

DETROIT LAKES RETAIL

FOR SALE

1305 Hwy 10 W | Detroit Lakes, MN | 56501



87,000 SF Former Kmart

8,000 SF Outlot Building
(Currently Sears Hometown Store)

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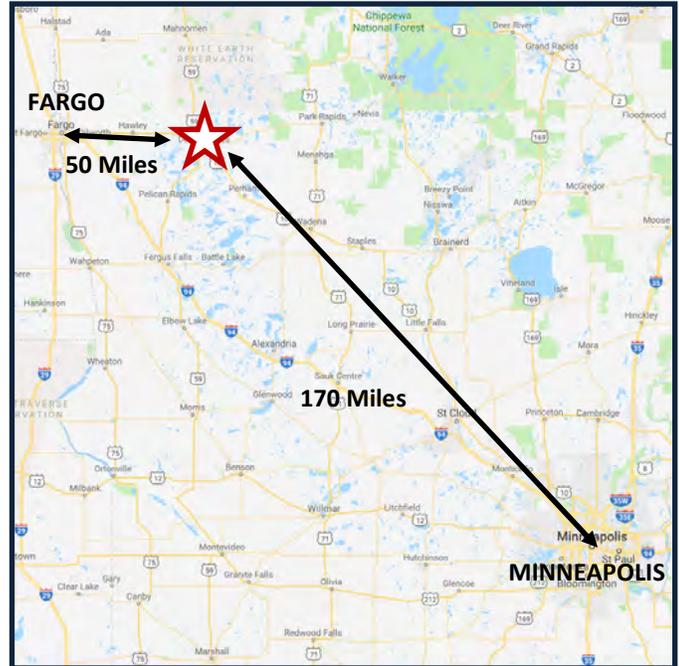
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	1305 Hwy 10 W
CITY, STATE	Detroit Lakes, MN
BUILDING SIZE	87,000 SF Former Kmart 8,000 SF Outlot Building (currently Sears Hometown Store)
LOT SIZE	14.5 Acres
ZONING	B3
COUNTY	Becker
YEAR BUILT/RENOVATED	1990



INVESTMENT HIGHLIGHTS

- Great tourist area that expands its population in the summer.
- High ceilings for repurposing
- Large parking area—562 Spaces
- Detroit Lakes is a good trade area that draws from a large area.
- Within the main Detroit Lakes retail area.
- Located in front of Walmart and Menards.
- Kmart location is more visible from Hwy 10 than other nearby locations.
- The building is near a lighted / main intersection.

AREA RETAILERS

Walmart	Menards
Sears Hometown Store	Dollar Tree
KFC	Webber Family Motors
Anytime Fitness	Essentia Health
American National Bank	Taco John's
Subway	Perkins
L&M Fleet Supply	Central Market

