

Former Burger King

Fergus Falls | MN

For Lease or Sale



UPLAND
REAL ESTATE GROUP, INC.

Rob Kost, CCIM
612.465.8530
rob@upland.com

Samuel Gerlach
612.465.8529
sam@upland.com



THE OPPORTUNITY

Address	528 Western Ave
City, State	Fergus Falls, MN 56537
Space Available	3,898
Lease Rate	Negotiable
Sale Price	Negotiable
Year Built	1994
Lot Size	1.24 Acres
CAM/Tax/Ins.	
Total 2021 Est.	TBD



Population		Median HH Income		Average HH Income		Median Age	
1 Mile	935	1 Mile	\$42,458	1 Mile	\$57,497	1 Mile	39.5
3 Miles	12,418	3 Miles	\$43,708	3 Miles	\$58,941	3 Miles	42.9
5 Miles	15,129	5 Miles	\$46,987	5 Miles	\$64,466	5 Miles	44.0



Walmart

94

935
12,418
15,129

1 Mile
3 Miles
5 Miles

\$42,458
\$43,708
\$46,987

1 Mile
3 Miles
5 Miles

\$57,497
\$58,941
\$64,466

1 Mile
3 Miles
5 Miles

39.5
42.9
44.0

Fergus Falls
DMV

N Tower Rd

Hardee's

Country Inn & Suites

Pizza Ranch

8

Caribou Coffee

LINCOLN

SUBWAY

BRIDGESTONE

TACO BELL

10,000 VPD

11,700 VPD

Lincoln Ave

Minnesota State
Community and
Technical College

ALDI

NAPA

Arbys

Starbucks

Applebee's

slumberland
FURNITURE

THE HOME
DEPOT

Westridge Theater

DOLLAR TREE

Dunham's

O'Reilly

Downtown Fergus Falls

17,300 VPD

Fergus Brewing Company

94

TOYOTA

Papa Murphy's



Property Highlights:

- Former Restaurant with Drive-Thru already in place
- Near I-94/Route 210 intersection
- Less than One Mile Away from MN State Community and Technical College Fergus Falls Campus (8,000+ Students)
- Major trade area including Walmart, McDonald's, Aldi, The Home Depot, Arby's, Hardee's, Pizza Ranch, Taco Bell, Etc.



Drive-Thru Lane





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