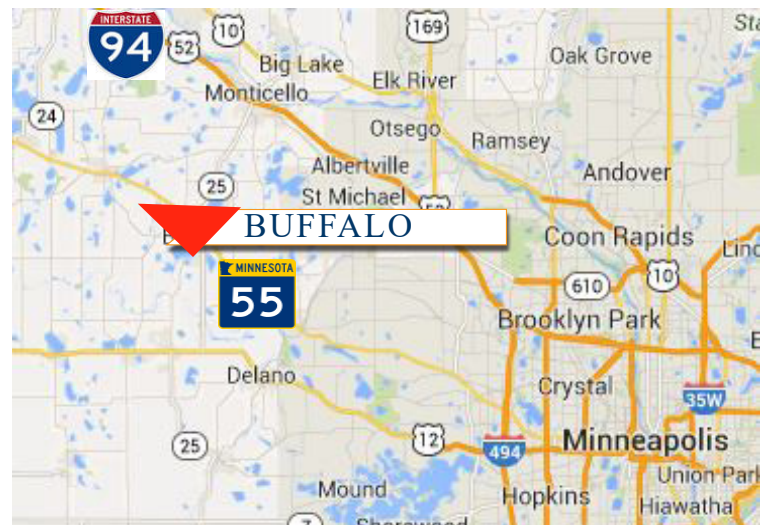




**Great location
across from
Walgreens!**

PROPERTY INFORMATION

- * LEASE RATE **\$10.00 - \$12.00/psf**
- * Operating Expenses \$3.00/psf
- * Building is 20,222/sf
- * Vacancy: 17,429/sf (Divisible)
- * Wright County PID 103-060-003021
- * Built in 1980
- * Quick Access to Highway 25 and Highway 55
- * Businesses in the Area Include:
Kjellberg's Carpet, Walgreen's, Wright County Work Center, Hallmark, Sakura Sushi & Steakhouse, Klein Bank, Buffalo Bar & Grill and much more!

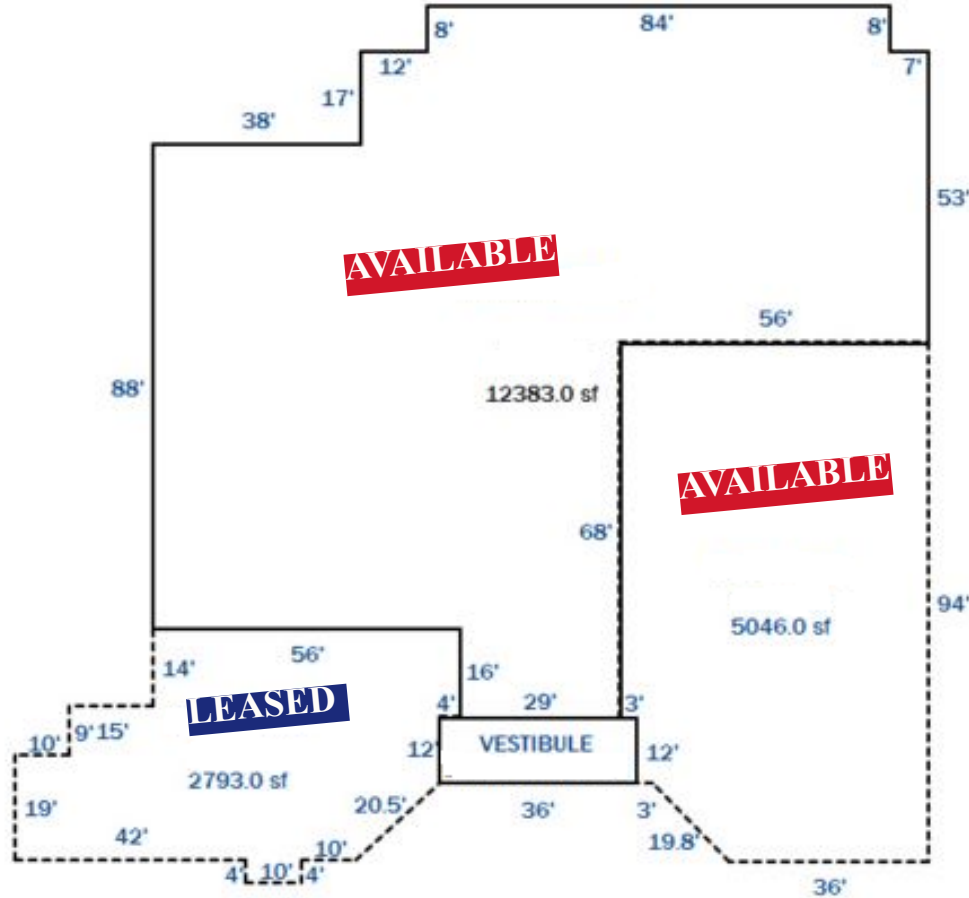


Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

For Lease Commercial Space 1006 Commercial Drive, Buffalo

FLOORPLAN



**Former Chinese
Restaurant Space**

PROPERTY INFORMATION

- * Quick and Easy Access to Highway 25 and 55
- * Major Retailers in the Area Include:
Dunn Brothers, Wal-Mart, Dollar Tree, Restaurants, Taco John, Kentucky Fried Chicken, Hallmark, True Value Hardware, Huikko's Entertainment, Walgreens, Klein Bank, Wright County Offices and more

DEMOGRAPHICS 2016	3 Mile	5 Mile	10 Mile
Population	16,636	22,337	25,485
Median Age	41	42	41
Avg HH Inc.	\$ 57,394.00	\$ 62,254.00	\$ 63,785.00
Median HH Inc.	\$ 50,487.00	\$ 54,364.00	\$ 56,432.00

TRAFFIC COUNTS - 2022

- * Highway 25 - 19,200 VPD
- * Highway 55 - 18,300 VPD

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