

FOR SALE



NORTH CENTRAL
Commercial Real Estate Company

PARK RAPIDS
LAKE AREA
Source of the Mississippi

SITE INFO

Address

- 209 1st St W Park Rapids, MN 56470

Price

- \$2,225,000

Space

- Existing building, 35,108 sq ft

Property Use

- Commercial (former grocery store)

Frontage & Visibility

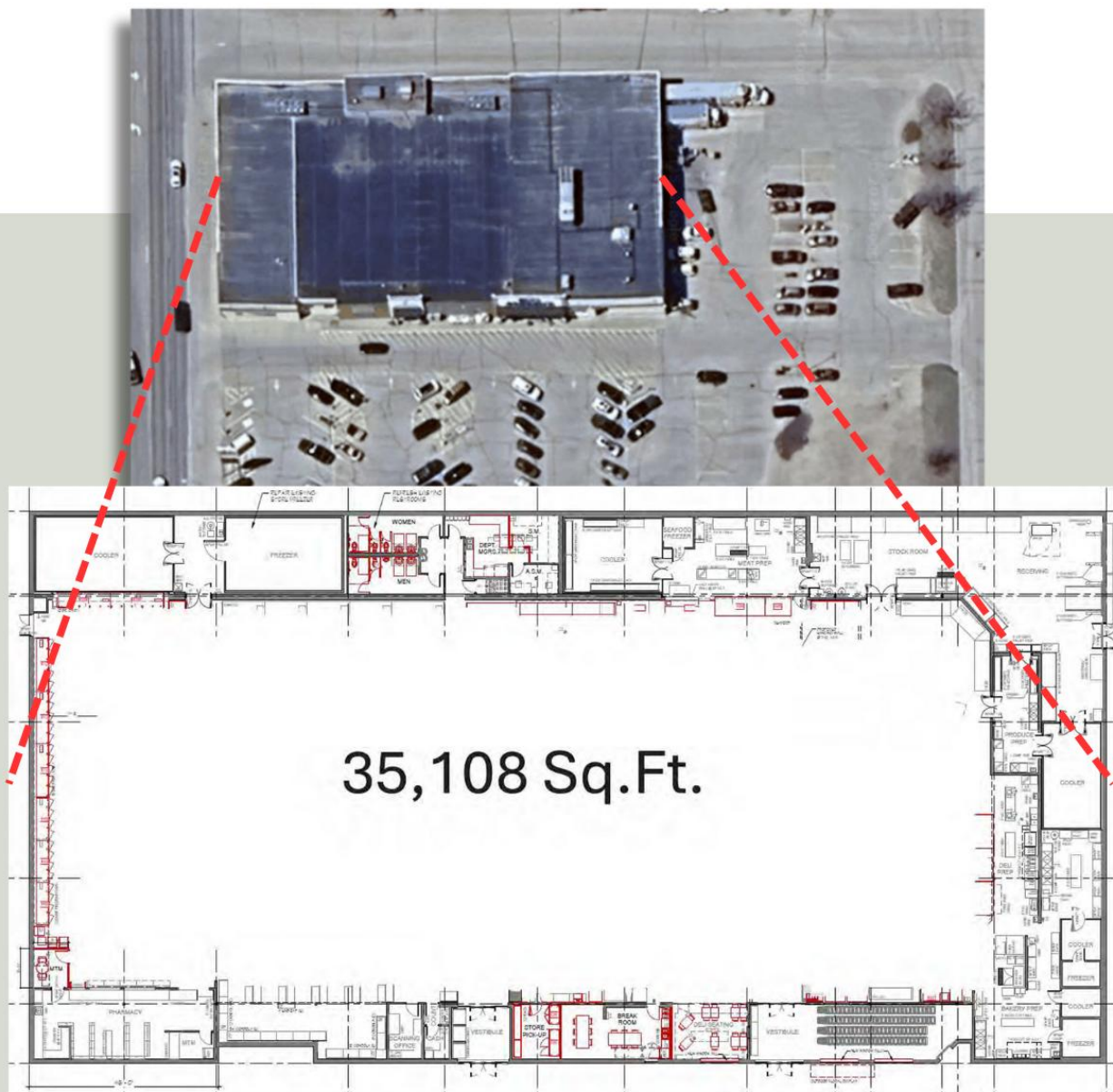
- 298 ft, Excellent visibility to Co Rd 34

