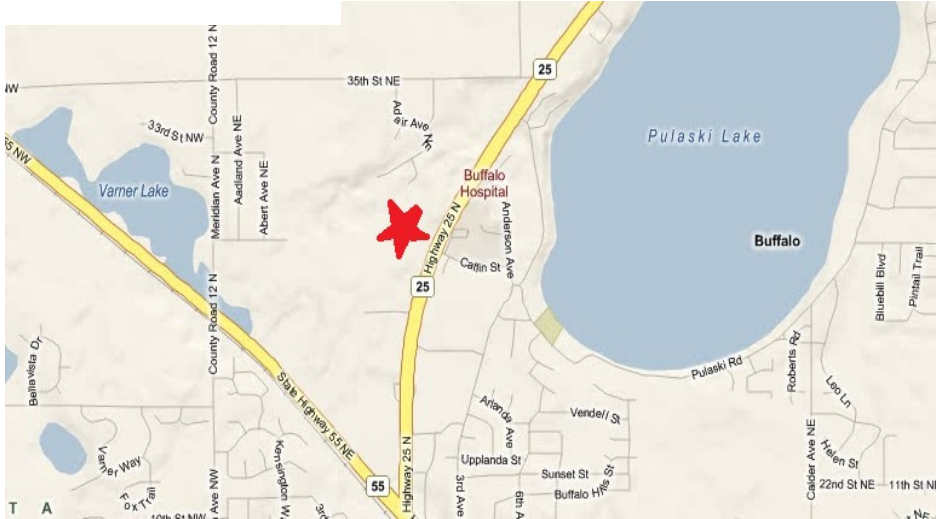




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# Buffalo—Commercial Land Nelson Office Park

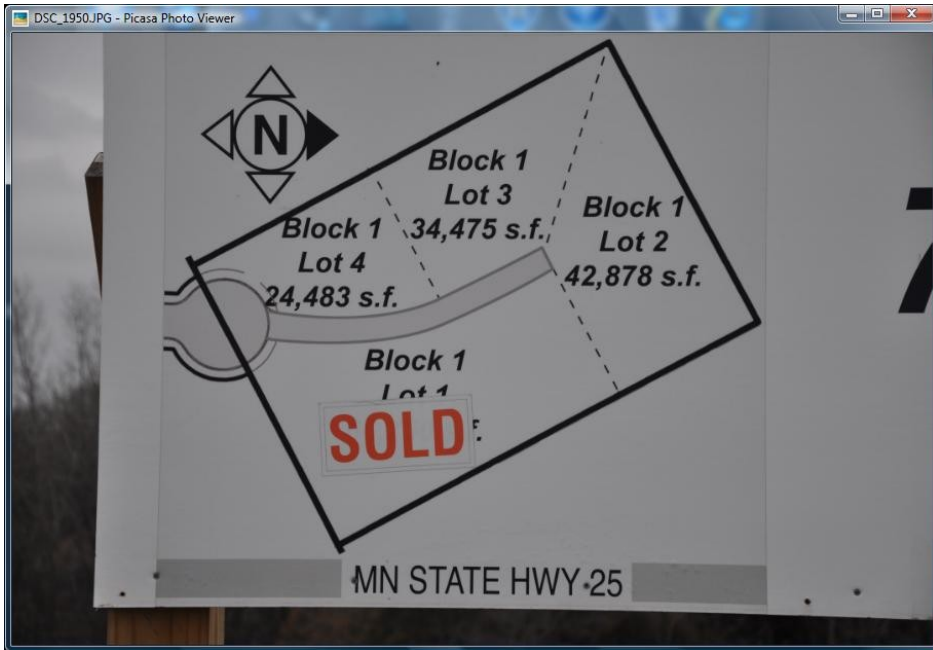
## FOR SALE



### 118, 121, 125 Commerce Circle, Buffalo, MN

### PROPERTY INFORMATION

### \$5.00 Per Square Foot



- Located on Highway 25
- Near Hospital campus
- North of Super Wal-Mart
- High visibility on Highway 25
- Great location for Office or Medical
- PID 103-237-001-020 (42,878 sf)
- PID 103-237-001-040 (34,475 sf)
- PID 103-237--001-030 (24,483 sf)
- 

### TRAFFIC COUNTS—2008

- Hwy 25—19,800 VPD  
(2008 MN DOT)

**CONTACT:**

**Wayne Elam**  
**(763) 229-4982**

**Welam@commrealtysolutions.com**

# For Sale—Buffalo—Nelson Office Park Lots



## PROPERTY DETAILS

- Great location close to Buffalo Hospital campus
- Zoning B4 Commercial
- High visibility Hwy. 25

**\$5.00 Per Square Foot**

## DEMOGRAPHICS 2008

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

## CONTACT:

**Wayne Elam**  
**(763) 229-4982**

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## TRAFFIC COUNTS—2008

- Highway 25 - 19,800 VPD
- Highway 55—19,800 VPD



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