

SPEEDWAY
225 E Depot Street
Litchfield, MN
Available



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

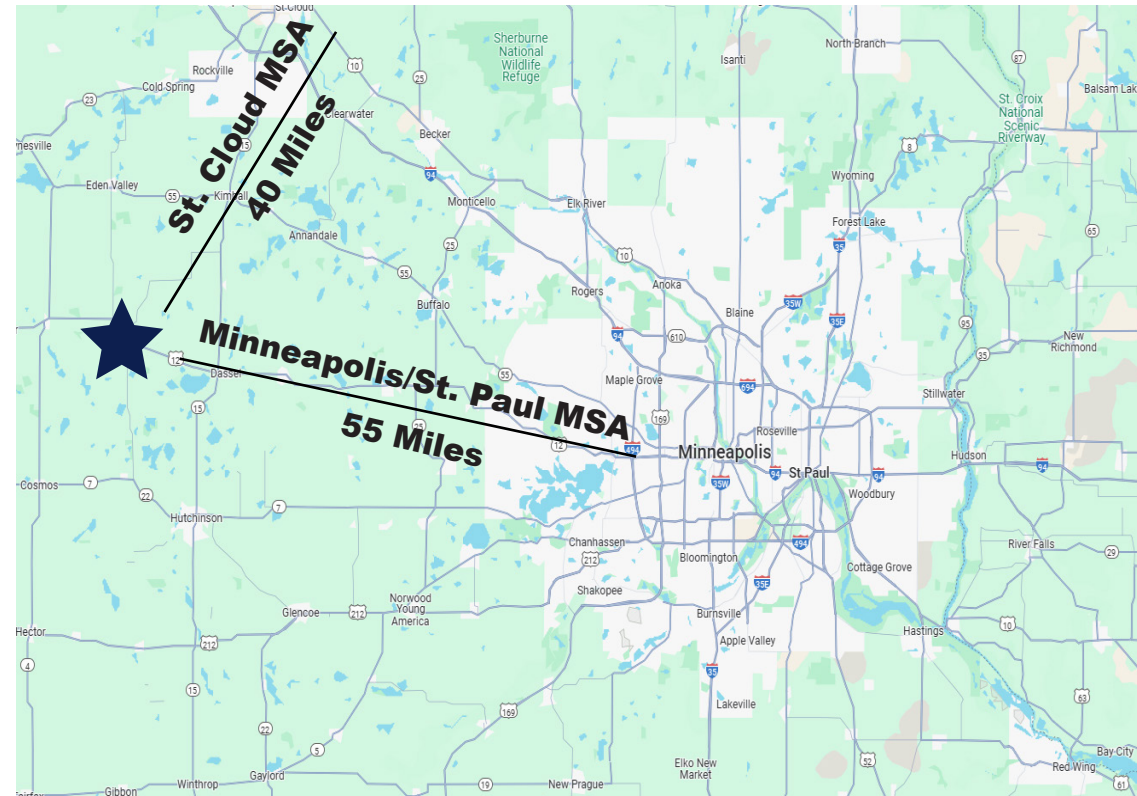
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& People Unite!*

