

NORTH CENTRAL

Commercial Real Estate LLC

NEW CONSTRUCTION or GROUND LEASE SAUK CENTRE, MINNESOTA

SITE INFORMATION:

Address: Main St. So. And So. Limit St. Sauk Centre, MN

Availability: Lot size of 36,935 sq. ft. Fall 2022 with square footage of 1,400 to 2,900 sq. ft. One end-cap spaces with potential for drive thru window.

Access: Full movement from Main St. So. And right in off So. Limit St. and Main St. So. Full movement from intersection off US Highway 52.

Visibility: Excellent to Main Street and Highway 52

Area Retailers: Coborn's, Ace Hardware, Taco Bell, Subway, Dairy Queen, McDonalds, Hardees.

Build to Suit Or Ground lease: Rates depend upon size, TI allowance and location.

AVAILABLE SPACE: 1,400 to 2,900 sq. ft.

MISCELLANEOUS:

2021 Est. Population	CAM/INS:	\$TBD
3 mile – 5,503	TAXES:	\$TBD
5 mile – 6,370		
10 mile – 14,352		

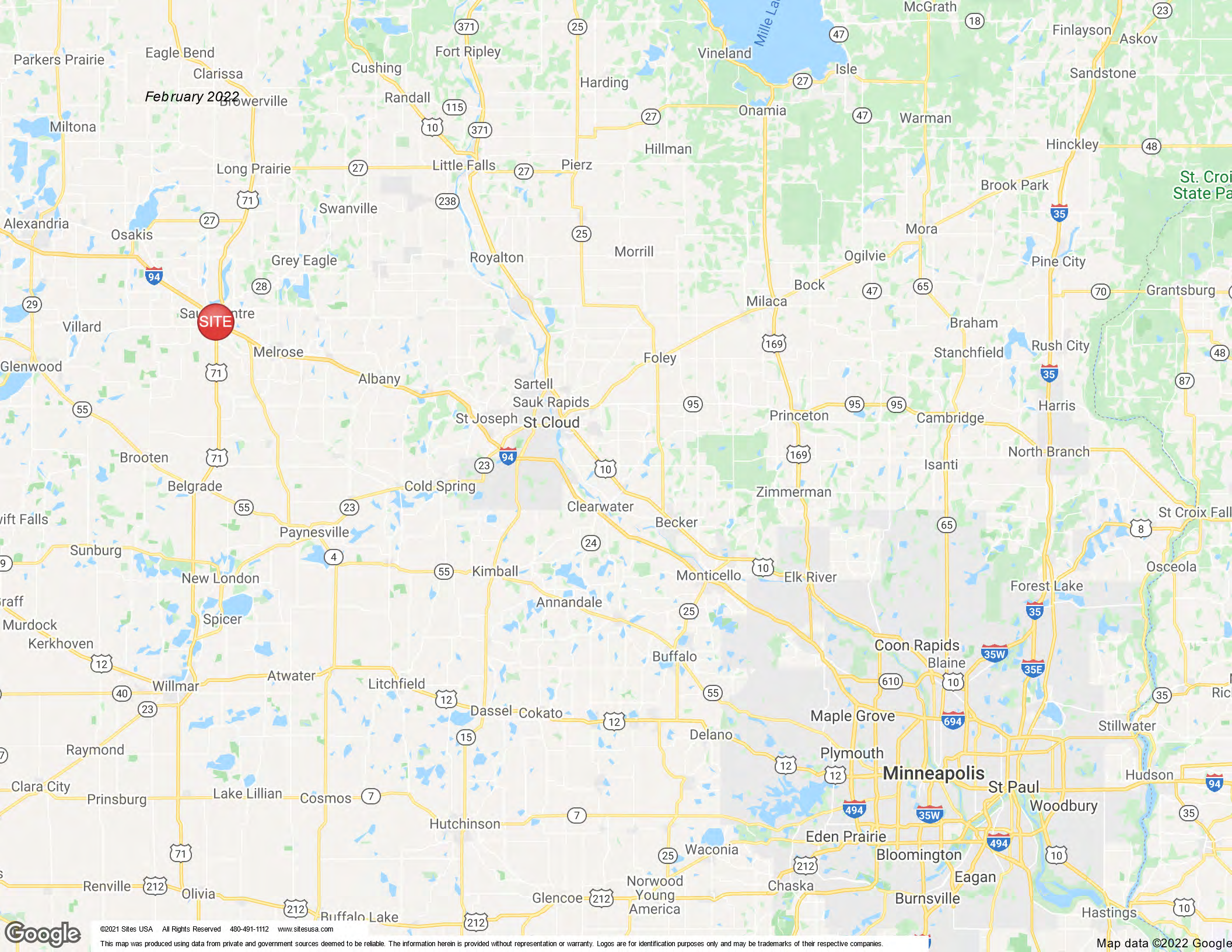
Average HH Income: \$79,744 (2021 10-mile est.)

