



# Redevelopment Corner Buffalo - Commercial Business or Property **FOR SALE**

**1410 Highway 55 East, Buffalo, MN 55313**



**Prime  
Highway 55  
Signalized Corner!**

## **PROPERTY INFORMATION**

- \* \$8.00/PSF
- \* Appx. 2.0 Acres
- \* Zoned B-3: Highway Commercial
- \* Commercial Building
- \* Wright County
- \* PID 103-500-324104
- \* 2011 Taxes \$15,488.00
- \* Easy access to Highway 55 and County Road 134
- \* Across the street from Menard's & Kwik Trip
- \* Excellent corner for redevelopment or current business for sale
- \* The 1st signal light coming into Buffalo



**Contact:**

**WAYNE ELAM**

**(763) 229-4982**

**WElam@commrealtysolutions.com**

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## PROPERTY INFORMATION

- \* Great visibility and easy access to Highway 55
- \* 570' of Highway 55 frontage
- \* Retailers in the area include Target, Menards, Kwik Trip, Cub Foods, Ryan Auto Mall, Walgreens
- \* Highway 55 signalized intersection
- \* Excellent development location

## TRAFFIC COUNTS - 2006

- \* Highway 55 - 18,200 VPD
- \* County Road 134 - 3,450 VPD

## DEMOGRAPHICS 2008

DEMOGRAPHICS 2008	3 Mile	5 Mile	10 Mile
Population	15,500	19,907	57,299
Median Age	35	35	35
Avg HH Inc.	\$ 67,885.00	\$ 70,763.00	\$ 71,642.00
Median HH Inc.	\$ 58,678.00	\$ 61,425.00	\$ 62,712.00

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**Highway 55  
visibility!**



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**Across from  
Menards!**



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