



Hardees - Sleepy Eye MN

320 Main St W

Sleepy Eye, Minnesota 56085

Property Highlights

- Owner/User commercial property for sale
- Freestanding former Hardee's restaurant
- Drive-thru capable QSR / fast casual / coffee opportunity
- Excellent fit for restaurant, retail, service, or adaptive reuse
- Strong curb appeal, visibility, and access
- Efficient footprint suitable for rebrand or remodel
- Ideal for regional operators and multi-unit expansion
- Positioned in the Sleepy Eye / Brown County trade area
- Supports single-site ownership or portfolio growth strategy

Offering Summary

Sale Price:	\$399,900
Building Size:	3,917 SF
Lot Size:	20,872 SF

Demographics 1 Mile 5 Miles 10 Miles

Total Households	1,431	1,748	2,616
Total Population	3,358	4,106	6,146
Average HH Income	\$82,659	\$85,898	\$92,120

For More Information

Dan Sprague

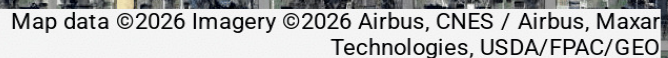
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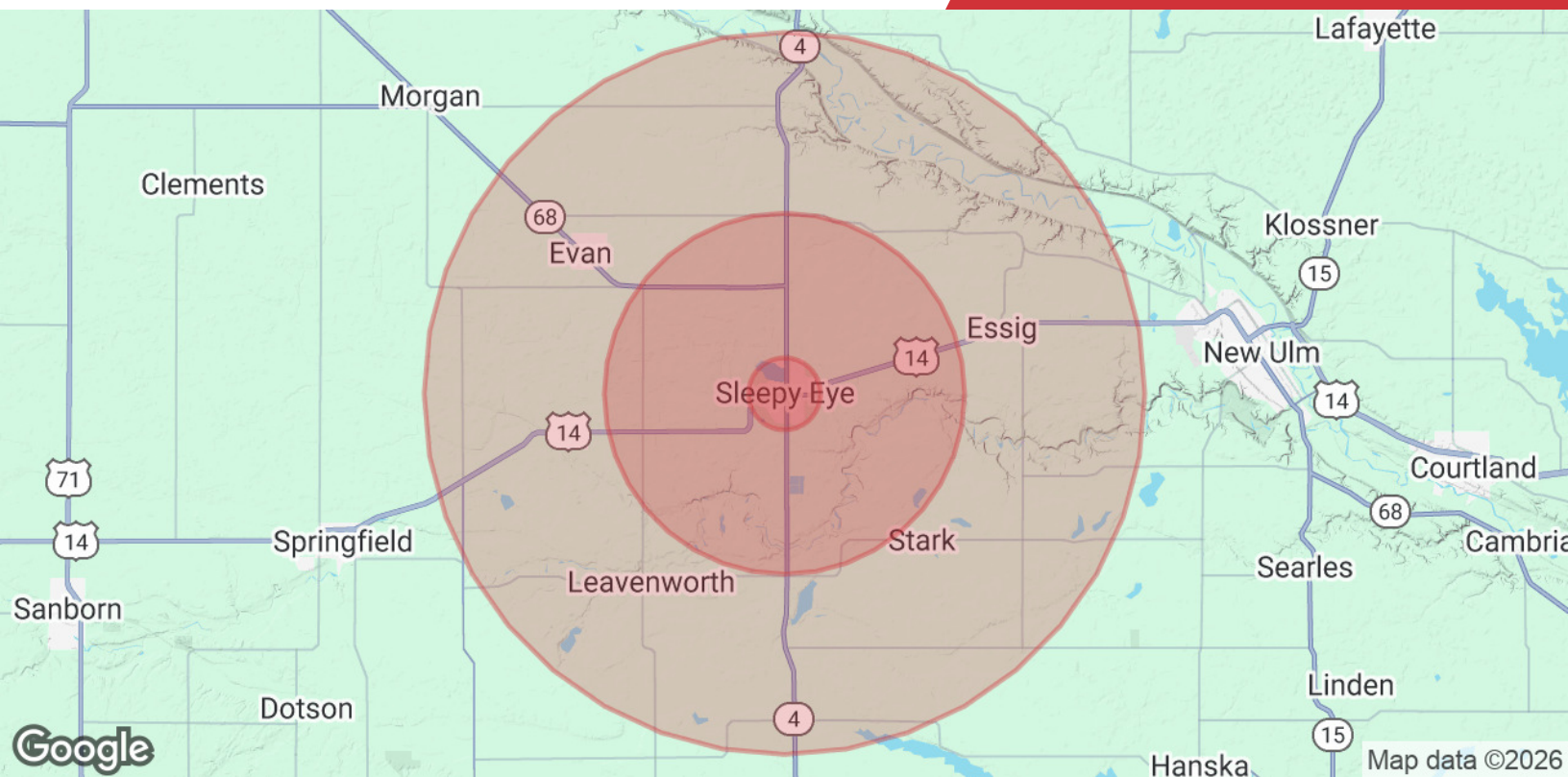


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Population

	1 Mile	5 Miles	10 Miles
Total Population	3,358	4,106	6,146
Average Age	43	44	45
Average Age (Male)	41	42	43
Average Age (Female)	45	45	46

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,431	1,748	2,616
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$82,659	\$85,898	\$92,120
Average House Value	\$192,102	\$204,819	\$237,438

Demographics data derived from AlphaMap

**Dan Sprague**

Agent

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Professional Background

Dan Sprague has been a Commercial Agent for two years after building his financial and real estate portfolio. Getting his start in single family and college housing rentals, Dan has quickly grown his portfolio to 200+ units in the Greater Mankato Area. Dan was also a mortgage lender for Wells Fargo for nearly 15 years, he also has a deep understanding of financial analysis and deal underwriting. His most recent project is developing shop condos in the Greater Mankato and Fairmont areas.

When Dan isn't managing his properties or helping Landlords and tenants, he can be found fishing on Lake Madison with his wife and three beautiful children. Dan is also a fan of college hockey and loves cheering on the Minnesota State Mavericks.

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