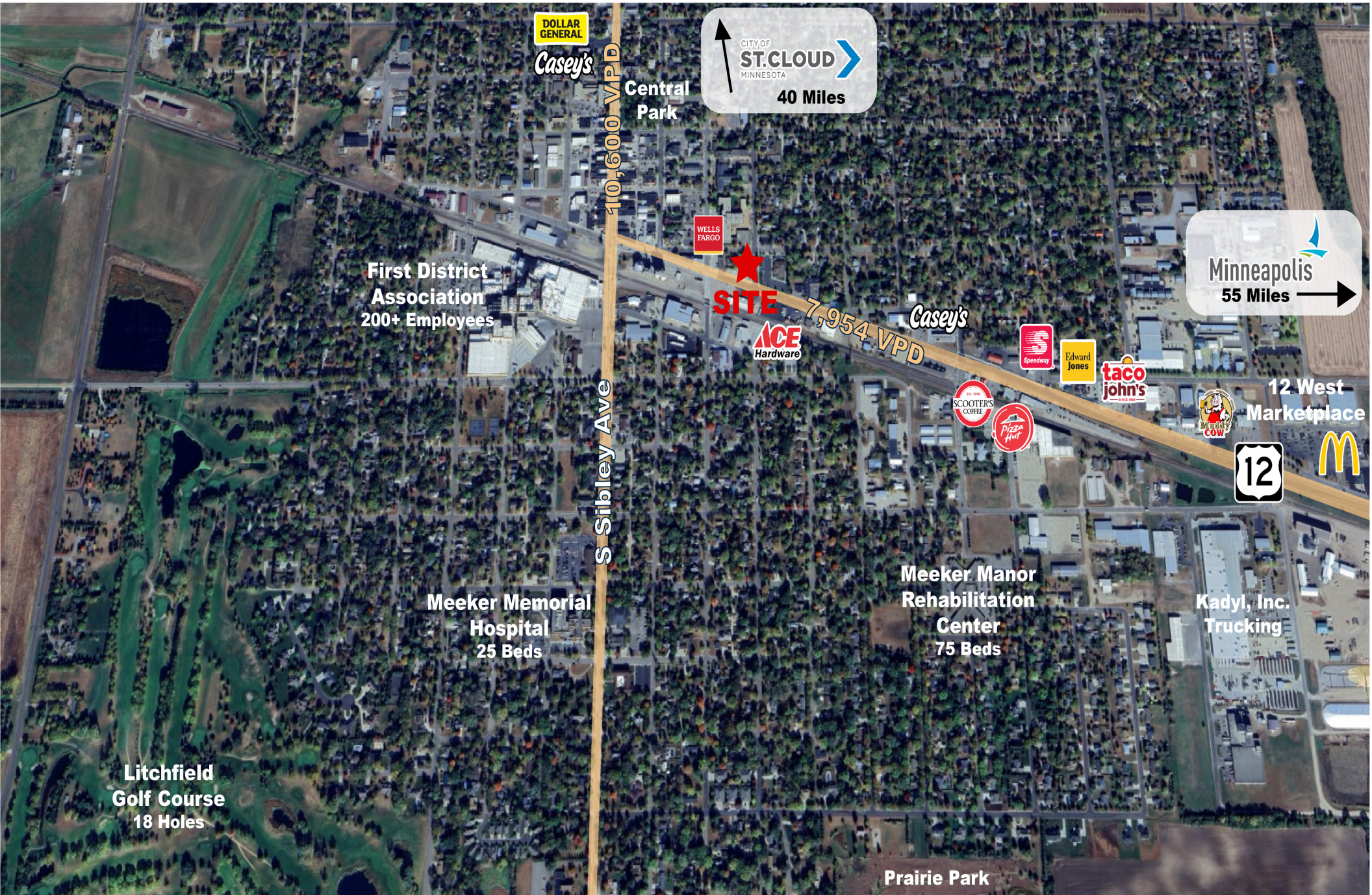
ADDRESS	225 E Depot St
CITY, STATE	Litchfield, MN
SPACE AVAILABLE	3,044 SF
LOT SIZE	0.54 Acres
SALE PRICE	Negotiable
LEASE RATE	\$14.00/PSF
TAXES (2024)	\$4,548.00
YEAR BUILT	1966
ZONING	B-2 - Retail Business
COUNTY	Meeker
PARKING	10 Surface (Est.)
SIGNAGE	Pylon & Building

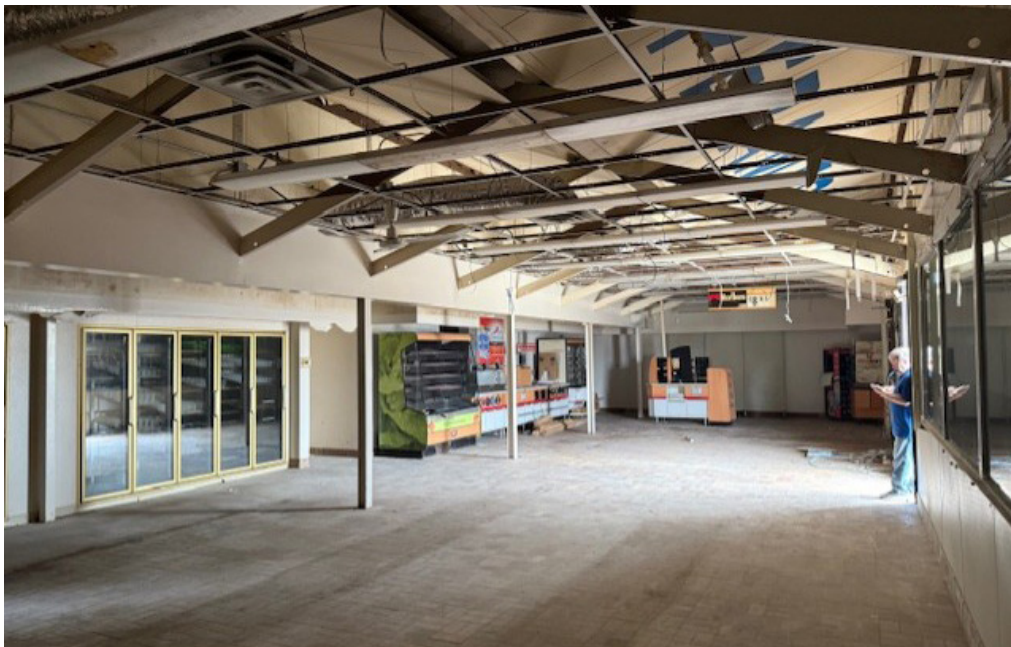


HIGHLIGHTS

- 5-mile population of 8,123 and average household income of \$91,687.
- Located in Litchfield, Minnesota just 40 miles south of St. Cloud and 55 miles west of the Twin Cities.
- This property is located along E Highway 12, averaging 7,954 VPD and Sibley Avenue, averaging 10,600 VPD.
- Fuel pumps, tanks, & canopies removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,934	7,485	8,128
MEDIAN AGE	40.3	40.4	40.9
MEDIAN HH INCOME	\$64,035	\$67,606	\$70,307
AVERAGE HH INCOME	\$85,955	\$89,977	\$91,687









UPLAND

REAL ESTATE GROUP, INC.

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