

RETAIL BUILDING *FOR SALE*

209 1st St W, Park Rapids, MN

AVAILABLE



NORTH CENTRAL

COMMERCIAL REAL ESTATE, INC

SITE INFO

ADDRESS

- 209 1st St W, Park Rapids, MN 56470

PRICE

- \$2,225,000

SPACE AVAILABLE

- 35,108 SF
- Built in 1975, renovated in 2002

FRONTAGE & VISIBILITY

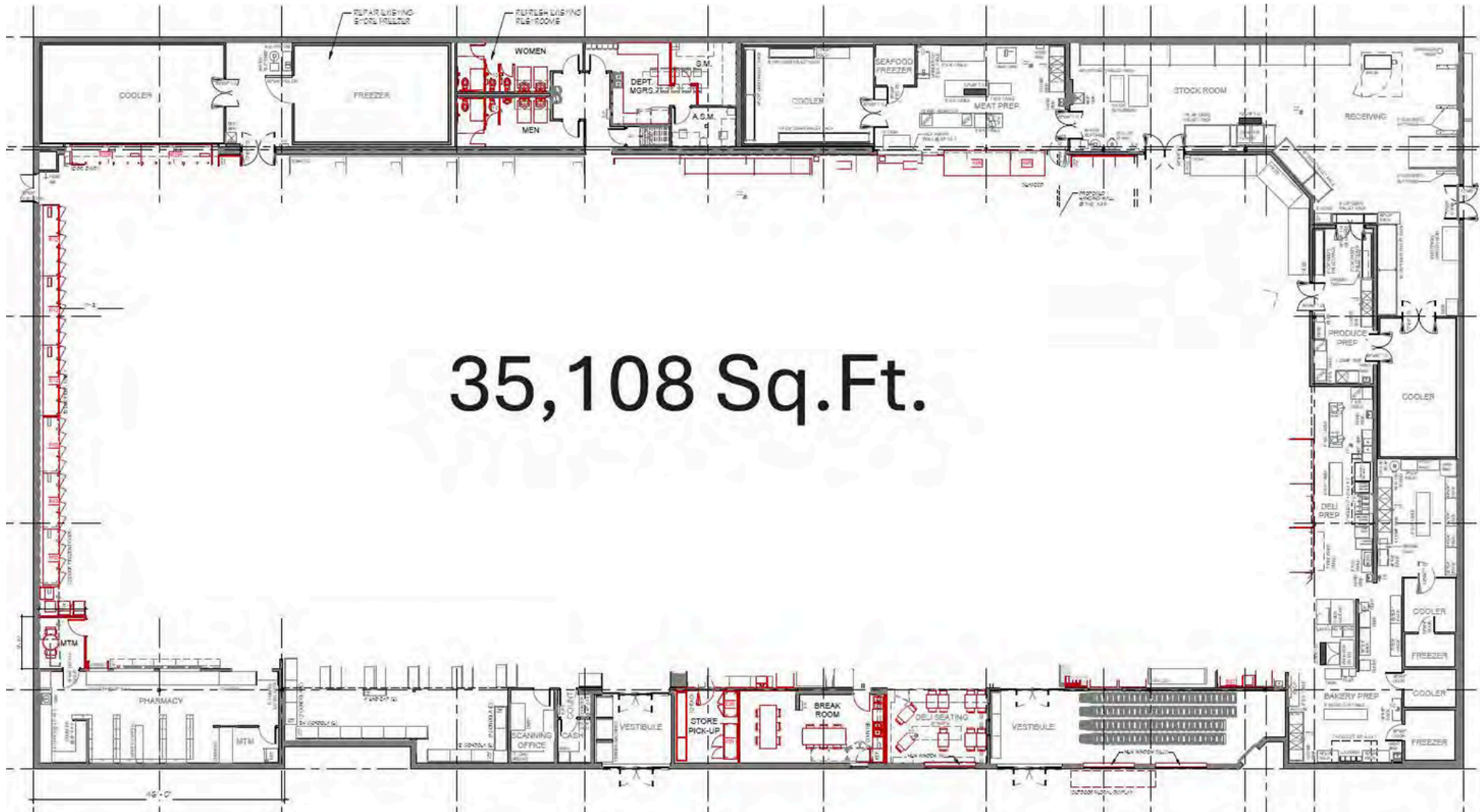
- 298 ft; Excellent visibility to Co Rd 34

