



FORMER SPEEDWAY
906 S Rum River Dr
Princeton, MN
For Lease



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where Properties
& People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

| | |
|------------------------|--------------------|
| ADDRESS | 906 S Rum River Dr |
| CITY, STATE | Princeton, MN |
| SPACE AVAILABLE | 3,520 SF |
| LOT SIZE | 1.52 Acres |
| SALE PRICE | Negotiable |
| LEASE RATE | \$19.00/PSF |
| TAX 2025 | \$18,974.00 |
| YEAR BUILT | 1996 |
| COUNTY | Sherburne |
| PARKING | 18 Surface Stalls |



HIGHLIGHTS

- Well located just off Highway 169 with direct access on South Rum River Drive.
- With the fuel pumps removed the property is well-positioned for a variety of single tenant users.
- Drive-thru opportunity
- Fuel pumps, tanks, & canopies removed.

| 2024 DEMOGRAPHICS | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------|----------------------|----------------------|----------------------|
| POPULATION | 2,721 | 8,757 | 14,072 |
| MEDIAN AGE | 40.5 | 40.6 | 40.4 |
| MEDIAN HH INCOME | \$58,261 | \$74,828 | \$85,985 |
| AVERAGE HH INCOME | 1\$79,655 | \$87,160 | \$97,929 |



ST. CLOUD
28 MILES

Pinceton Primary School - 720 Students

Princeton Business Park

Princeton Municipal Airport

Mille Lacs County Fairgrounds

Princeton Golf Course

Princeton Industrial Park
In 2023 recieved a grant to expand, estimated 801 new jobs & \$63 million in private development

TWIN CITIES
50 MILES



UPLAND

REAL ESTATE GROUP, INC.

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