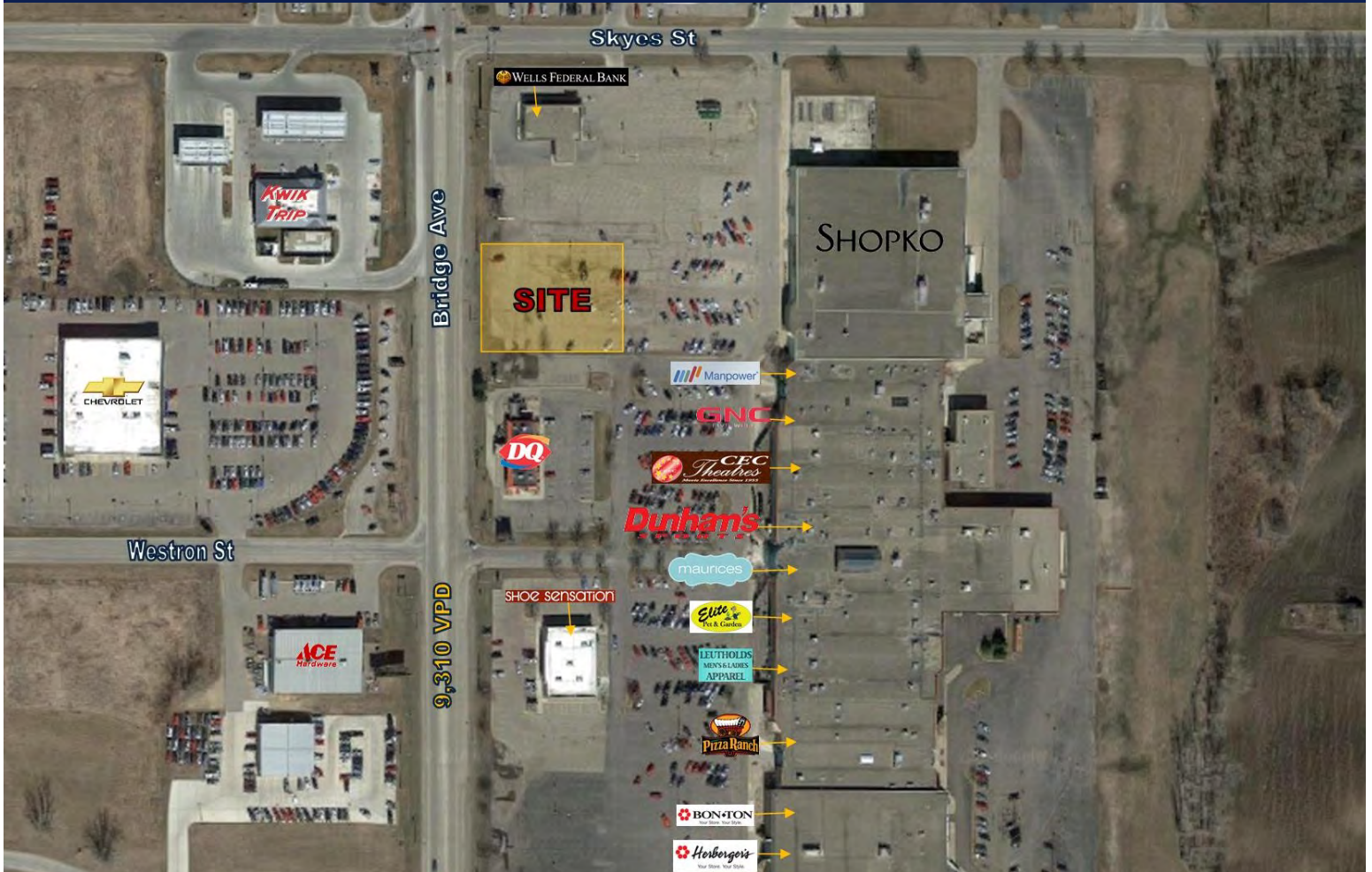


FOR SALE

SHOPKO OUTLOT

2610 Bridge Ave | Albert Lea, MN | 56007



0.77 Acre Outlot Available

Blake Martin

612.465.8521

blake@upland.com

Chad Sturm

612.465.1122

chad@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

UPLAND

REAL ESTATE GROUP, INC.

Look Upland. Where Properties & People Unite!

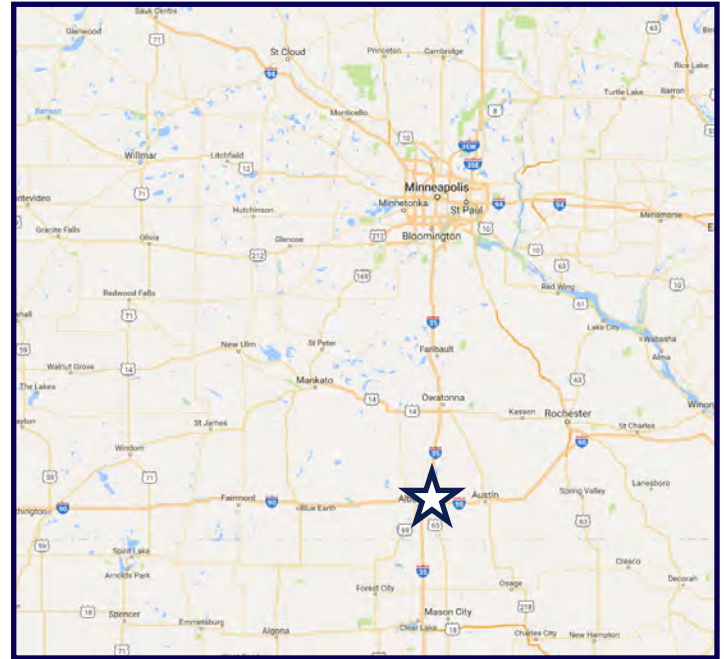
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

| | |
|--------------------|------------------|
| ADDRESS | 2610 Bridge Ave |
| CITY, STATE | Albert Lea, MN |
| LOT SIZE | 0.77 Acres |
| SALE PRICE | \$234,787 |
| TAXES | \$2,364 |
| PARKING | Mall parking lot |
| ZONING | B-2 |
| COUNTY | Freeborn |



DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------------|---------------|---------------|---------------|
| POPULATION | 697 | 13,467 | 19,620 |
| MEDIAN HH INCOME | \$46,350 | \$43,059 | \$41,117 |
| AVERAGE HH INCOME | \$61,885 | \$61,074 | \$57,638 |
| MEDIAN AGE | 56.1 | 45.1 | 44.7 |

NEARBY RETAILERS

- HyVee
- Dunham's
- Herbergers
- Ace Hardware
- Applebee's

TRAFFIC COUNTS

| | |
|-------------------|-----------|
| HERSHEY ST | 2,172 VPD |
| BRIDGE AVE | 9,310 VPD |

COMMENTS

- Located in the Northern part of Albert Lea just south of Interstate 90.
- Outparcel to Northbridge Mall that is home to Dunham's Sports, Herberger's, Anytime Fitness and Pizza Ranch.



