

RETAIL SPACE

FOR LEASE

BISON PLAZA – 409 E. HWY 55, BUFFALO, MN 55313



PROPERTY DETAILS

- Quick and easy access to Hwy 55
- Co-tenants include, Dojo Karate, Pizza, Nails, and Cellular
- Major retailers in the area include Walmart, Target, Menards, McDonald's, and Culver's

TRAFFIC COUNTS — 2006

- Hwy 55 – 21,300 vehicles per day

PROPERTY INFORMATION

- Building Size – Approximately 11,820 SF
- Vacancy – 4,118 SF (Divisible)

RATES

- Retail - \$15.00 PSF NET
- Tenant Improvements - \$10 PSF

Demographics - 2008	3 Mile	5 Mile	10 Mile
Population	16,766	20,057	64,535
Avg Age	34	35	34
Avg HH Inc.	\$78,556	\$80,060	\$80,601
Median HH Inc.	\$68,660	\$70,315	\$70,978



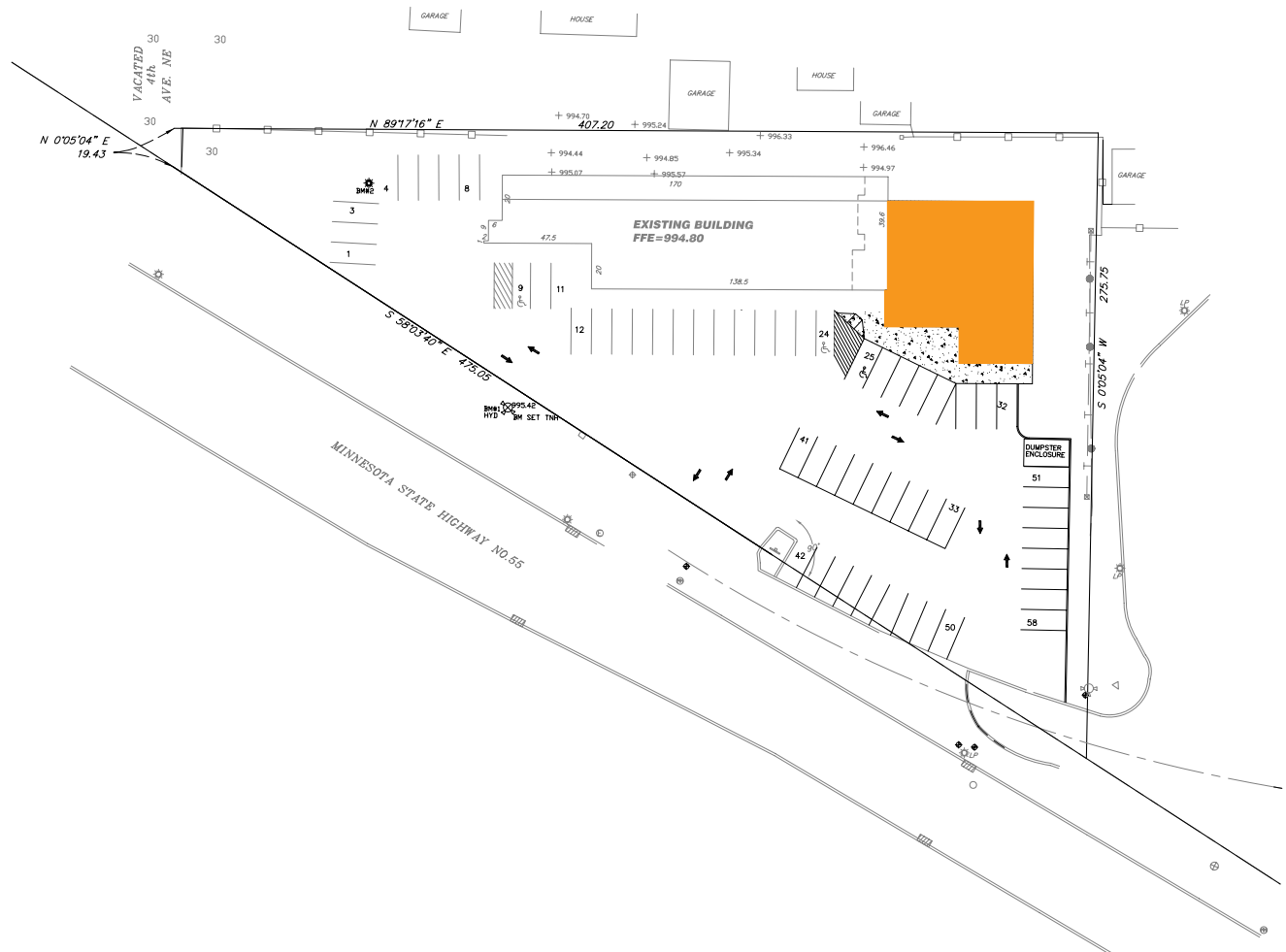
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FUTURE RETAIL SPACE – MONTICELLO, MN

SITE PLAN



SOUTH ELEVATION



FLOOR PLAN

