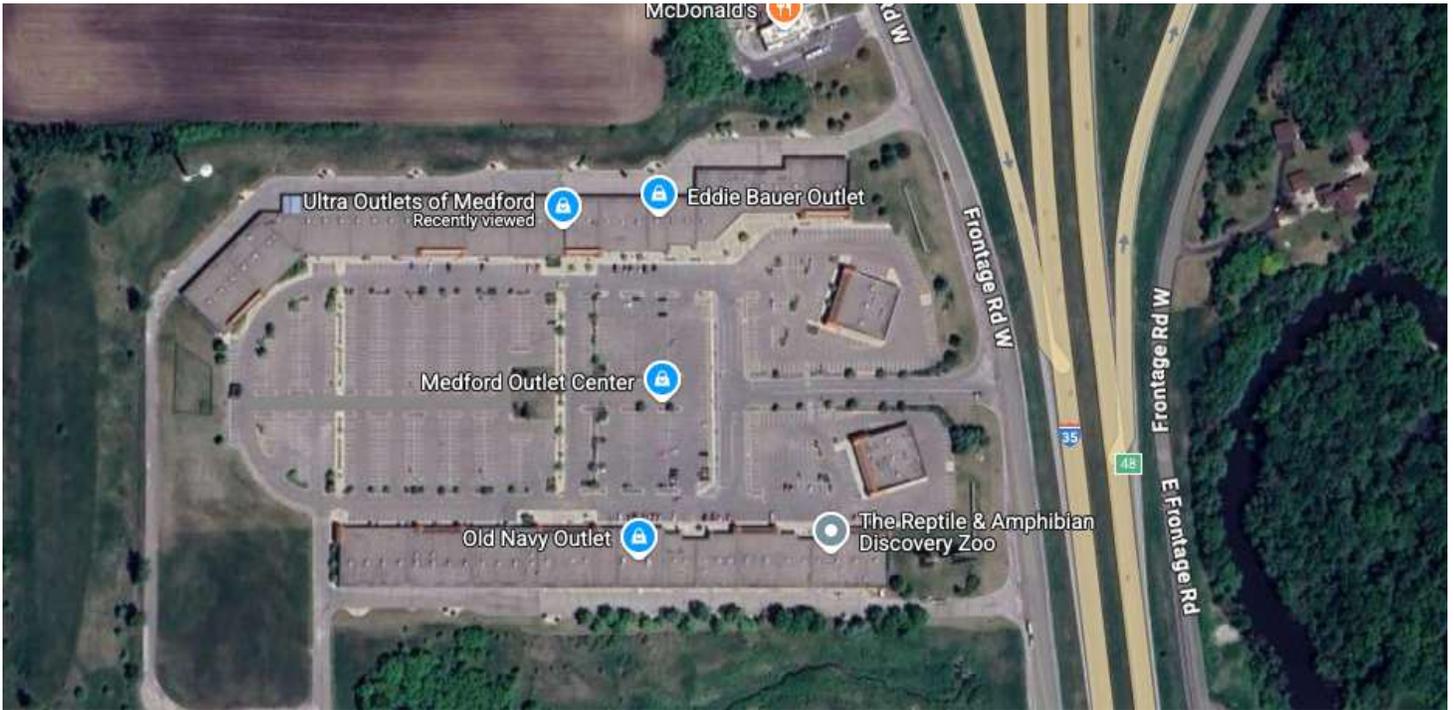


# LEASE

## ULTRA OUTLETS OF MEDFORD

6750 Frontage Road West Medford, MN 55049



### PROPERTY DESCRIPTION

Ultra Outlets of Medford offers a prime retail leasing opportunity just off I-35 in Medford, MN. With excellent visibility and easy access from Exit 48, this destination draws consistent traffic from surrounding metro areas including Minneapolis-St. Paul, Rochester, Mankato, Owatonna, and Albert Lea. Multiple units are currently available for lease, with flexible sizing options ranging from approximately 1,200 to 10,000 square feet and rates negotiable based on size and location.

The center features a strong tenant mix of national and regional brands such as Old Navy Outlet, Eddie Bauer, Bath & Body Works, Famous Footwear, and more. With over 1,300 parking spaces, high daily traffic counts along I-35, and added attractions like a dog park and seasonal events, the Ultra Outlets of Medford are an ideal location for retail businesses looking to grow in southern Minnesota.

### PROPERTY HIGHLIGHTS

- Prime Visibility Off I-35
- Flexible Suite Sizes
- Strong National Tenant Mix
- Ample Parking

### OFFERING SUMMARY

Lease Rate:	Price Upon Request
Number of Units:	46
Available SF:	1,110 - 10,000 SF
Building Size:	220,000 SF

DEMOGRAPHICS	5 MILES	25 MILES	75 MILES
Total Households	1,962	53,239	1,604,689
Total Population	5,123	141,744	4,088,036
Average HH Income	\$118,023	\$114,223	\$126,408

