



SPEEDWAY  
502 N Benton Drive  
Sauk Rapids, MN  
For Lease



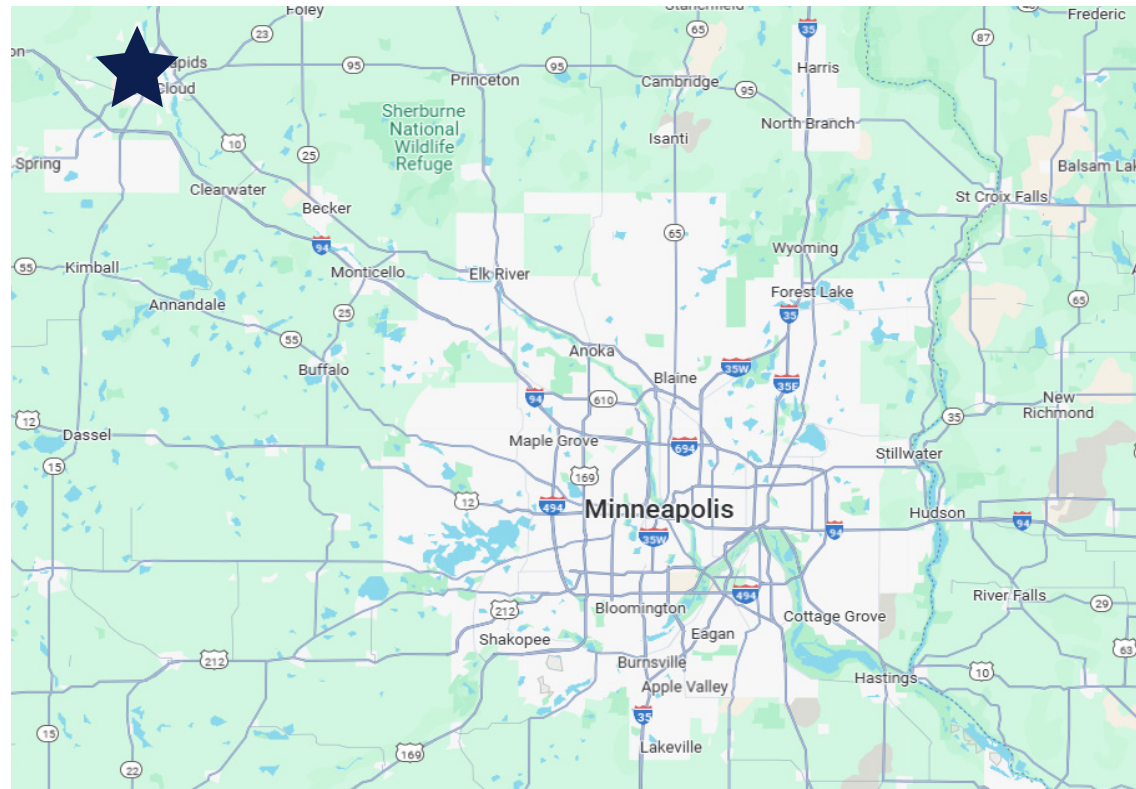
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SAMUEL GERLACH  
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<b>ADDRESS</b>	502 N Benton Drive
<b>CITY, STATE</b>	Sauk Rapids, MN
<b>SPACE AVAILABLE</b>	4,212 SF
<b>LOT SIZE</b>	0.35 Acres
<b>LEASE RATE</b>	\$15.00 PSF Net
<b>LEASE EXP.</b>	12/31/2027
<b>YEAR BUILT</b>	1954
<b>COUNTY</b>	Benton

