



COMMERCIAL REALTY SOLUTIONS
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Buffalo - Commercial Space FOR LEASE

1006 Commercial Dr., Buffalo, MN 55313



**Great location
across from
Walgreens!**

PROPERTY INFORMATION

- * LEASE RATE **\$10.00 - \$12.00/psf**
- * Operating Expenses \$3.00/psf
- * Building is 20,222/sf
- * Vacancy: 17,429/sf (Divisible)
- * Wright County PID 103-060-003021
- * Built in 1980
- * Quick Access to Highway 25 and Highway 55
- * Businesses in the area include:
Kjellberg's Carpet, Walgreen's, Wright County Work Center, Hallmark, Sakura Sushi & Steakhouse, Klein Bank, Buffalo Bar & Grill and much more!



Contact:

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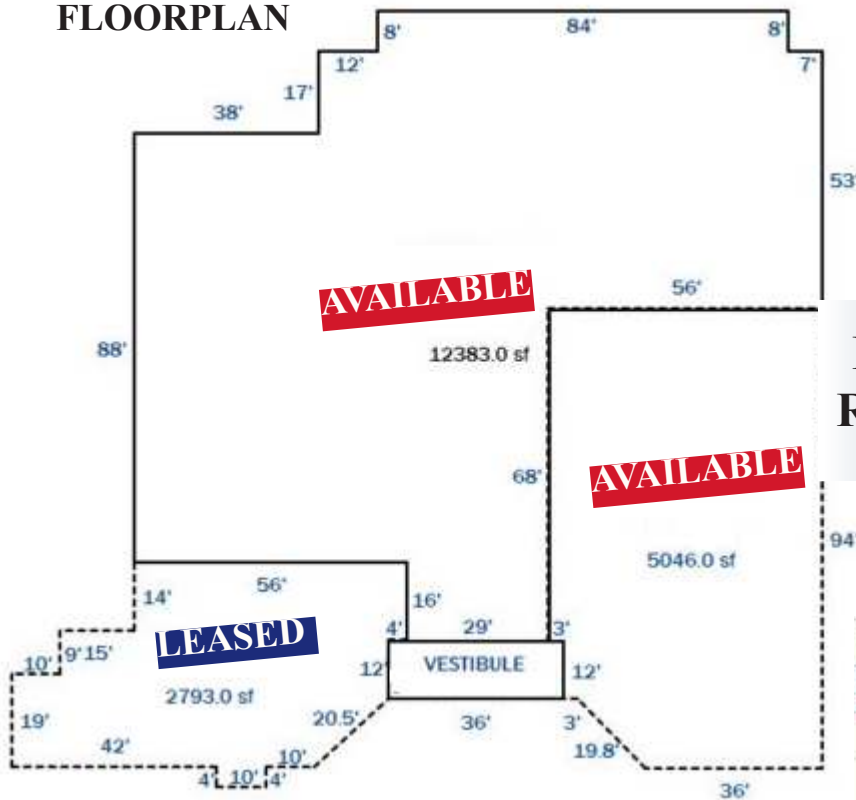
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Highway 25 Visibility!

FLOORPLAN



TRAFFIC COUNTS - 2016

- * Highway 25 - 19,200 VPD
- * Highway 55 - 18,300 VPD

Former Chinese
Restaurant Space

DEMOGRAPHICS 2014			
DEMOGRAPHICS 2012	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

PROPERTY INFORMATION

- * Quick and easy access to Highway 25 and 55
- * Major retailers in the area include Dunn Brothers, Wal-Mart, Dollar Tree, Restaurants, Taco John, Kentucky Fried Chicken, Hallmark, True Value Hardware, Huikko's Entertainment, Walgreens, Klein Bank, Wright County Offices and more



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