

Former Family Dollar

Tracy | MN

For Sublease



UPLAND
REAL ESTATE GROUP, INC.

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UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

Address	800 Craig Ave
City, State	Tracy, MN 56175
Lot Size	1.41 Acres
Building Size	8,353 SF
Lease Rate	\$9.00 PSF Gross
Lease Expiration	6/30/2030
Property Type	Retail Storefront
Year Built	2015
Taxes 2021	\$15,194.00
Parking Spaces	43 Surface Space
Lot Dimensions	175 FT x 350 FT

Lot Outline



Back/Employee Area



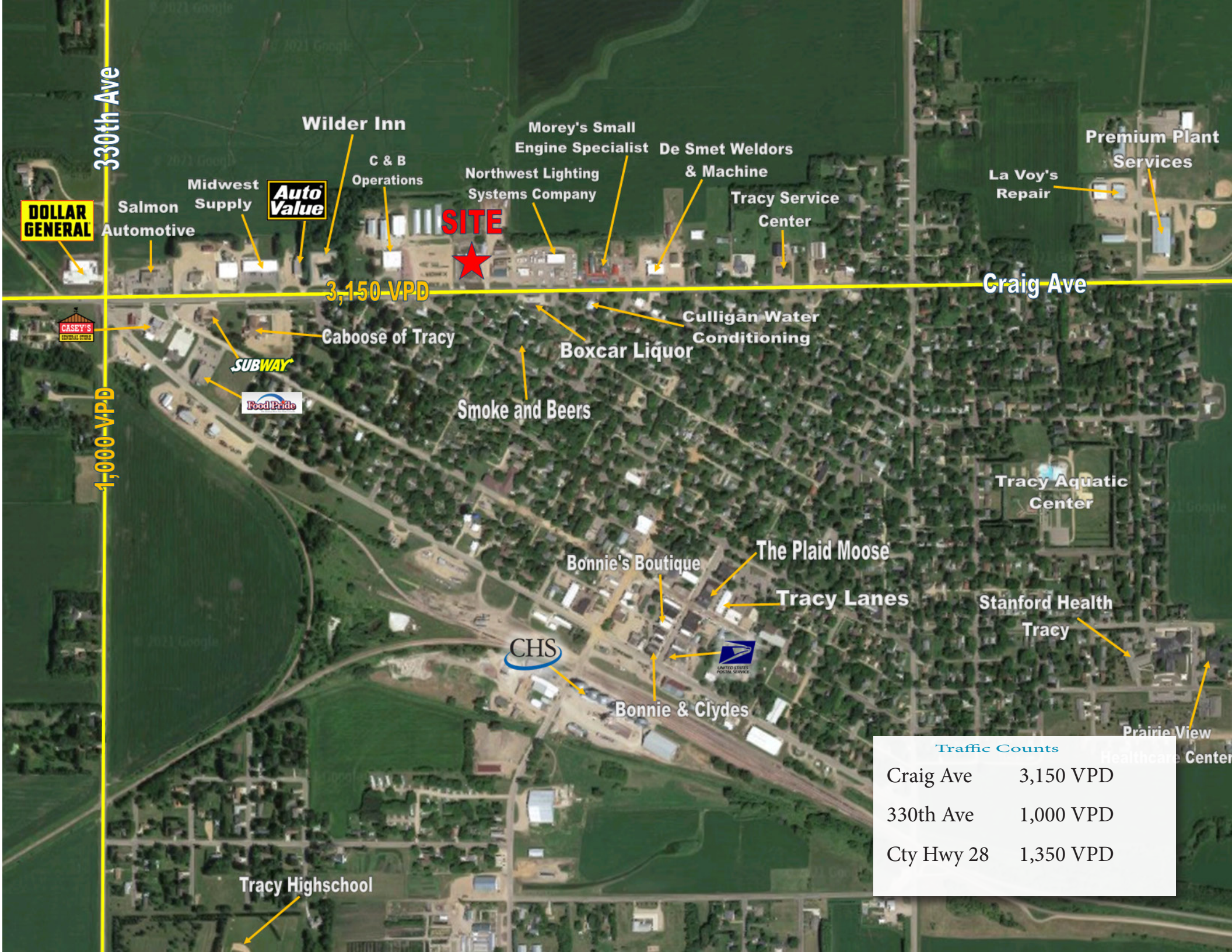
- Interior Highlights:
- Large, Open space with wide Column Spacing
 - Built-Out Single-Occupancy Men's and Women's Bathrooms



