

# SALE

## COMMERCIAL SITE OFF I-90 IN FAIRMONT, MN

2237 N State St Fairmont, MN 56031



### PROPERTY DESCRIPTION

Excellent opportunity to acquire a high-visibility 1.3 acre commercial property on North State Street and Interstate 90 in Fairmont, MN. With over 215 feet of highway frontage and strong daily traffic counts, this site offers exceptional exposure and convenient access for both local and regional traffic. Located along a major corridor near I-90 and surrounded by national retailers and hospitality brands including McDonald's, Hardee's, Walmart, Super 8, Best Western, Hampton Inn, and Perkins, this property benefits from consistent consumer traffic and a strong commercial presence in the area.

The site is ideally suited for a variety of uses, including a fuel station, convenience store, automotive business, light industrial operation, or full commercial redevelopment. With a level lot, existing building structure, and generous space for parking or expansion, the property offers flexibility for new owners. Its location along N State Street also makes it an excellent candidate for retail, service, or mixed-use development in a growing regional market.

Additionally, the property directly behind it to the east, measuring 2.36 acres, is also available for sale, creating the potential for a larger combined site or expanded redevelopment opportunity.

### PROPERTY HIGHLIGHTS

- Prime Location off I-90
- High Traffic Counts
- Convenient Accessibility
- Option to Purchase Adjacent 2.36 Acres

### OFFERING SUMMARY

Sale Price: Price Upon Request

Lot Size: 1.3 Acres

Building Size: 1,540 SF

DEMOGRAPHICS	5 MILES	10 MILES	30 MILES
Total Households	4,754	6,553	24,418
Total Population	10,638	14,929	57,065
Average HH Income	\$90,552	\$91,541	\$88,828

#### Dain Fisher

Managing Broker | Owner | CCIM  
(507) 625-4715  
dain@cbcfishergroup.com



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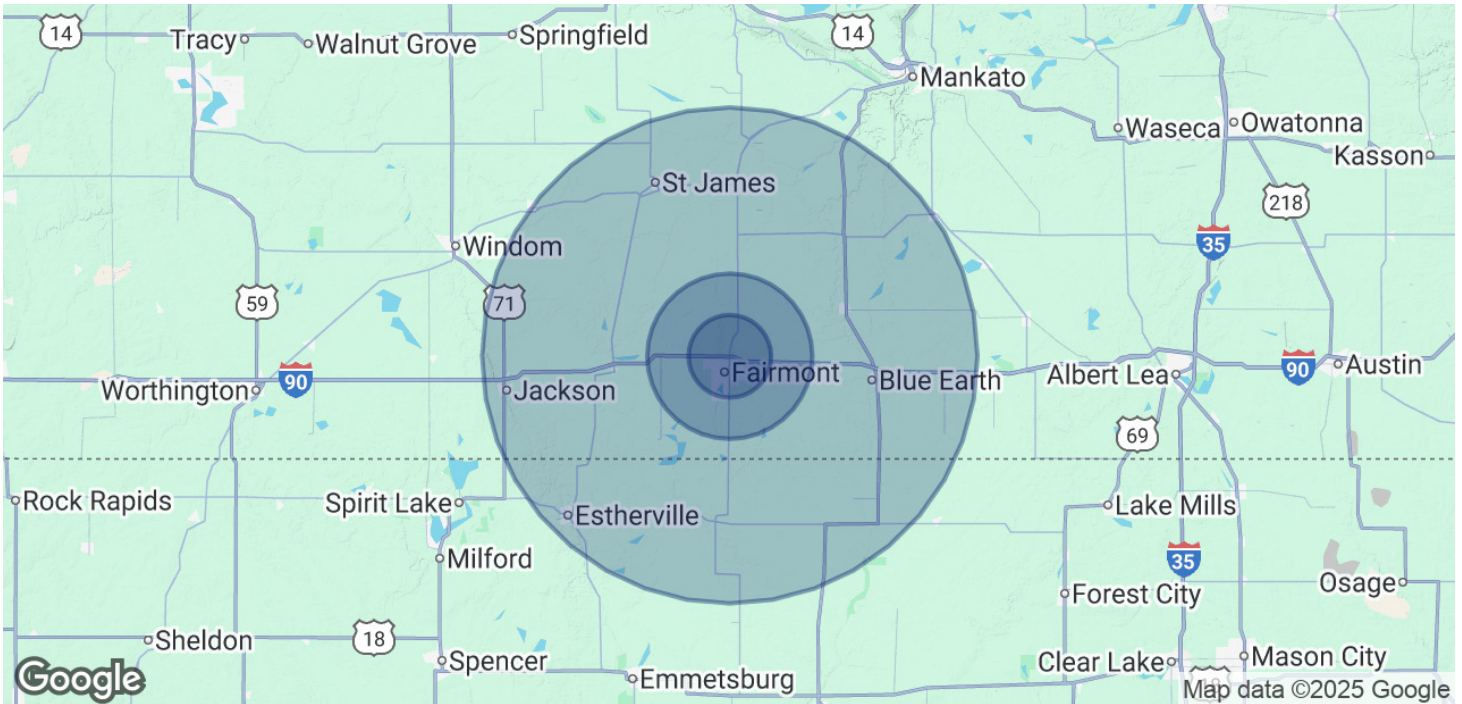
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### POPULATION

#### 5 MILES

#### 10 MILES

#### 30 MILES

Total Population	10,638	14,929	57,065
Average Age	44	44	44
Average Age (Male)	42	43	43
Average Age (Female)	45	45	44

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 30 MILES

Total Households	4,754	6,553	24,418
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$90,552	\$91,541	\$88,828
Average House Value	\$190,371	\$200,024	\$192,137

Demographics data derived from AlphaMap

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### DAIN FISHER

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MN #40722471

### PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative—a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

#### Fisher Group

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