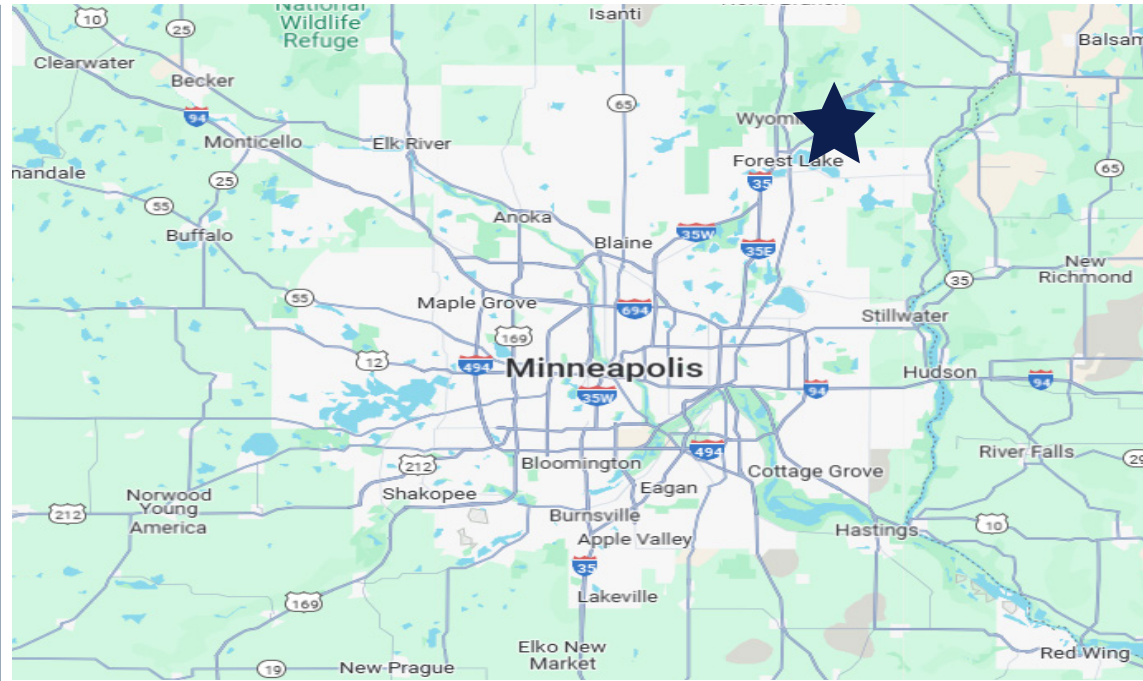


<b>ADDRESS</b>	10740 Railroad Ave
<b>CITY, STATE</b>	Chisago City, MN
<b>SPACE AVAILABLE</b>	8,128 SF
<b>LOT SIZE</b>	0.71 Acres
<b>LEASE RATE</b>	\$8.00 PSF Gross
<b>TAX 2024</b>	\$10,026.00
<b>YEAR BUILT</b>	1960
<b>COUNTY</b>	Chisago
<b>PARKING</b>	25+ Surface Stalls
<b>EXPIRATION DATE</b>	12/31/2026



**HIGHLIGHTS**

- Located on the main throughfare through Chisago City
- Abundant parking

<b>2024 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	2,041	10,669	18,141
<b>MEDIAN AGE</b>	47.0	44.6	43.6
<b>MEDIAN HH INCOME</b>	\$83,599	\$103,109	\$105,241
<b>AVERAGE HH INCOME</b>	\$100,346	\$118,611	\$122,964

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**PLEASE EMAIL FOR FULL  
MARKETING PACKAGE**

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