price:	Price Upon Request
Lot Size:	3.59 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	802	2,285
Total Population	278	1,759	5,148
Average HH Income	\$64,915	\$68,129	\$78,261

#### Dain Fisher

Managing Broker | Owner | CCIM  
(507)625-4715  
dain@cbcfishergroup.com



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COMMERCIAL**  
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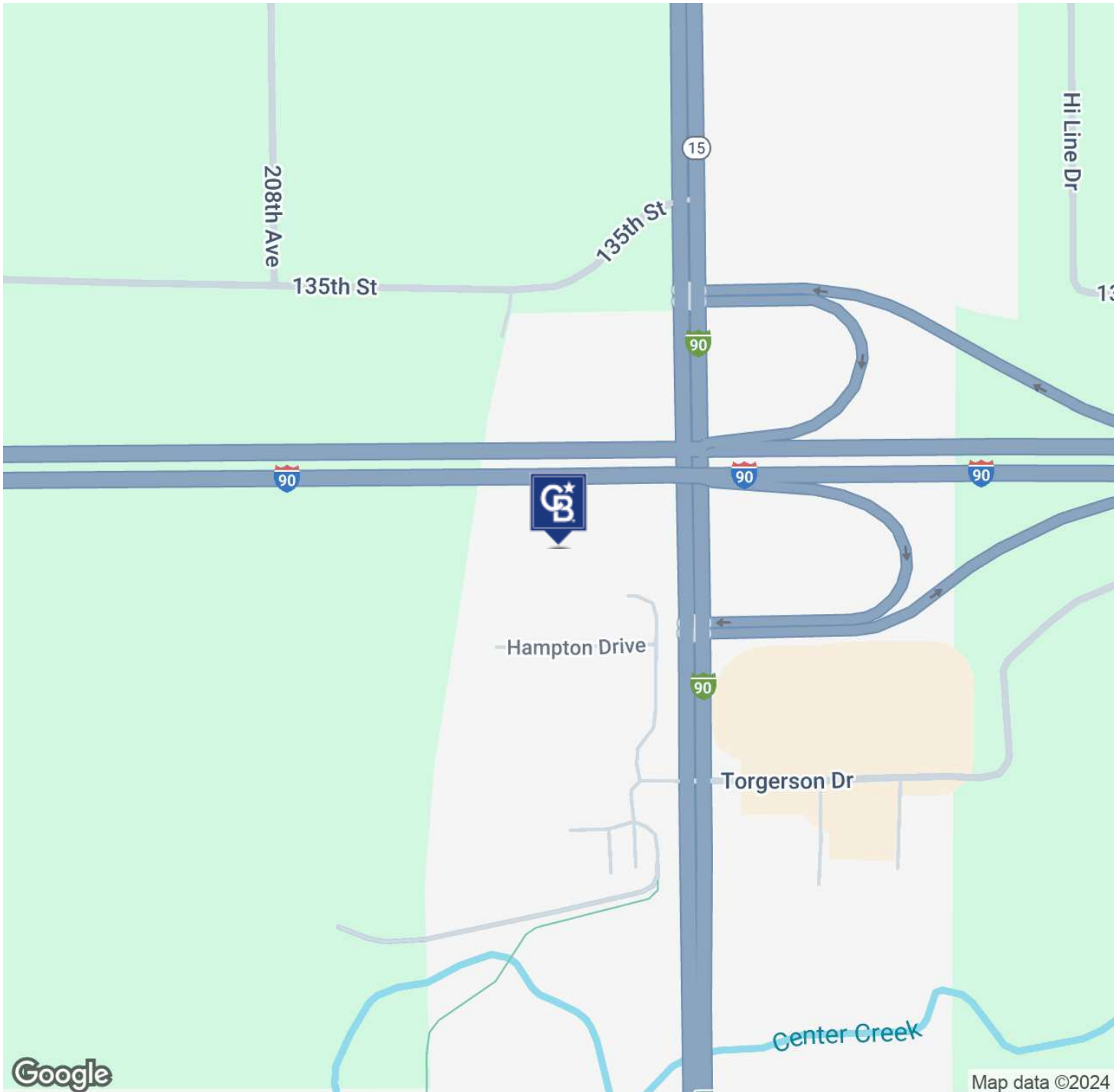


