



524 6TH STREET S

Brainerd ♦ MN 56401



- ♦ Roughly 6,030 SF 2-Story Building on roughly .8 Acres
- ♦ Zoning: Downtown District Town Center
- ♦ Purchase Price: Negotiable
- ♦ Located in the heart of Brainerd across from the roughly 1,800 student High School.
- ♦ Former Credit Union with 2 lane drive-thru
- ♦ Parking: 29 surface spaces
- ♦ Direct visibility to roughly 11,000 VPD S 6th St
- ♦ Use restrictions: Credit Unions

FOR SALE

524 6TH STREET S. ✦ FOR SALE ✦ AERIAL
Brainerd, MN

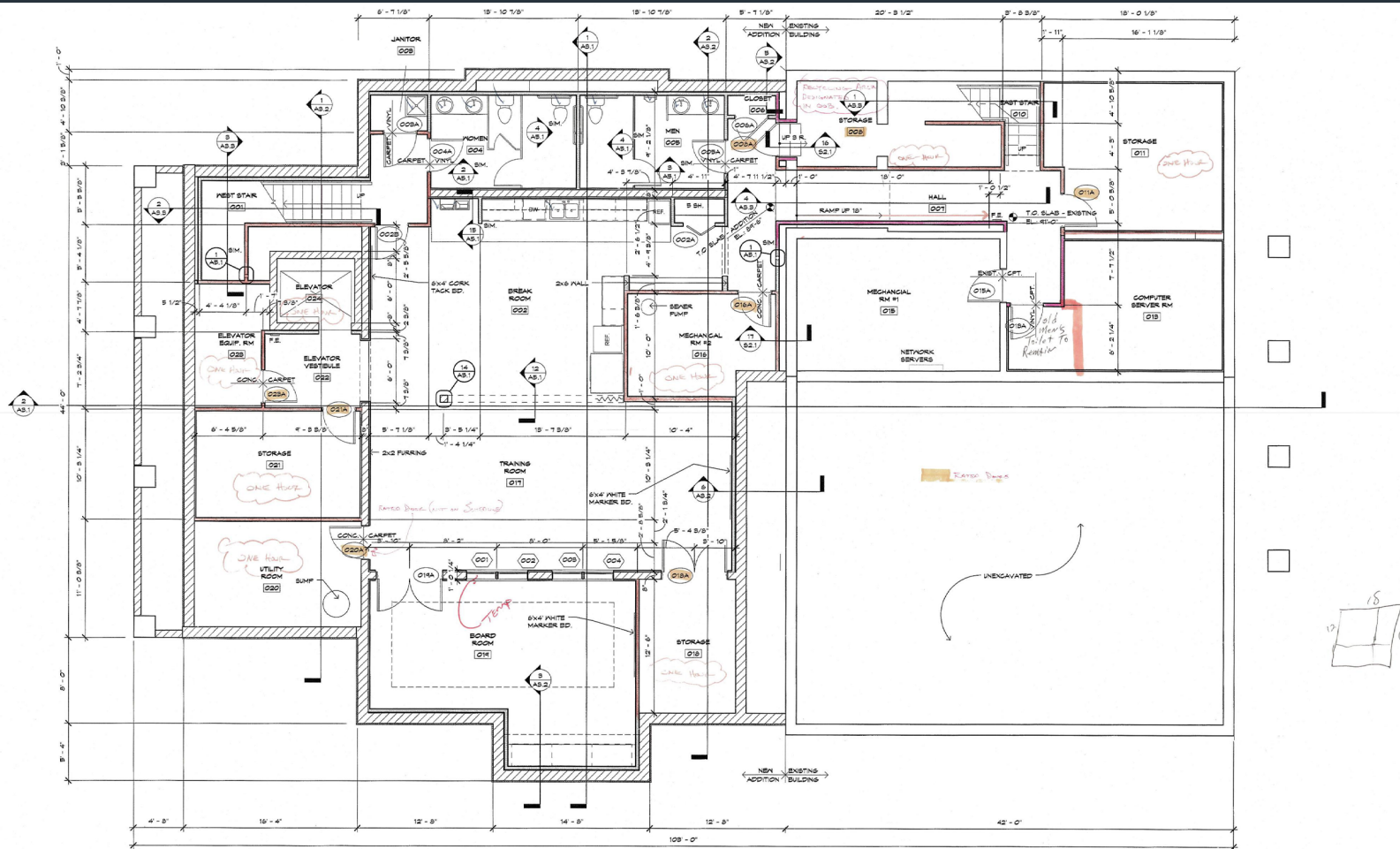


CLC CENTRAL LAKES COLLEGE

524 6TH STREET S. ✦ FOR SALE ✦ AERIAL
Brainerd, MN



524 6TH STREET S. ✦ FOR SALE ✦ LOWER LEVEL
Brainerd, MN



1 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



WALL LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW 1 HR. RATED WALL

NOTE:
PROVIDE SOUND BATT INSULATION AT ALL INTERIOR WALLS.