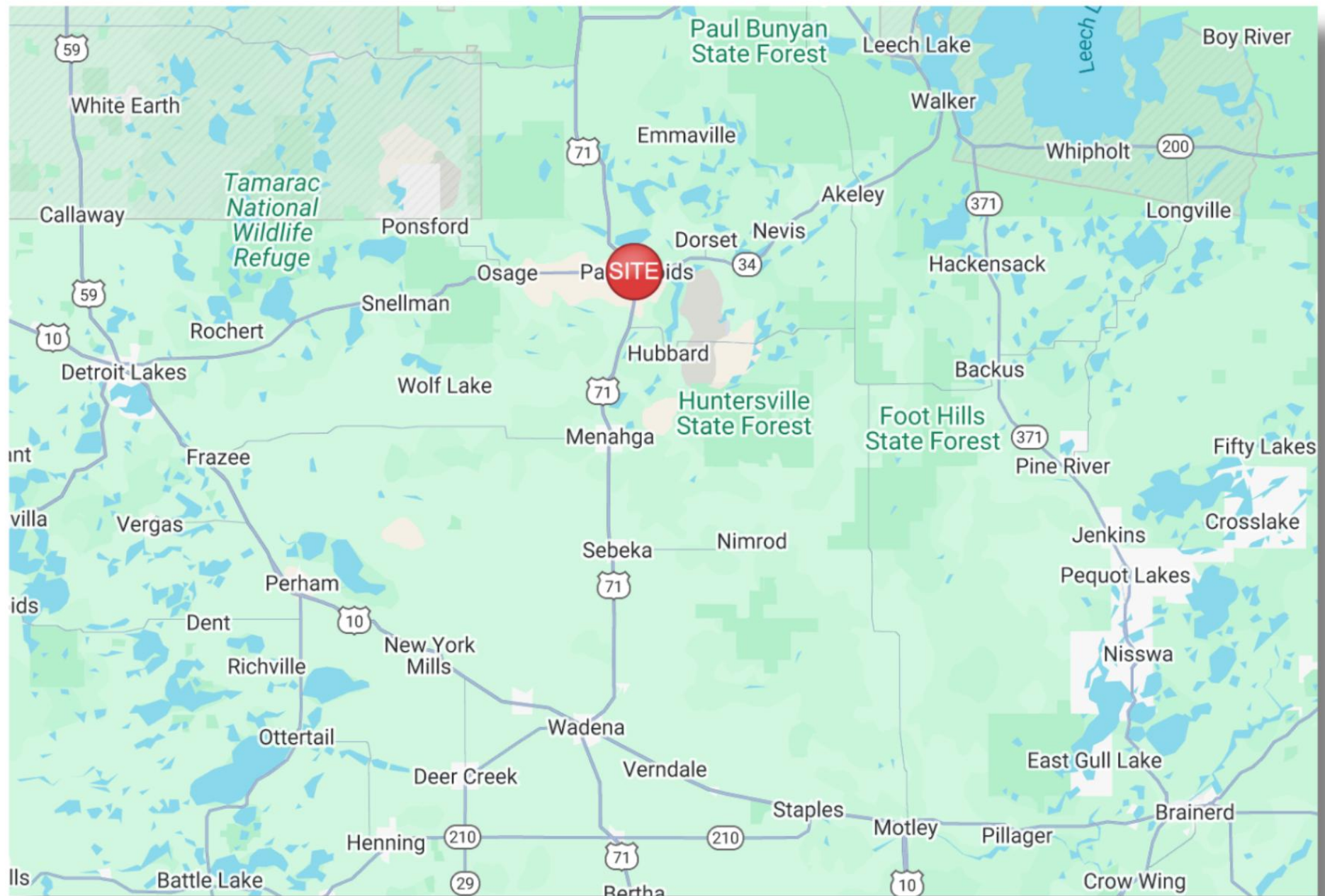
Accessibility

- Full movement from Co Rd 34
- Downtown Park Rapids

Features:

- Main intersection of downtown Park Rapids
- Large parking lot with multiple access points
- Increased cabin/second home traffic





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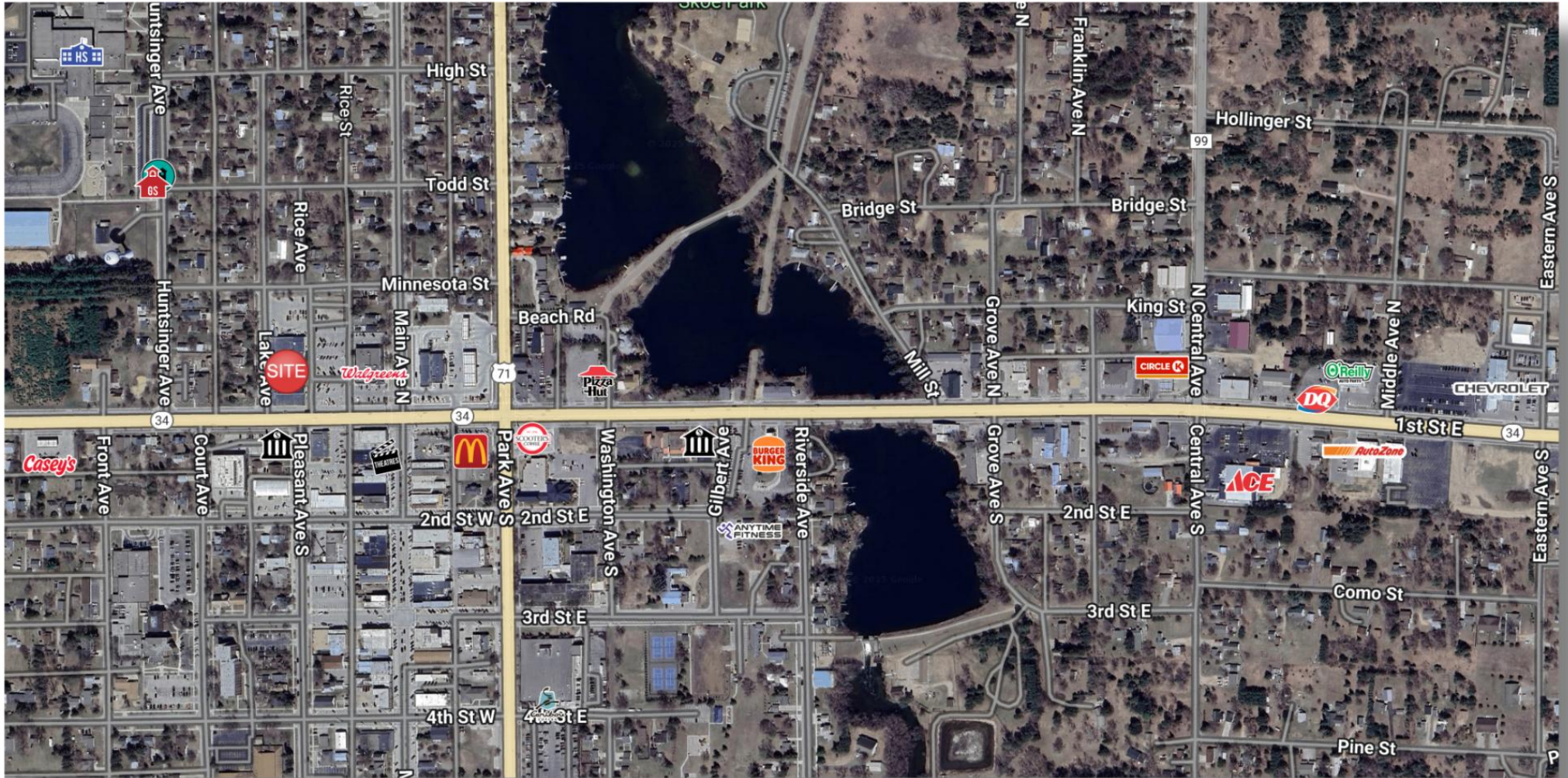
LOCATION



