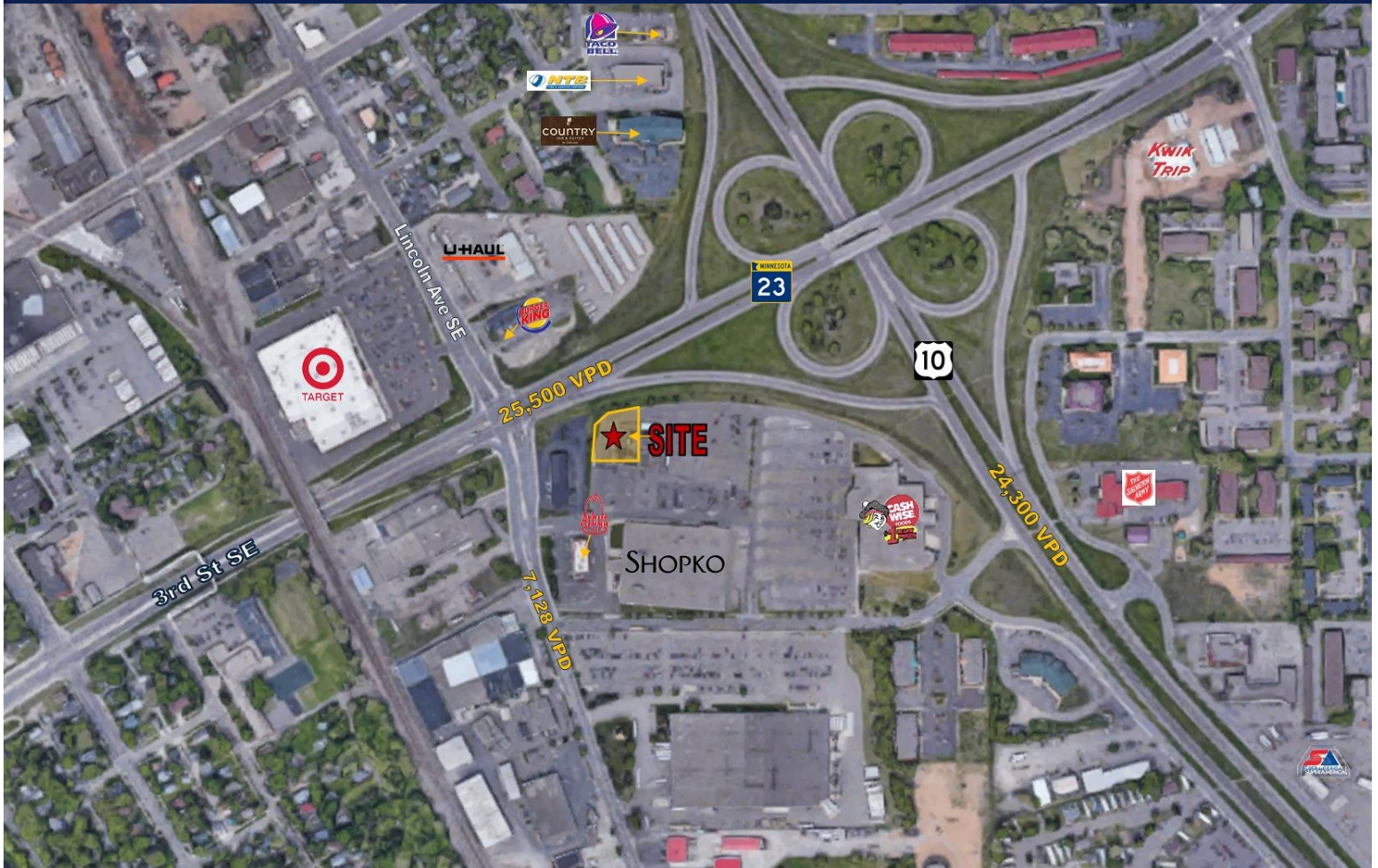


FOR SALE

SHOPKO OUTLOT

501 Highway 10 SE | St. Cloud, MN | 56304



0.64 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!

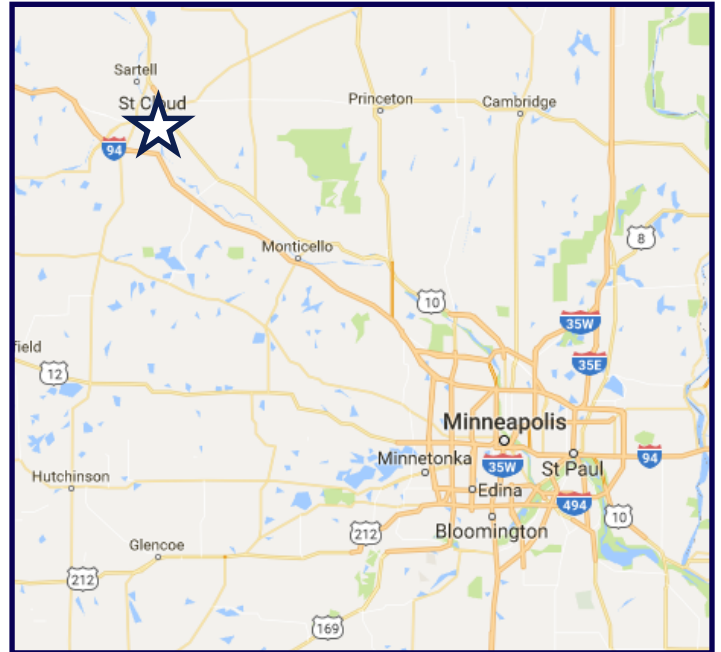
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	501 Highway 10 SE
CITY, STATE	St. Cloud, MN
LOT SIZE	0.64 Acres
SALE PRICE	\$334,536
TAXES	\$12,604
PARKING	Mall parking lot
ZONING	C-5 Highway Commercial
COUNTY	Stearns



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	10,243	55,570	91,639
MEDIAN HH INCOME	\$29,159	\$39,406	\$46,225
AVERAGE HH INCOME	\$41,533	\$57,165	\$63,557
MEDIAN AGE	24.1	28.9	31.4

NEARBY RETAILERS

- Target
- Shopko
- Arby's
- Burger King
- U-Haul

TRAFFIC COUNTS

HWY 10	24,300 VPD
MN HWY 23	25,500 VPD

COMMENTS

- Visible and easily accessible from MN Hwy 23.
- Located near St. Cloud State University.
- 65 miles away from the Twin Cities.



