

Former Family Dollar

Tracy | MN

For Sublease



UPLAND
REAL ESTATE GROUP, INC.

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UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

Address	800 Craig Ave
City, State	Tracy, MN 56175
Lot Size	1.41 Acres
Building Size	8,353 SF
Lease Rate	\$9.00 PSF Gross
Lease Expiration	6/30/2030
Property Type	Retail Storefront
Year Built	2015
Taxes 2021	\$15,194.00
Parking Spaces	43 Surface Space
Lot Dimensions	175 FT x 350 FT



Lot Outline



Back/Employee Area



Interior Highlights:

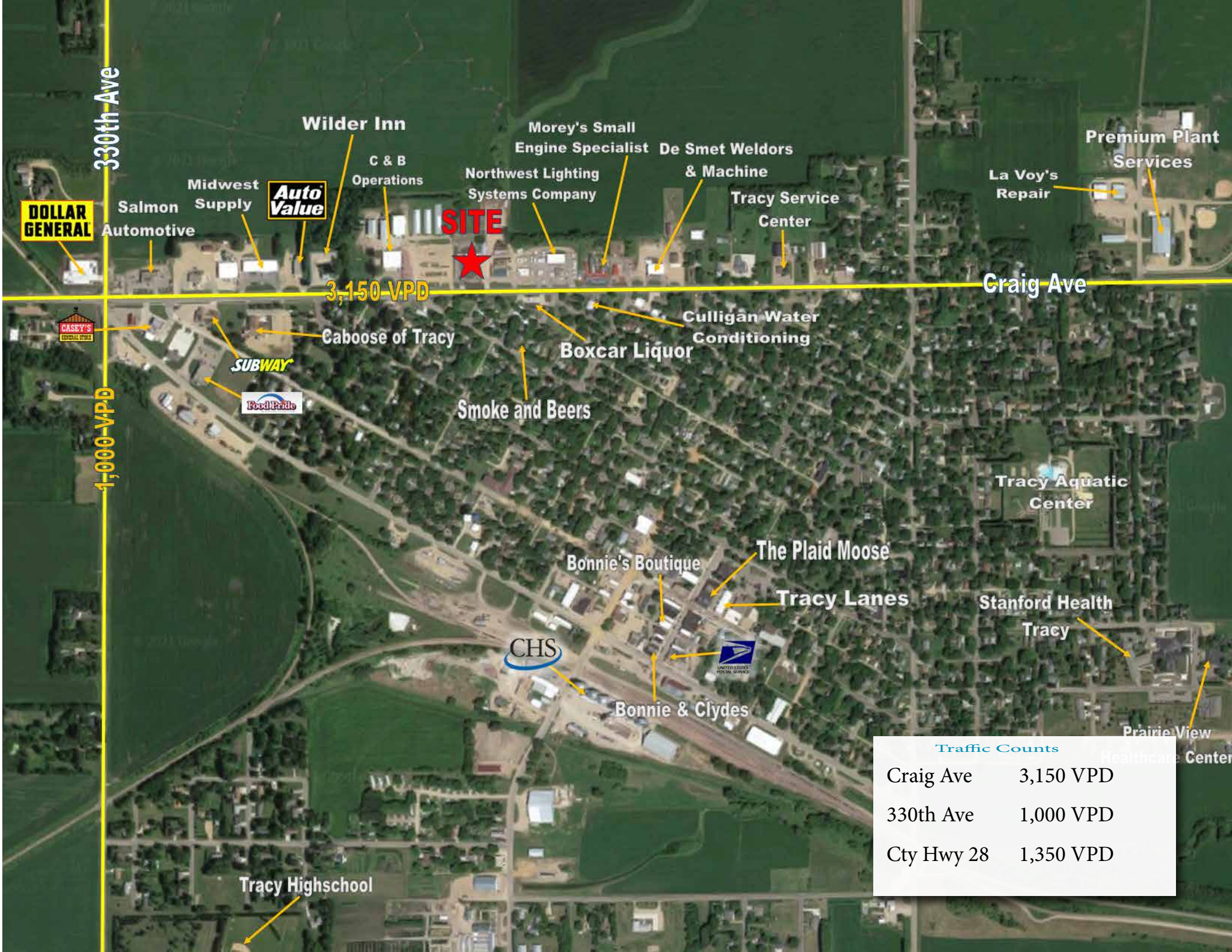
- Large, Open space with wide Column Spacing
- Built-Out Single-Occupancy Men's and Women's Bathrooms