FEATURES

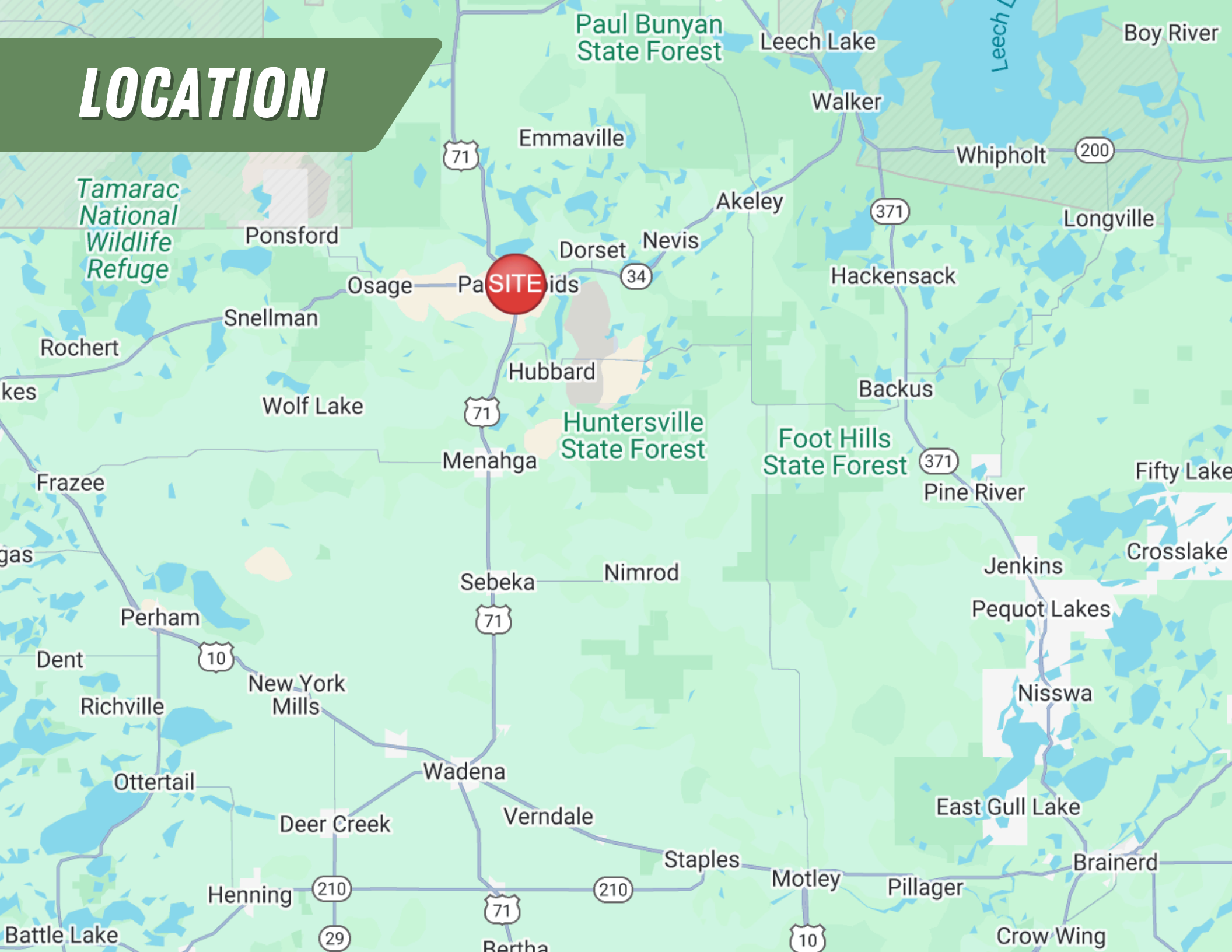
- Main intersection of downtown Park Rapids
- Large parking lot with multiple access points
- Increased cabin/second home traffic



BUILDING LAYOUT



LOCATION



AERIAL

1022 Minnesota St

Minnesota St

Main Ave N

Lake Ave

Pleasant Ave S

Main Ave S

34

3

AERIAL

1022 Minnesota St

Minnesota St

Main Ave N

Lake Ave

Pleasant Ave S

Main Ave S

SITE

[illegible][illegible]

