



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 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:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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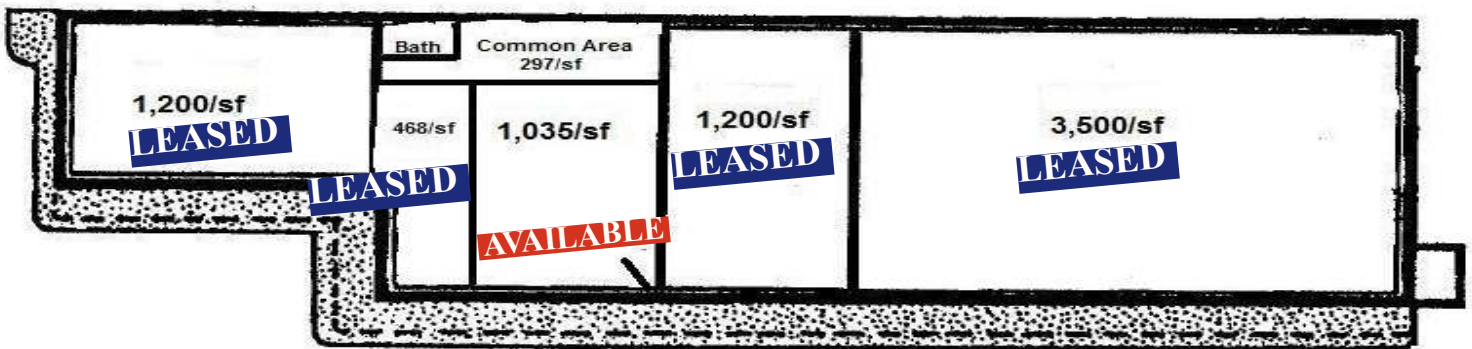
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TRAFFIC COUNTS - 2017

* Highway 55 - 24,000 VPD

BUILDING ROUGH SKETCH



| DEMOGRAPHICS 2016 | 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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