Wide, Open Area Great for Any Business



Womens and Mens Bathroom



DOLLAR GENERAL

330th Ave

Auto Value

Wilder Inn

SITE

3,150 VPD

Craig Ave

1,000 VPD

CASEY'S

SUBWAY

FoodPuddle

Caboose of Tracy

Smoke and Beers

Boxcar Liquor

Culligan Water Conditioning

CHS

Bonnie's Boutique

Bonnie & Clydes

The Plaid Moose

Tracy Lanes

Tracy Aquatic Center

Stanford Health Tracy

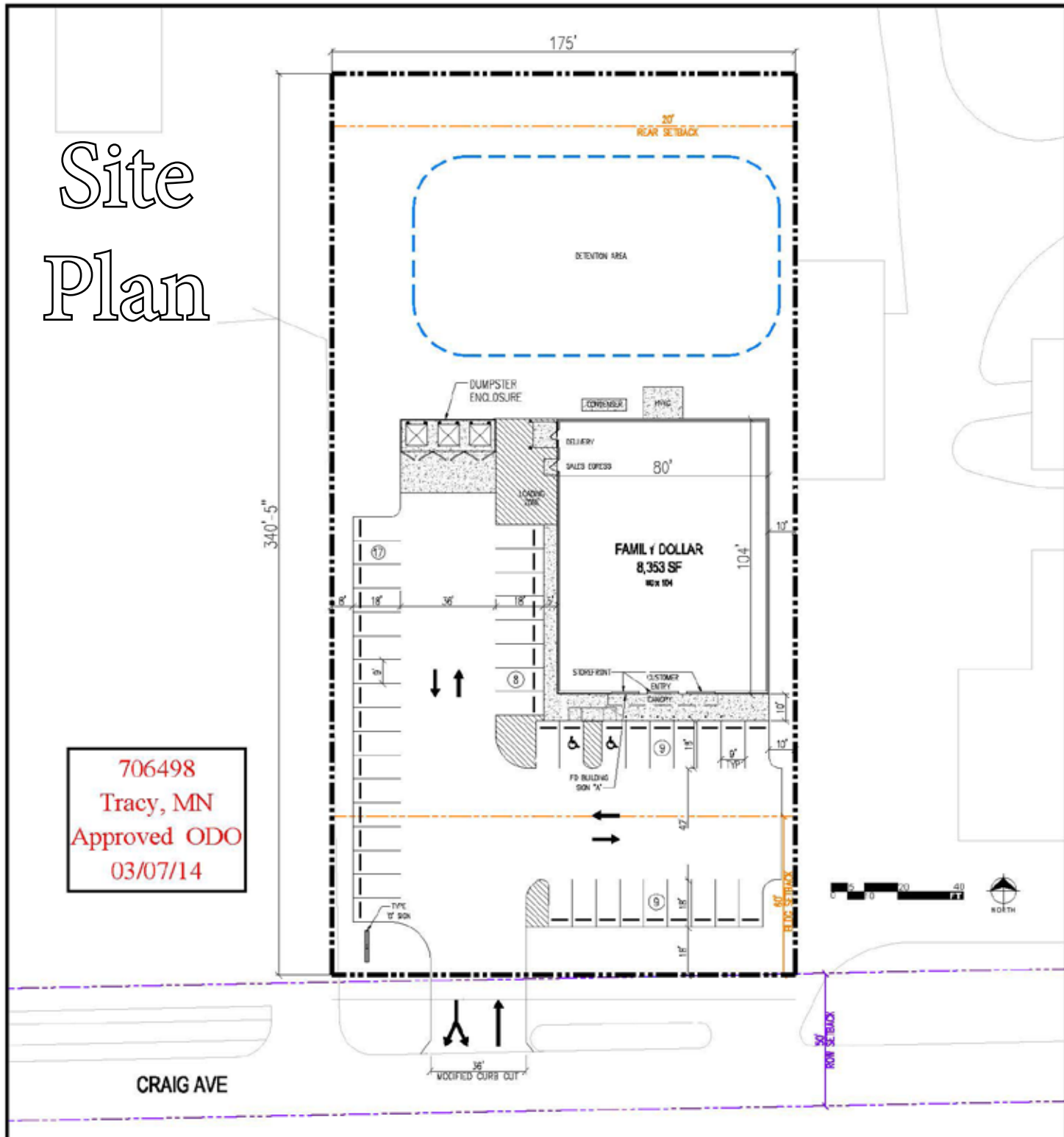
Tracy Highschool

Prairie View Healthcare Center

Traffic Counts	
Craig Ave	3,150 VPD
330th Ave	1,000 VPD
Cty Hwy 28	1,350 VPD

Site Plan

706498
Tracy, MN
Approved ODO
03/07/14



CRAIG AVE

36' MODIFIED CURB CUT

30' REAR SETBACK

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	1,928	1 Mile	\$50,586	1 Mile	\$55,856	1 Mile	39.0
3 Miles	2,233	3 Miles	\$51,858	3 Miles	\$58,569	3 Miles	40.1
5 Miles	2,496	5 Miles	\$52,789	5 Miles	\$60,922	5 Miles	41.1



- Location Highlights:
- Visibility from Well-trafficked Craig Ave/Hwy 14
 - On the main thoroughfare through Tracy



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