

Former Family Dollar

Otter Tail | MN

For Sublease



UPLAND
REAL ESTATE GROUP, INC.

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UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

Address	100 Otter Drive
City, State	Otter Tail, MN 56571
Lot Size	1.13 Acres
Building Size	7,948 SF
Lease Rate	\$9.00 PSF Gross
Lease Expiration	6/30/2029
Property Type	Retail
Year Built	2014
Taxes 2021	\$10,431.00
Parking Spaces	21 Surface Stalls
Lot Dimensions	200 Ft X 253 Ft X 200.3 Ft X 240 Ft



Lot Dimensions





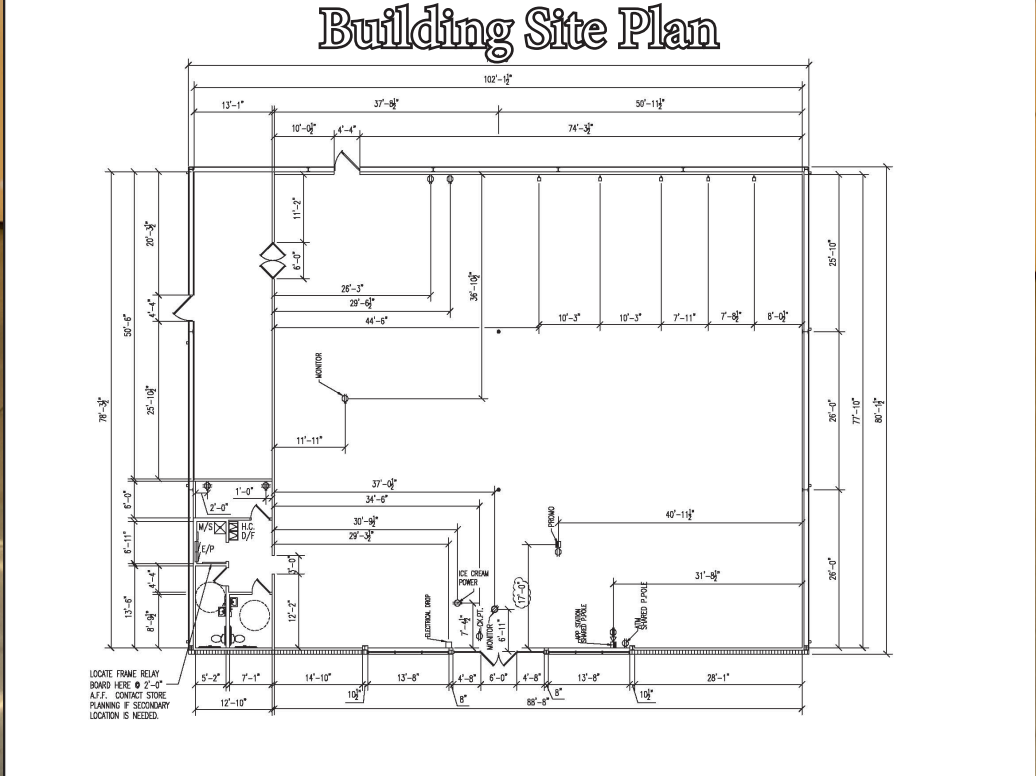
Wide, Open Area Great for Any Business



- Interior Highlights:
- Large, Open space with wide Column Spacing
 - Built-Out Single-Occupancy Men's and Women's Bathrooms
 - Loading Door Located on Western Rear Side of Building



Womens and Mens Bathroom





1,750 VPD

DOLLAR GENERAL

Carr's Tree Service

SITE

4,200 VPD

The Grain Bin

Ottertail Bakery

J & K Marine

IFNB

2,000 VPD

Main St

Betty's Pantry Restaurant & Catering

Woodshed Bar & Grill

Otter Tail County Sheriff

Buchanan Lake

Thunder Pond Resort & Golf Course

CP Rail Systems

Otter Tail Lake

Traffic Counts

Hwy 78	4,200 VPD
Cty Hwy 1	1,750 VPD
Main St	2,000 VPD

Location Highlights:

- Located near Otter Tail Lake and across Hwy 78 from Thunder Pond Resort and Golf Course
- Visibility from Well-trafficked Hwy 78
- On the main thoroughfare through Otter Tail



Population		Median HH Income		Average HH Income		Median Age	
1 Mile	258	1 Mile	\$62,618	1 Mile	\$79,020	1 Mile	55.8
5 Miles	2,196	5 Miles	\$63,108	5 Miles	\$82,207	5 Miles	54.9
10 Miles	6,722	10 Miles	\$61,654	10 Miles	\$80,997	10 Miles	54.0



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