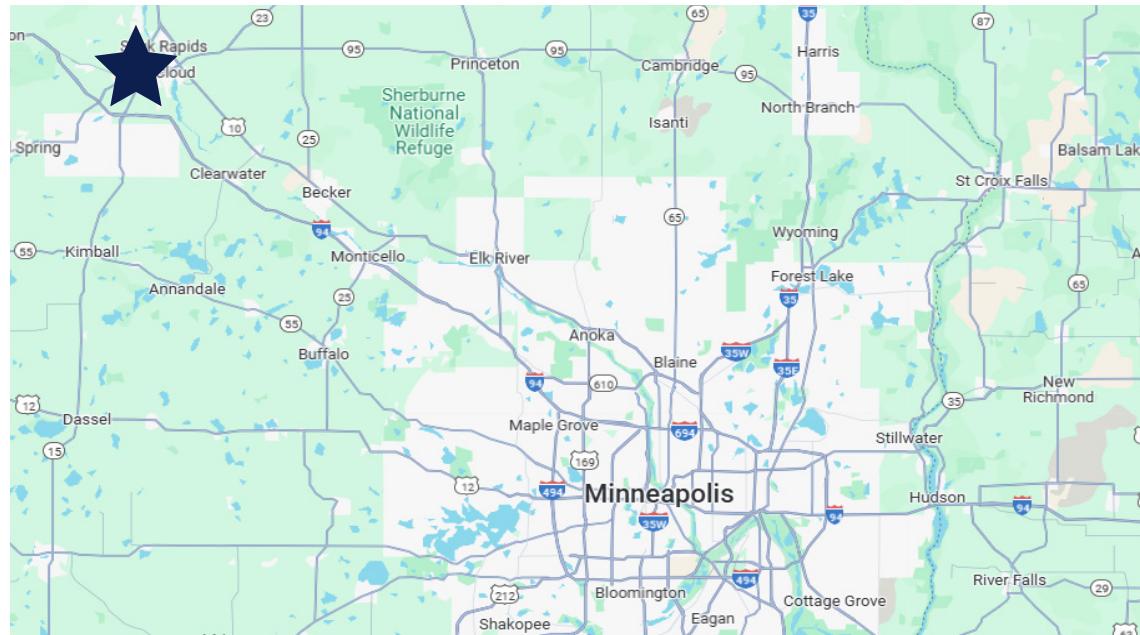


ADDRESS	228 N Benton Drive
CITY, STATE	Sauk Rapids, MN 56379
SPACE AVAILABLE	2,580 SF
LOT SIZE	0.26 Acres
SALE PRICE	\$425,700
LEASE RATE	\$18.00 PSF
TAXES 2024	\$6,674.00
YEAR BUILT	1997
COUNTY	Benton
PARKING	10 Surface Stalls



HIGHLIGHTS

- Located near St. Cloud Technical and Community College with 3,900+ students.
- Located along N Benton Drive near 2nd Street N in Sauk Rapids, MN. Traffic counts average 18,160 VPD on 2nd Street and 15,800 on N Benton Drive.
- Nearby tenants include Walgreens, Papa Murphy's, Subway, Holiday Stationstore, Dollar Tree, Caribou Coffee, etc.
- 5-mile population of 109,675.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	6,873	58,609	109,675
MEDIAN AGE	39.6	34.1	34.2
MEDIAN HH INCOME	\$60,901	\$58,621	\$62,162
AVERAGE HH INCOME	\$85,915	\$79,126	\$84,368

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