AERIAL

1025 Minnesota St

Minnesota St

Main Ave N

Lake Ave

Lake Ave

Lake Ave

Pleasant Ave S

Main Ave S

34

3

AERIAL

1025 Minnesota St

Minnesota St

Main Ave N

Lake Ave

Lake Ave

Lake Ave

Pleasant Ave S

Main Ave S

34

3

An aerial photograph showing the proposed site location. A red circle labeled "SITE" is placed on a large, dark-roofed building situated at the corner of Lake Ave and Minnesota St. The surrounding area includes parking lots, other commercial buildings, and residential areas. Street names like Main Ave N, Pleasant Ave S, and Antisonger Ave are also visible. A green banner in the top left corner contains the word "AERIAL" in white capital letters.

AERIAL

1025 Minnesota St

Minnesota St

Main Ave N

Main Ave S

Pleasant Ave S

Lake Ave

Lake Ave

Lake Ave

34

3

Google

[illegible]

AERIAL

1025 Minnesota St

Minnesota St

Main Ave N

Lake Ave

Lake Ave

Lake Ave

Pleasant Ave S

Main Ave S

34

3

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AERIAL

1025 Minnesota St

Minnesota St

Main Ave N

Main Ave S

Pleasant Ave S

Lake Ave

Lake Ave

Lake Ave

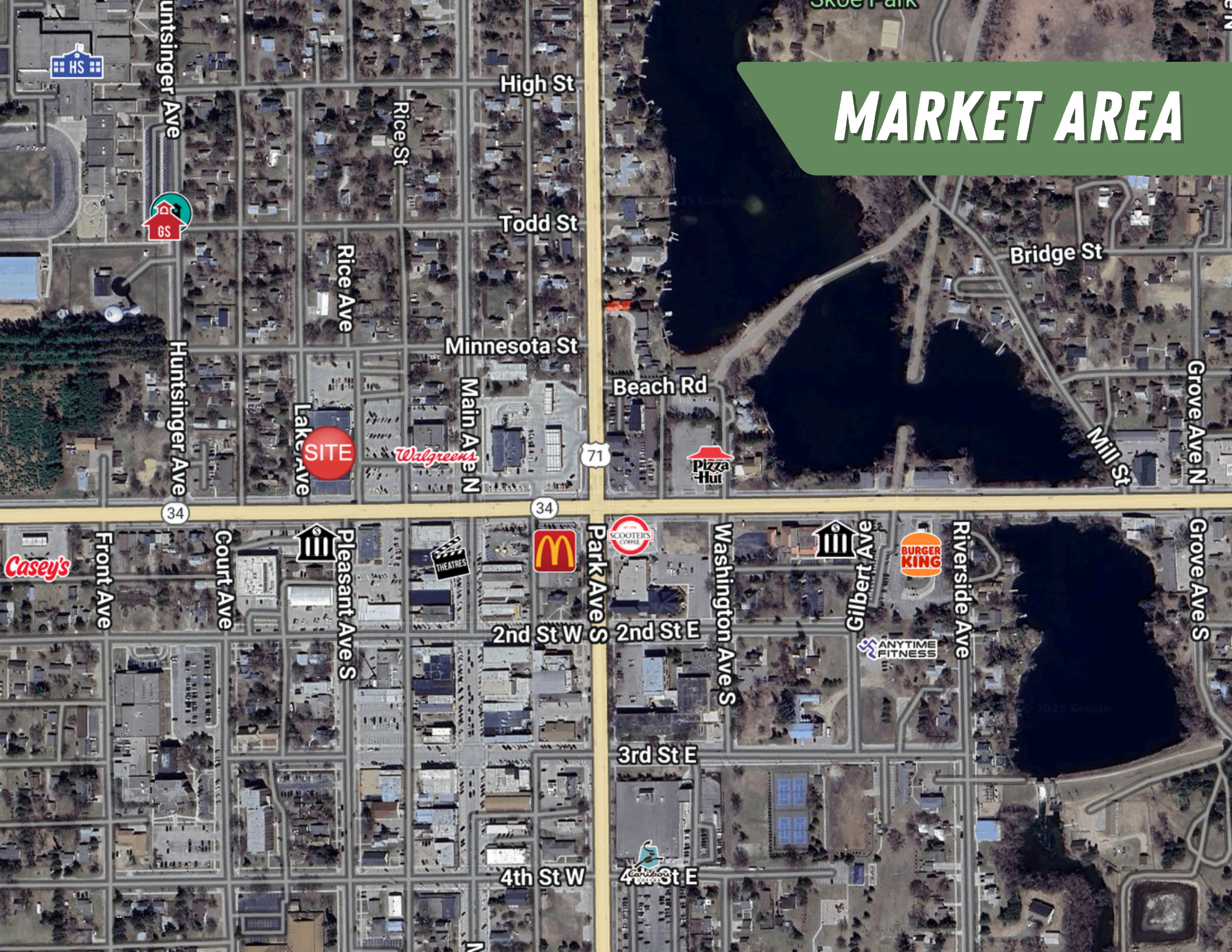