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DATE DESCRIPTION
 01/10/15 FLOOR PLAN
 DRAWN BY: RALPH
 CHECKED BY: BUB
 1/10/15

NERC SAVINGS & LOAN 2007 ADDITION & REMODEL
 NERC, MN
 LOWER LEVEL FLOOR PLAN

524 6TH STREET S. ✦ FOR SALE ✦ DEMOGRAPHICS

Brainerd, MN

DEMOGRAPHIC SUMMARY

524 S 6th St, Brainerd, Minnesota, 56401

Ring of 5 miles

KEY FACTS

28,416

Population



11,710

Households

39.0

Median Age

\$50,223

Median Disposable Income

EDUCATION

5.2%

No High School Diploma



30.5%

High School Graduate



38.1%

Some College/
Associate's Degree



26.2%

Bachelor's/Grad/Prof Degree

INCOME



\$58,753

Median Household Income



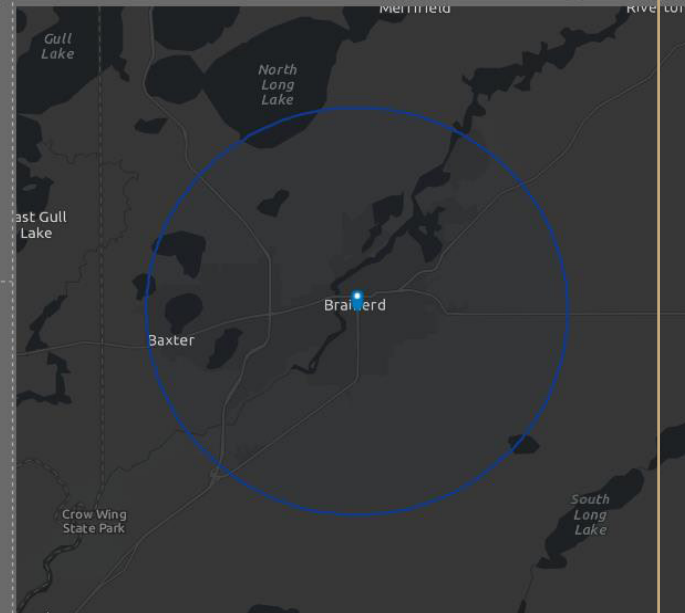
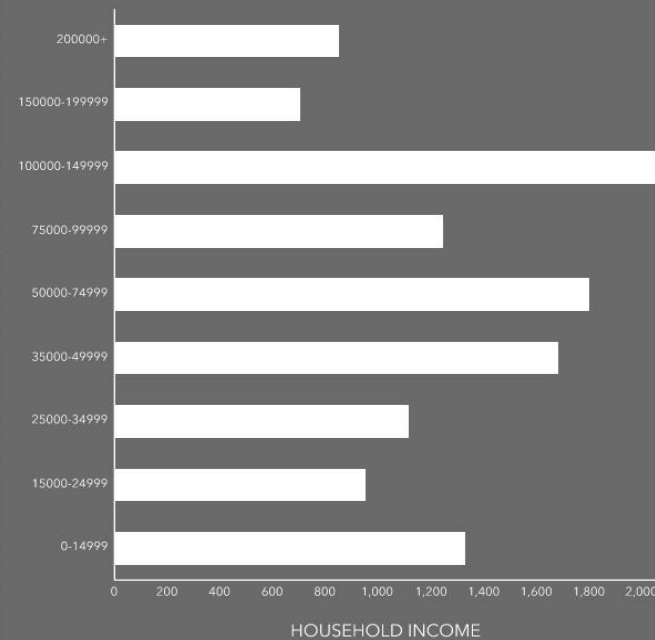
\$35,893

Per Capita Income



\$131,936

Median Net Worth



EMPLOYMENT



61.2%

White Collar



23.7%

Blue Collar



20.9%

Services

2.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri