

# For Lease Commercial Space 1221-1267 Highway 25 N., Buffalo 55313



## PROPERTY INFORMATION

- \* Lease Rate **\$ Negotiable**
- \* Operating Expenses **\$5.88/psf** (NNN)
- \* Site is 244,937/sf
- \* Multi-Tenant Building Totaling 39,121/sf
- \* Vacancy from 1,500/sf to 2,091/sf
- \* Wright County PID 103-206-001020
- \* Zoned: Commercial
- \* Other tenants in building:  
Papa Murphy's, Lux Salon, Maurice's, Great Clips,  
Sally Beauty, Dollar Tree, Brenner Dental,  
Corner Home Medical, Verizon  
and the anchor, Walmart
- \* Other businesses in the area:  
Buffalo Hospital, KFC, Buffalo Middle School,  
Stellis Clinic, Sleep Center, Taco John's,  
Huikko's Entertainment and much more.



## Contact:

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

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## LOCATION INFORMATION

- \* Located North of Highway 55
- \* I-94 is 11 Miles North
- \* Highway Visibility
- \* Easy Highway Access
- \* High Traffic Area
- \* Great Retail / Service Area

## TRAFFIC COUNTS - 2022

- \* Highway 25- 17,000 VPD
- \* Highway 55 - 16,700 VPD

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## Wright County Center

KEY	
Available:	<span style="background-color: #0070C0; color: white;">■</span>
Leased:	<span style="background-color: #FFD700; color: black;">■</span>
Not a Part:	<span style="background-color: #FFFFFF; border: 1px solid black;">■</span>



SITE SUMMARY	
N	244,937 SQ. FT.
1. Kay Nails & Spa	2,000 sq. ft.
2. Brenner Dental	4,000 sq. ft.
3. Papa Murphy's	2,000 sq. ft.
4. Available	2,091 sq. ft.
5. Available	1,500 sq. ft.
6. Available	1,600 sq. ft.
7. Lux Salon Spa	2,967 sq. ft.
8. Maurices	5,716 sq. ft.
9. Great Clips	1,500 sq. ft.
10. Buffalo Smoke Shop	3,050 sq. ft.
11. Sally Beauty	1,409 sq. ft.
12. Dollar Tree	8,000 sq. ft.
13. Verizon Wireless	1,280 sq. ft.
14. Corner Home Medical	2,008 sq. ft.
15. Walmart	205,816 sq. ft.

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**Suite 1229 (2,091/sf)**



**SUITE INFORMATION**

- \* Restroom in each suite
- \* Utilities Metered Separately
- \* Front and Rear Entrances
- \* Fully Sprinkled
- \* Ample Parking

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