#### Nate Carty

Commercial Sales Associate  
(507) 625-4715  
nate@cbcfishergroup.com

#### Dain Fisher

Managing Broker | Owner | CCIM  
(507) 625-4715  
dain@cbcfishergroup.com



**COLDWELL BANKER  
COMMERCIAL**  
FISHER GROUP



# LEASE

## ULTRA OUTLETS OF MEDFORD

6750 Frontage Road West Medford, MN 55049



**Nate Carty**  
Commercial Sales Associate  
(507) 625-4715  
nate@cbcfishergroup.com

**Dain Fisher**  
Managing Broker | Owner | CCIM  
(507) 625-4715  
dain@cbcfishergroup.com

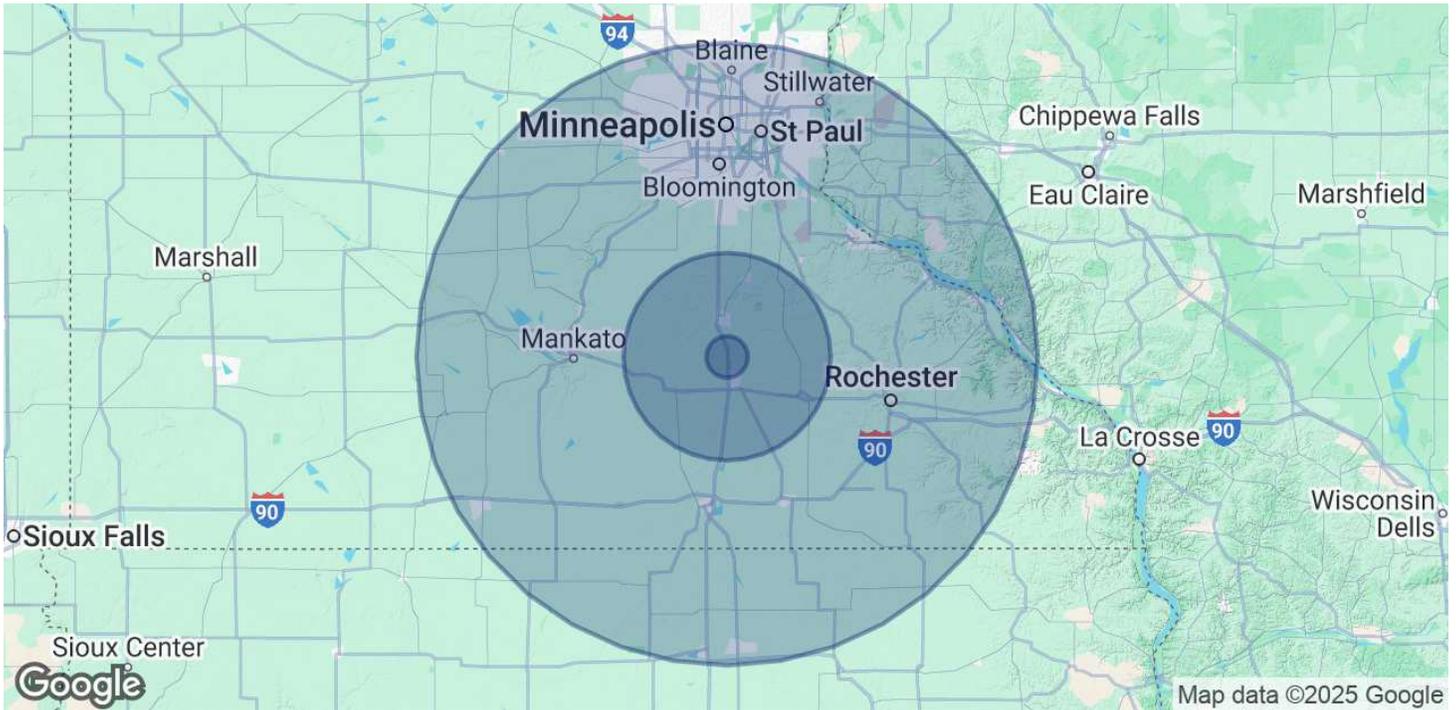


**COLDWELL BANKER  
COMMERCIAL**  
FISHER GROUP

# LEASE

## ULTRA OUTLETS OF MEDFORD

6750 Frontage Road West Medford, MN 55049



POPULATION	5 MILES	25 MILES	75 MILES
Total Population	5,123	141,744	4,088,036
Average Age	40	40	40
Average Age (Male)	39	40	39
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	5 MILES	25 MILES	75 MILES
Total Households	1,962	53,239	1,604,689
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$118,023	\$114,223	\$126,408
Average House Value	\$323,885	\$311,446	\$408,031

Demographics data derived from AlphaMap

**Nate Carty**  
Commercial Sales Associate  
(507) 625-4715  
nate@cbcfishergroup.com

**Dain Fisher**  
Managing Broker | Owner | CCIM  
(507) 625-4715  
dain@cbcfishergroup.com



**COLDWELL BANKER  
COMMERCIAL**  
FISHER GROUP

# LEASE

**ULTRA OUTLETS OF MEDFORD**  
6750 Frontage Road West Medford, MN 55049



## **DAIN FISHER**

**Managing Broker | Owner | CCIM**

dain@cbcfishergroup.com

Direct: **(507) 625-4715** | Cell: **(507) 469-0545**

MN #40722471

### **PROFESSIONAL BACKGROUND**

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative—a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

#### **Fisher Group**

201 North Riverfront Drive Suite 230  
Mankato, MN 56001  
507.625.4715

#### **Nate Carty**

Commercial Sales Associate  
(507) 625-4715  
nate@cbcfishergroup.com

#### **Dain Fisher**

Managing Broker | Owner | CCIM  
(507) 625-4715  
dain@cbcfishergroup.com



**COLDWELL BANKER  
COMMERCIAL**  
FISHER GROUP