SITE PLAN

 **NORTH CENTRAL**

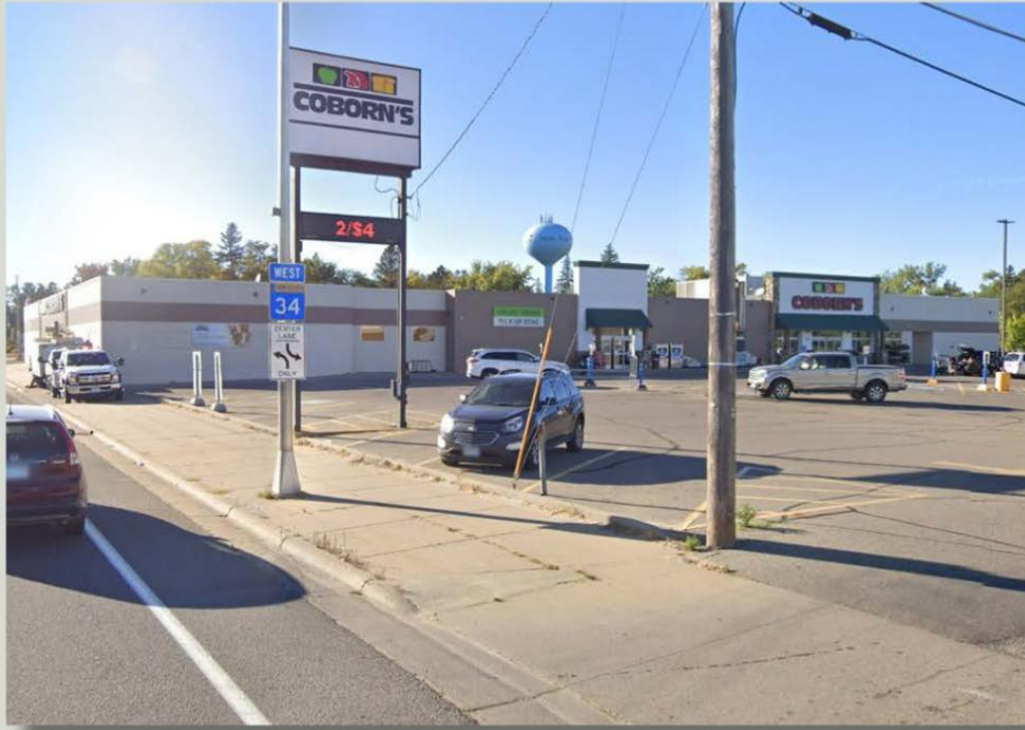
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SITE PLAN

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The Park Rapids area is a popular cabin and second home community with a population that triples from May through September.

DEMOGRAPHICS

Population (2025)

- 5 mile: **6,795**
- 10 miles: **13,053**
- 15 miles: **24,201**

Population, May-Sept (2025)

- 5 mile: **20,385**
- 10 miles: **39,159**
- 15 miles: **72,603**

Traffic Volume

- US Hwy 71: **7,663** per day (2025)
 - May - September: **22,989** (2025)
- Co Rd 34: **6,913** per day (2025)
 - May - September: **20,739** (2025)

Avg Income (2025)

- 1 mile: **\$87,040**
- 3 miles: **\$98,296**
- 5 miles: **\$93,537**

NEARBY RETAILERS



CONTACT

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