34

3

Google

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MARKET AREA



Huntsinger Ave

High St

Todd St

Minnesota St

Main Ave N

Rice Ave

Lake Ave

Huntsinger Ave

34

34

Park Ave S

2nd St W

2nd St E

3rd St E

4th St W

4th St E

Washington Ave S

Gilbert Ave

Riverside Ave

Grove Ave S

Bridge St

Mill St

Beach Rd



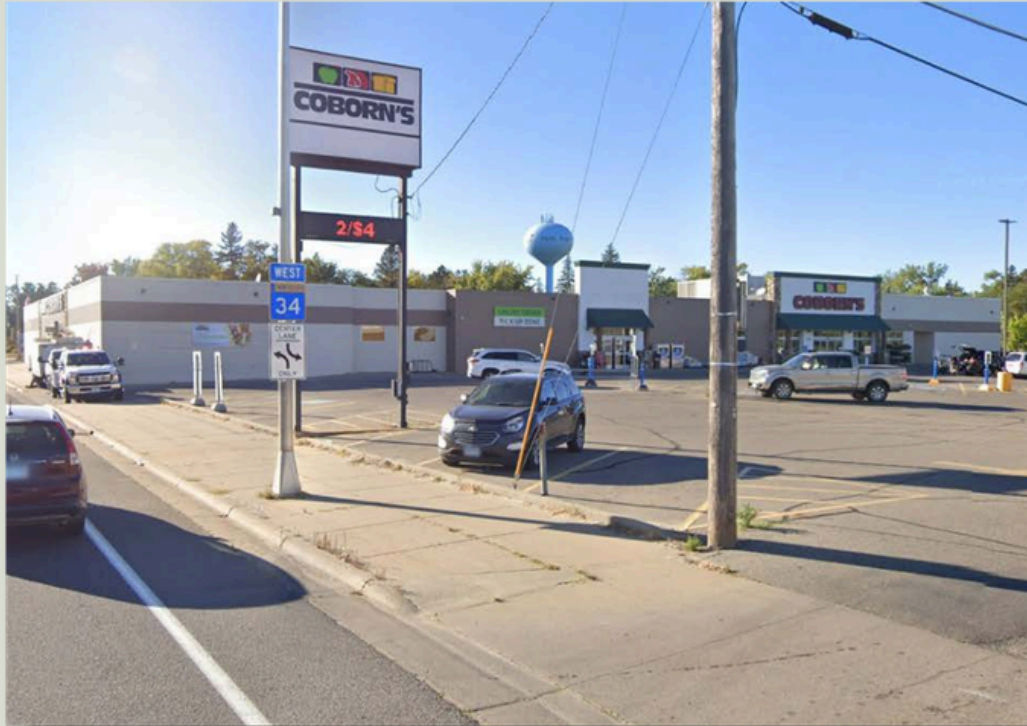
Casey's

Walgreens



SITE

MARKET



The Park Rapids area is a popular cabin and second home community with a population that triples from May through September.

PARK RAPIDS
LAKES AREA
Source of the Mississippi

DEMOGRAPHICS

Population (2025)

- 5 mile: **6,795**
- 10 miles: **13,053**
- 15 miles: **24,201**

Population, May-Sept (2025)

- 5 mile: **20,385**
- 10 miles: **39,159**
- 15 miles: **72,603**

Traffic Volume (2025)

- US Hwy 71: **7,663** per day
 - May - September: **22,989**
- Co Rd 34: **6,913** per day
 - May - September: **20,739**

Avg Income (2025)

- 1 mile: **\$87,040**
- 3 miles: **\$98,296**
- 5 miles: **\$93,537**

AREA RETAILERS



DOLLAR TREE



Walgreens



CONTACT US

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