



FORMER DOLLAR GENERAL  
10315 County Hwy 5  
Pelican Rapids, MN 56572  
For Lease



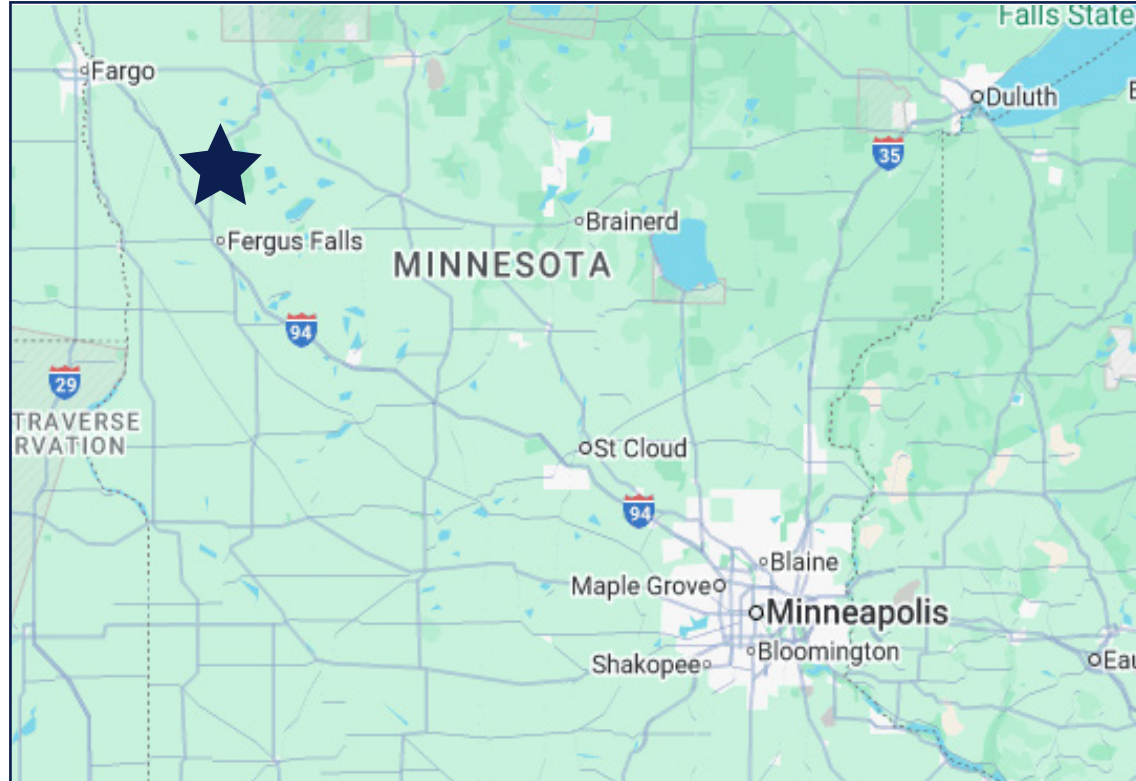
50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600  
[www.upland.com](http://www.upland.com)

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& People Unite!*

ROB KOST, CCIM  
612.465.8530  
[ROB@UPLAND.COM](mailto:ROB@UPLAND.COM)

KIRBY PIERI  
612.465.8523  
[KIRBY@UPLAND.COM](mailto:KIRBY@UPLAND.COM)

<b>ADDRESS</b>	10315 County Highway 5
<b>CITY, STATE</b>	Pelican Rapids, MN 56572
<b>SPACE AVAILABLE</b>	7,489 SF
<b>LOT SIZE</b>	1.11 AC
<b>SALE PRICE</b>	Negotiable
<b>LEASE RATE</b>	Negotiable
<b>TAX 2025</b>	\$12,342.00
<b>YEAR BUILT</b>	2005
<b>COUNTY</b>	Becker
<b>PARKING</b>	31 Surface Stalls Est.



**HIGHLIGHTS**

- Strong visibility along County Hwy 5 with easy access and ample parking
- Positioned near lakes and seasonal traffic drivers supporting year-round tourism demand
- Functional box with open floor plan, high ceilings, and minimal buildout constraints
- Below replacement cost opportunity for owner-user or value-oriented tenant
- Limited competing retail inventory in the immediate trade area
- Ideal for discount retail, grocery, service, or community-oriented users

<b>2025 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	76	770	2,773
<b>MEDIAN AGE</b>	35.5	36.9	38.9
<b>MEDIAN HH INCOME</b>	\$85,599	\$87,779	\$89,913
<b>AVERAGE HH INCOME</b>	\$116,773	\$121,042	\$121,329



Tony's  
Campground

Sherbrooke  
International  
Airstrip

parallel  
food drink

**SITE**

Sullivan Waterfowl  
Production  
Area-Becker County

MINNESOTA  
5

926-VPD

**IGNITE**  
HEATING & AIR

**MOTORS**  
MOTORCYCLES & MORE

**Torbac**

**TS DOCK & LIFT.com**  
SALES & SERVICE

**CORMORANT**  
STORE

**Boat House**

**LAKES  
FIKA**

**Ed's  
MARINE**  
Sales • Service • Storage





# UPLAND

REAL ESTATE GROUP, INC.

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