

UPLAND

REAL ESTATE GROUP, INC.

BOYS & GIRLS CLUB
OF DETROIT LAKES

FORMER ZIPS CAR WASH
100 Richwood Road
Detroit Lakes, MN 56501
For Lease

SITE

**Lighted
Intersection**

Highway 34 E

11,500 VPD

Roosevelt Ave

**ames & peterson
ORTHODONTICS, PLLC**



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

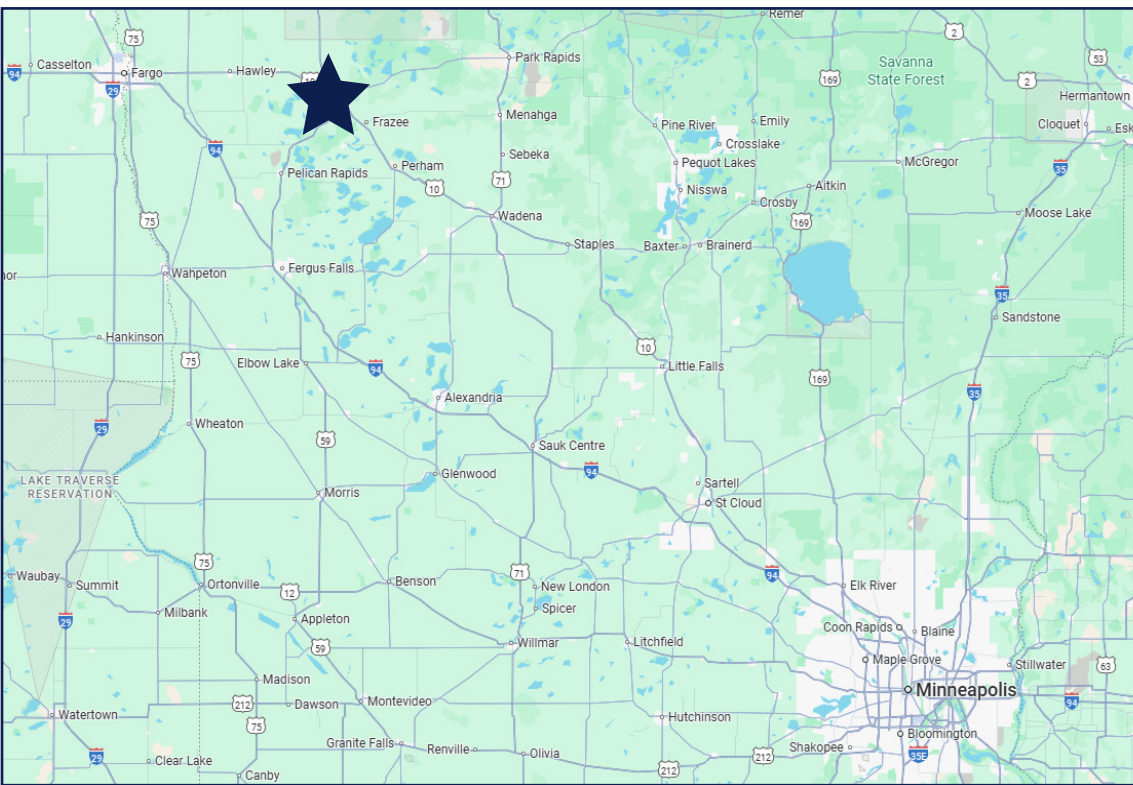
ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

*Look Upland. Where Properties
& People Unite!*

ADDRESS	100 Richwood Road
CITY, STATE	Detroit Lakes, MN 56501
SPACE AVAILABLE	5,730 SF
LOT SIZE	0.91 Acres
SALE PRICE	Negotiable
LEASE RATE	\$19.00/PSF
TAX 2025	\$14,222
YEAR BUILT	1984
COUNTY	Becker
PARKING	3 Existing - Expandable to 10+

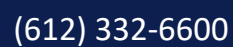


HIGHLIGHTS

- Located on hard corner of Hwy 34 and Rosevelt Ave/ Richwood Road, just minutes from downtown Detroit Lakes.
- Convenient access to Highway 10 & Hwy 59 and other major roads in the Detroit Lakes area.
- Rosevelt Avenue is main North/South Connector with railroad underpass.
- Suitable for a variety of uses, whether as a car wash, commercial or industrial site, a rental investment, or a future development opportunity for multifamily.
- In close proximity to many local restaurants, shops, parks, and recreational activities.

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	4,876	10,448	15,030
MEDIAN AGE	37.3	41.0	42.8
MEDIAN HH INCOME	\$51,043	\$60,820	\$67,910
AVERAGE HH INCOME	\$65,312	\$82,653	\$93,843







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