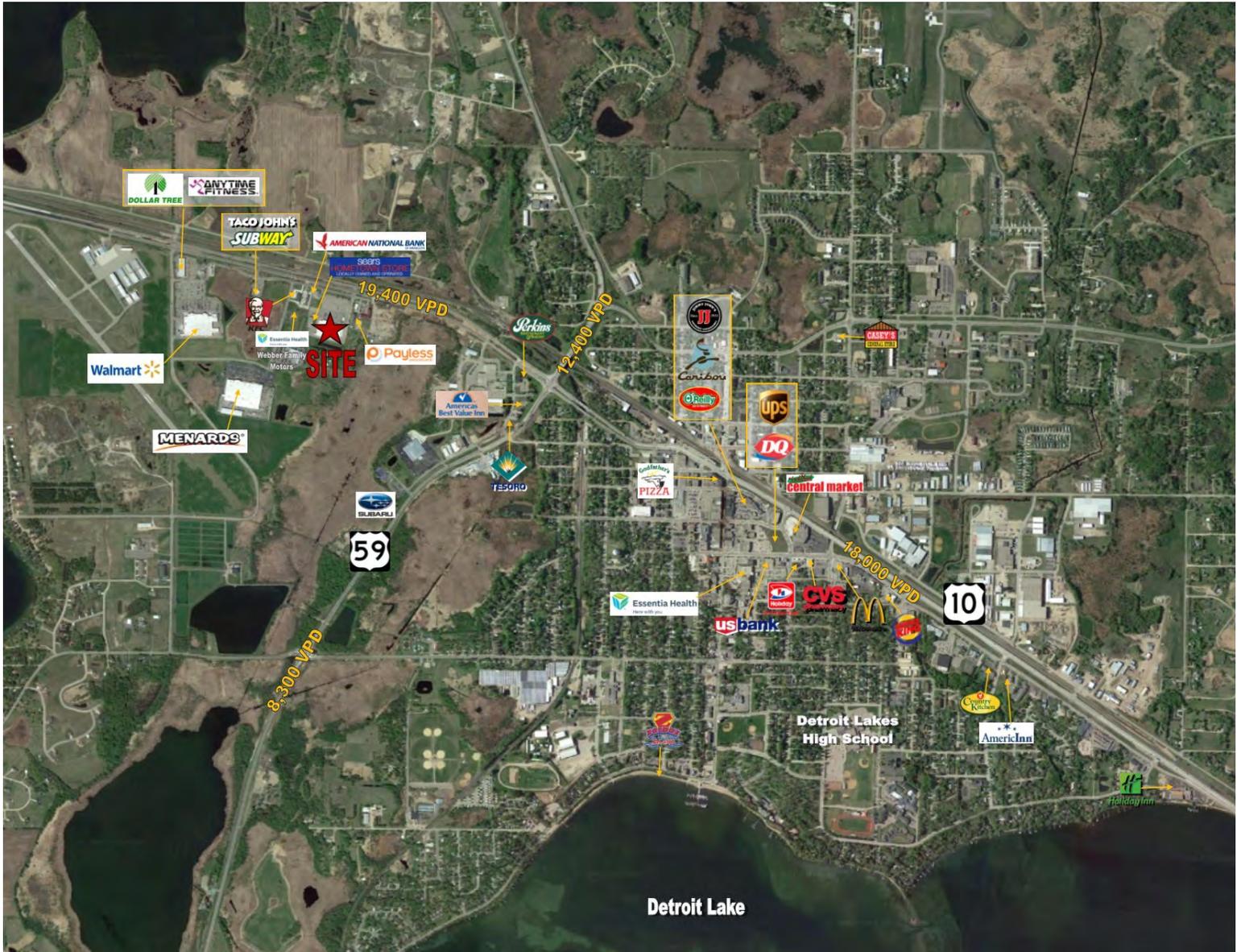
TRAFFIC COUNTS

HIGHWAY 10 W	19,400 VPD
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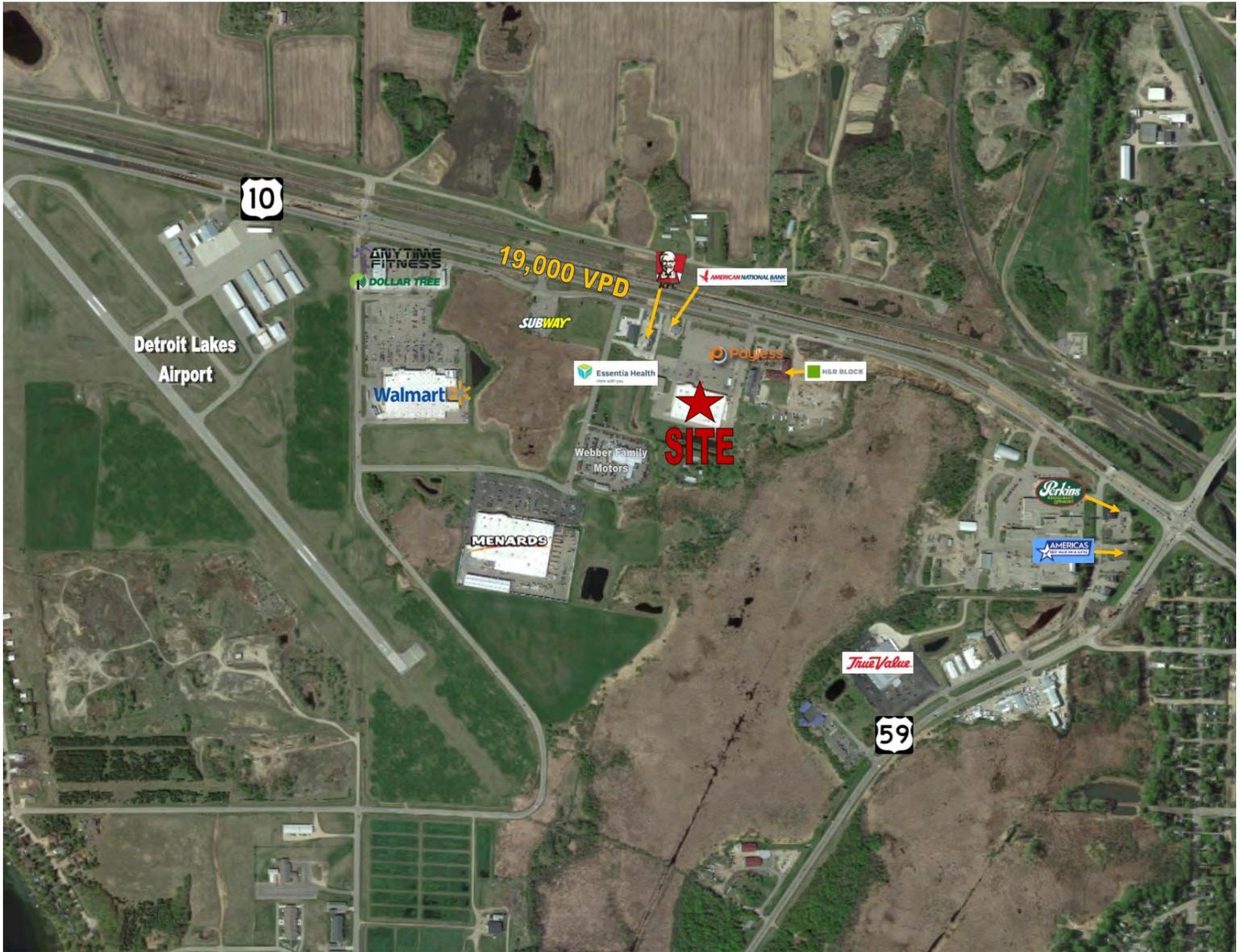
DEMOGRAPHICS

	5-MILES	10-MILES	15-MILES
POPULATION	13,394	21,232	30,212
DAYTIME POPULATION	11,696	13,721	15,975
AVERAGE HH INCOME	\$68,955	\$73,983	\$74,195
AVERAGE AGE	42.8	44.4	45.6
SOME COLLEGE	62.3%	63.5%	62.5%





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