



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Buffalo - Commercial Space

FOR LEASE

409 E. Highway 55, Buffalo, MN 55313



Highway 55
Frontage and
Access!

PROPERTY INFORMATION

- * Lease Rate **\$10.00/PSF**
- * Operating Expenses: \$7.30/psf
- * Building is 7,700 Square Feet
- * Vacancy: Suite 2 - 616.50/sf
Suite 3 - 1,183.50/sf
(With shared restroom)
- * Great Highway 55 Visibility
- * Multi-Tenant Building
- * Easy access to Highway 55
- * Businesses in the area include:
Dojo Karate, Buck's Pizza, Caribou,
Einstein Bagel, McDonald's, First
Minnesota Bank, Wells Fargo and
much more!



Contact:

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TRAFFIC COUNTS - 2016

* Highway 55 - 24,000 VPD

BUILDING ROUGH SKETCH



DEMOGRAPHICS 2014	3 Mile	5 Mile	10 Mile
Population	16,636	22,337	25,485
Median Age	41	42	41
Avg HH Inc.	\$57,394.00	\$62,254.00	\$63,785.00
Median HH Inc.	\$50,487.00	\$54,364.00	\$56,432.00



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