Daytime Population: 6,440 (2020 10- mile est.)

Daily Traffic (2020): Highway 52 – 23,957
Main Street – 9,014

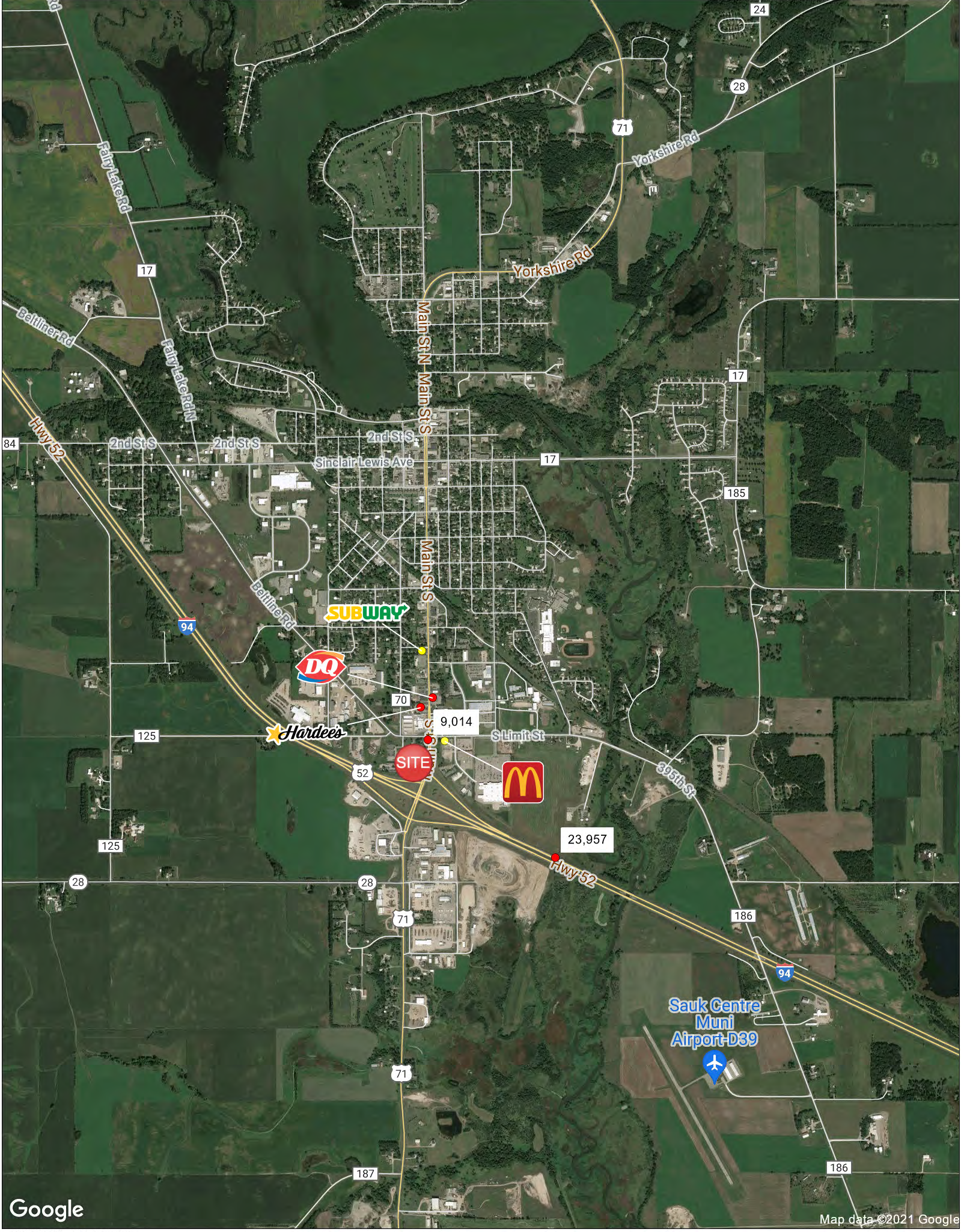
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SITE





Google

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