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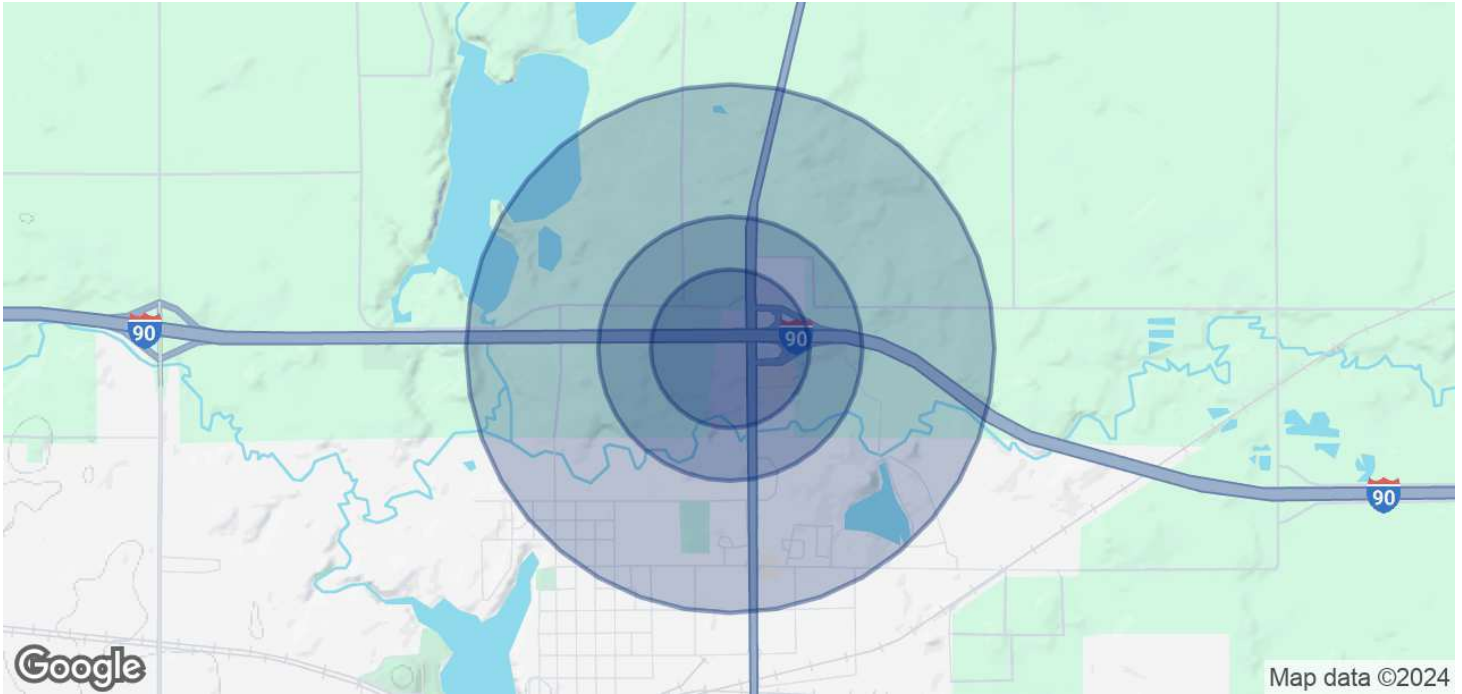
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	278	1,759	5,148
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	41	41

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	802	2,285
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$64,915	\$68,129	\$78,261
Average House Value	\$127,100	\$131,015	\$140,336

Demographics data derived from AlphaMap

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**DAIN FISHER**

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MN #40722471

## PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative—a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

**Fisher Group**

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