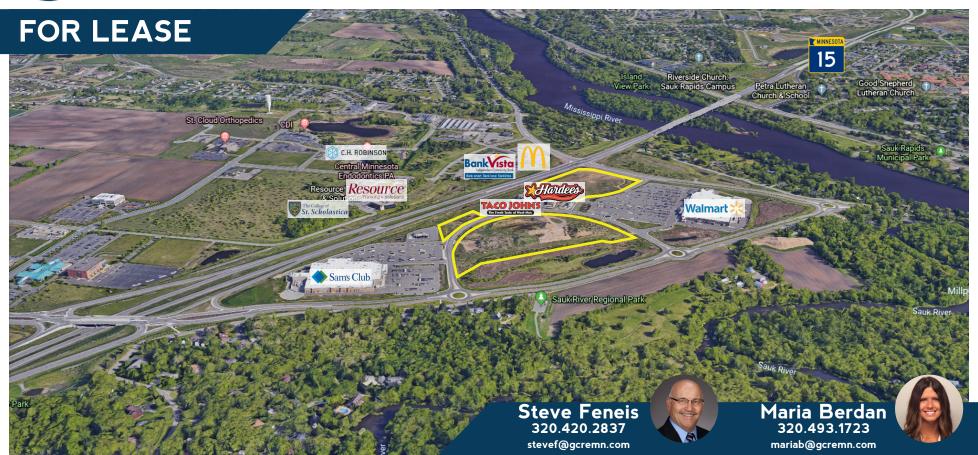


## Epic Center Land County Road 120 | Sartell, MN 56377



## Located Along HWY 15

- Epic Center is a 98 acre development with superior access and a mix of "big box" regional tenants, smaller retail and office users along with dining venues.
- Anchor tenants include: Wal-Mart & Sam's Club.
- Other retail and office users include: Hardee's, Taco John's, Jimmy Johns, Great Clips, Interstate Battery and Verizon Wireless.
- Build To Suit Opportunities on Lot 2, Lot 6 and Outlot B! (outlined in yellow above)



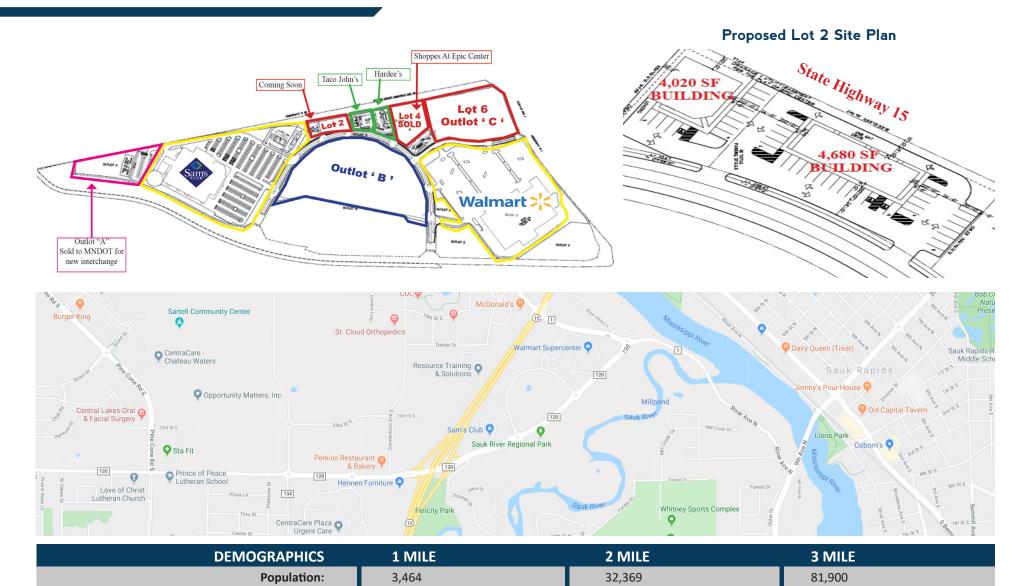
Households:

Avg Household Income:

5,640

\$73,431

## Site Plan



17,229

\$59,624

38,401

\$54,841