

**FOR LEASE – LARGEST AND BEST
POSITIONED RETAIL JR ANCHOR BOX**

25,000 SF AVAILABLE | 2.95 ACRE PARCEL

1225 TIMBERLINE DR
SAUK CENTRE, MN 56378



The
Carrington
Company

CHAD CHRISTENSEN
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PROPERTY SUMMARY

The Carrington Company is proud to introduce an exceptional retail opportunity with 25,000 square feet of available space, strategically located just off I-94 & Hwy 71 (23,500 vehicles per day) on a hard corner within Sauk Centre's primary retail node. Boasting excellent visibility and access, this prime location benefits from a robust traffic count of 17,050 vehicles per day. The surrounding area features a dynamic retail landscape, with major retailers such as Walmart, Dollar Tree, Coborn's Grocery, Ace Hardware, O'Reilly Auto, McDonald's, Dairy Queen, and more, creating a high-traffic environment that is ideal for businesses seeking to thrive in a well-established retail hub. This retail space offers a strategic advantage for those looking to capitalize on the bustling commerce and diverse customer base in the heart of the Sauk Centre's retail core.

AVAILABILITY

- 33,272 sq ft, on 2.95 acres
- 25,000 sq ft Available (divisible)
- Pylon Signage Available
- Includes Dual Loading Docks
- 164 parking spaces

LOCATION FEATURES

- Site located just off I-94 & Hwy 71 on a hard corner within the city's primary retail node
- 25,000 sf of Retail Space Available with great visibility and access
- Traffic Count: 17,050 VPD
- Surrounding major retailers include: Walmart, Dollar Tree, Coborn's Grocery, Ace Hardware, O'Reilly Auto, McDonalds, Dairy Queen, and more







Walmart

DOLLAR TREE

TIMBERLANE DR

FISHER

SITE

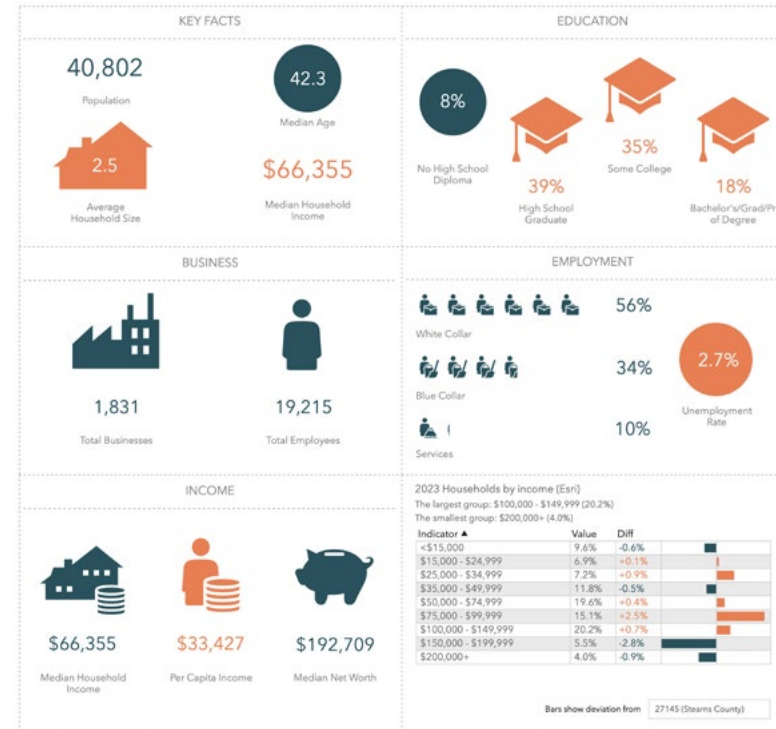
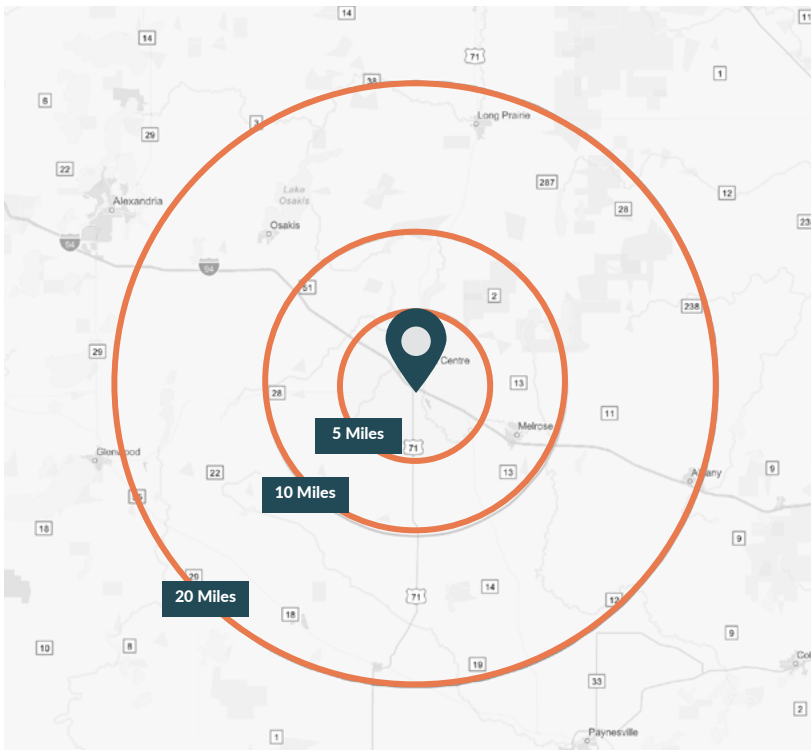
- 2.95 Acre Parcel
- 25,000 SF Available
- Divisible

RETAIL / AMENITIES MAP



DEMOGRAPHICS

2023 SUMMARY	5 Miles	10 Miles	20 Miles
Population	6,581	14,096	40,802
Households	2,656	5,415	15,977
Families	1,713	3,659	10,820
Average Household Size	2.39	2.54	2.51
Owner Occupied Housing Units	1,895	4,236	13,069
Renter Occupied Housing Units	761	1,179	2,908
Median Age	42.4	41.8	42.3
Median Household Income	\$62,120	\$65,375	\$66,355
Average Household Income	\$80,183	\$83,358	\$85,406



2028 SUMMARY	5 Miles	10 Miles	20 Miles
Population	6,564	13,926	40,563
Households	2,667	5,386	15,987
Families	1,715	3,627	10,788
Average Household Size	2.37	2.52	2.49
Owner Occupied Housing Units	1,966	4,305	13,287
Renter Occupied Housing Units	702	1,081	2,700
Median Age	42.5	42.5	43.2
Median Household Income	\$70,210	\$74,750	\$76,406
Average Household Income	\$92,202	\$95,534	\$97,603



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