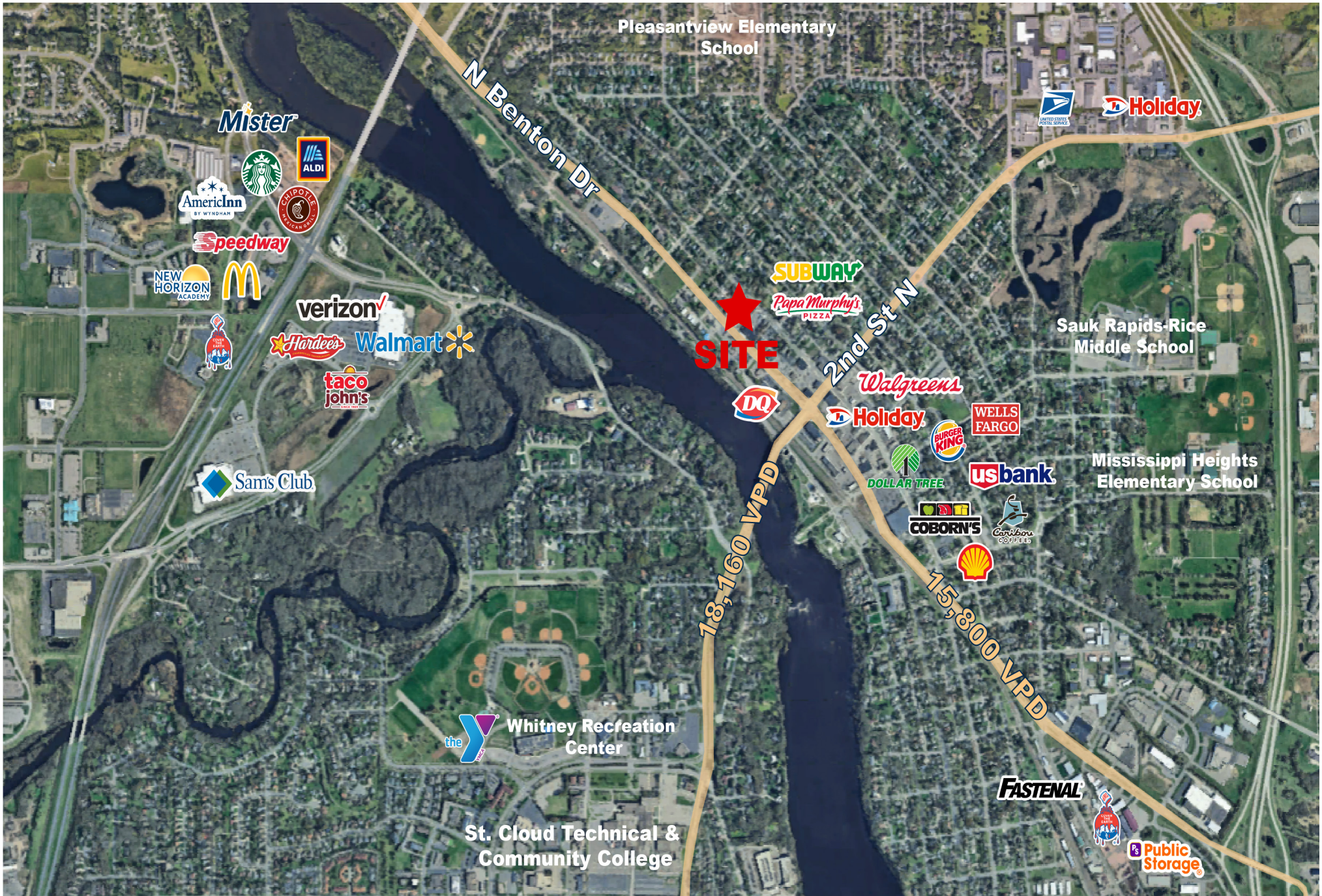


**HIGHLIGHTS**

- Plug n Play gas station opportunity
- Gas contract still in-placed with SEI Fuels
- Located near dense residential population
- Less than a mile from Coborn’s Grocery, a major traffic driver for the area.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	7,739	56,824	109,120
<b>MEDIAN AGE</b>	39.3	34.6	34.2
<b>MEDIAN HH INCOME</b>	\$58,595	\$59,125	\$62,050
<b>AVERAGE HH INCOME</b>	\$83,434	\$79,715	\$84,243











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REAL ESTATE GROUP, INC.

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