Wide, Open Area Great for Any Business

Womens and Mens Bathroom





DOLLAR GENERAL

330th Ave

Wilder Inn

Morey's Small Engine Specialist

De Smet Weldors & Machine

Premium Plant Services

Midwest Supply

Auto Value

C & B Operations

Northwest Lighting Systems Company

Tracy Service Center

La Voy's Repair

Salmon Automotive

SITE

3,150 VPD

Craig Ave

CASEY'S
GENERAL STORE

Caboosé of Tracy

Culligan Water Conditioning

SUBWAY

Boxcar Liquor

Ford Fridge

Smoke and Beers

1,000 VPD

Tracy Aquatic Center

Bonnie's Boutique

The Plaid Moose

Tracy Lanes

Stanford Health Tracy

CHS

Bonnie & Clydes

Prairie View Healthcare Center

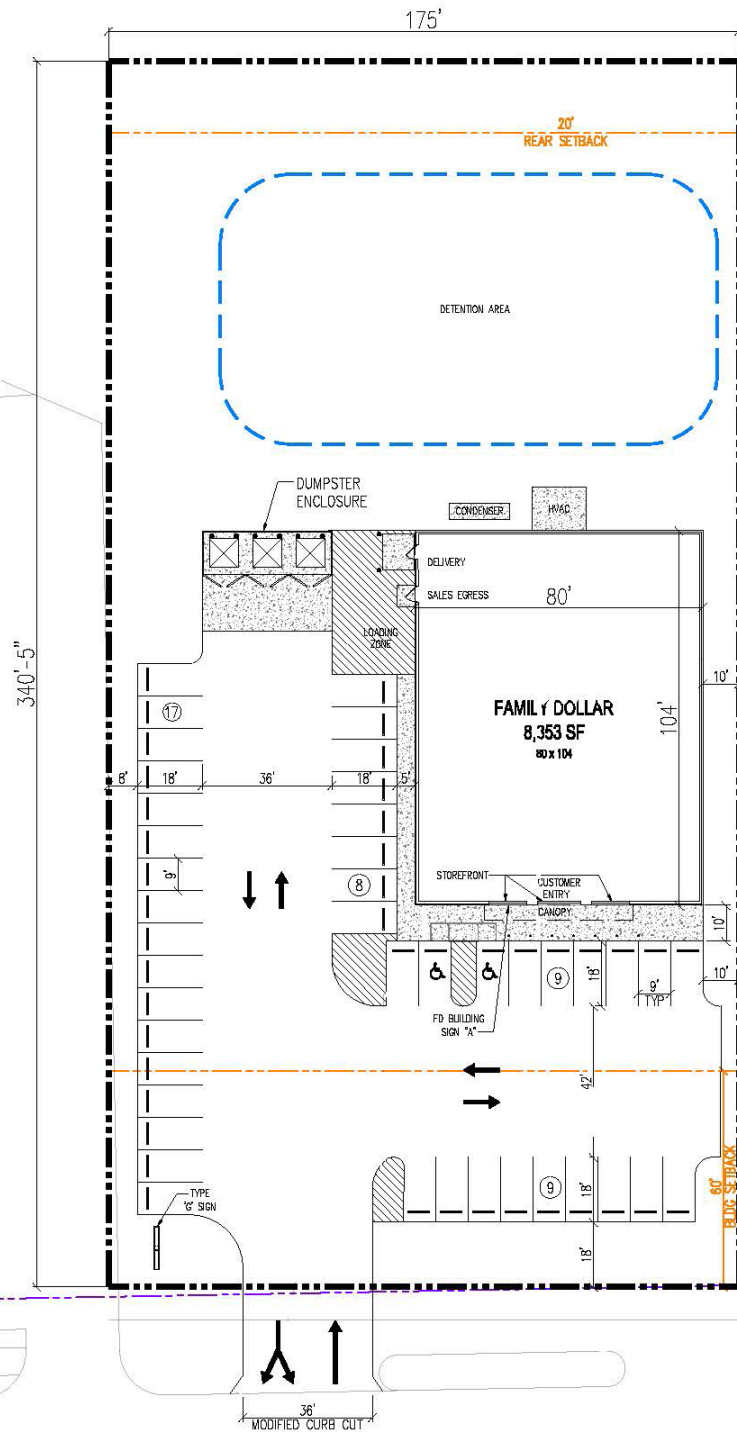
Tracy Highschool

Traffic Counts

Craig Ave	3,150 VPD
330th Ave	1,000 VPD
Cty Hwy 28	1,350 VPD

Site Plan

706498
Tracy, MN
Approved ODO
03/07/14



CRAIG AVE



Population		Median HH Income		Average HH Income		Median Age	
1 Mile	1,928	1 Mile	\$50,586	1 Mile	\$55,856	1 Mile	39.0
3 Miles	2,233	3 Miles	\$51,858	3 Miles	\$58,569	3 Miles	40.1
5 Miles	2,496	5 Miles	\$52,789	5 Miles	\$60,922	5 Miles	41.1



- Location Highlights:
- Visibility from Well-trafficked Craig Ave/Hwy 14
 - On the main thoroughfare through Tracy



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