

MEDFORD, MN ENDCAP RETAIL SPACE

INTERSTATE 35 EXPOSURE



6500 W. Frontage Road,
Medford, MN 55049

FOR LEASE

\$5.00 PSF
Up to 26,500 SF

SIZE

- Space A: 14,360 SF
- Space B: 14,600 SF
- Space A and B can be combined for 26,500 SF

PRICE

- \$5.00 PSF
Open to offers
- Estimated NNN: \$.53 / SF
and Tax \$.94 / SF

LOCATION

- Excellent visibility & high traffic counts in Medford, MN. Just 15 minutes North of Owatonna, MN with approximately 33,000 vpd on Highway 35.

DESCRIPTION

- Co-tenants in center include Ashley HomeStore, La-Z-Boy Gallery
- Adjacent to retail outlet center
- Space features 1 drive-in door, and 1 loading dock door
- Pylon signage available
- 400 parking stalls on site
- Space also includes an ADA restroom
- Just 15 minutes North of Owatonna, MN
- 2 drive-in doors, and 2 loading dock doors
- Contact Broker for additional information

Find out more at lloydcompanies.com

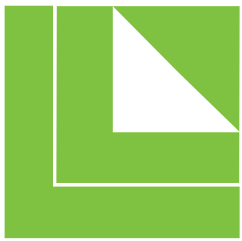
JORDAN RIEFFENBERGER, CCIM, SIOR

605 **275-4258**

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101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

Information deemed reliable, but not guaranteed.



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COMPANIES

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MONUMENT SIGNAGE AND EXTERIOR PICTURES

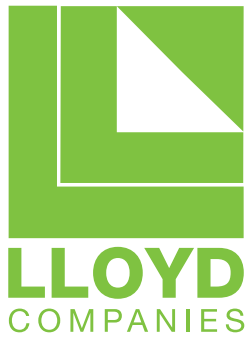
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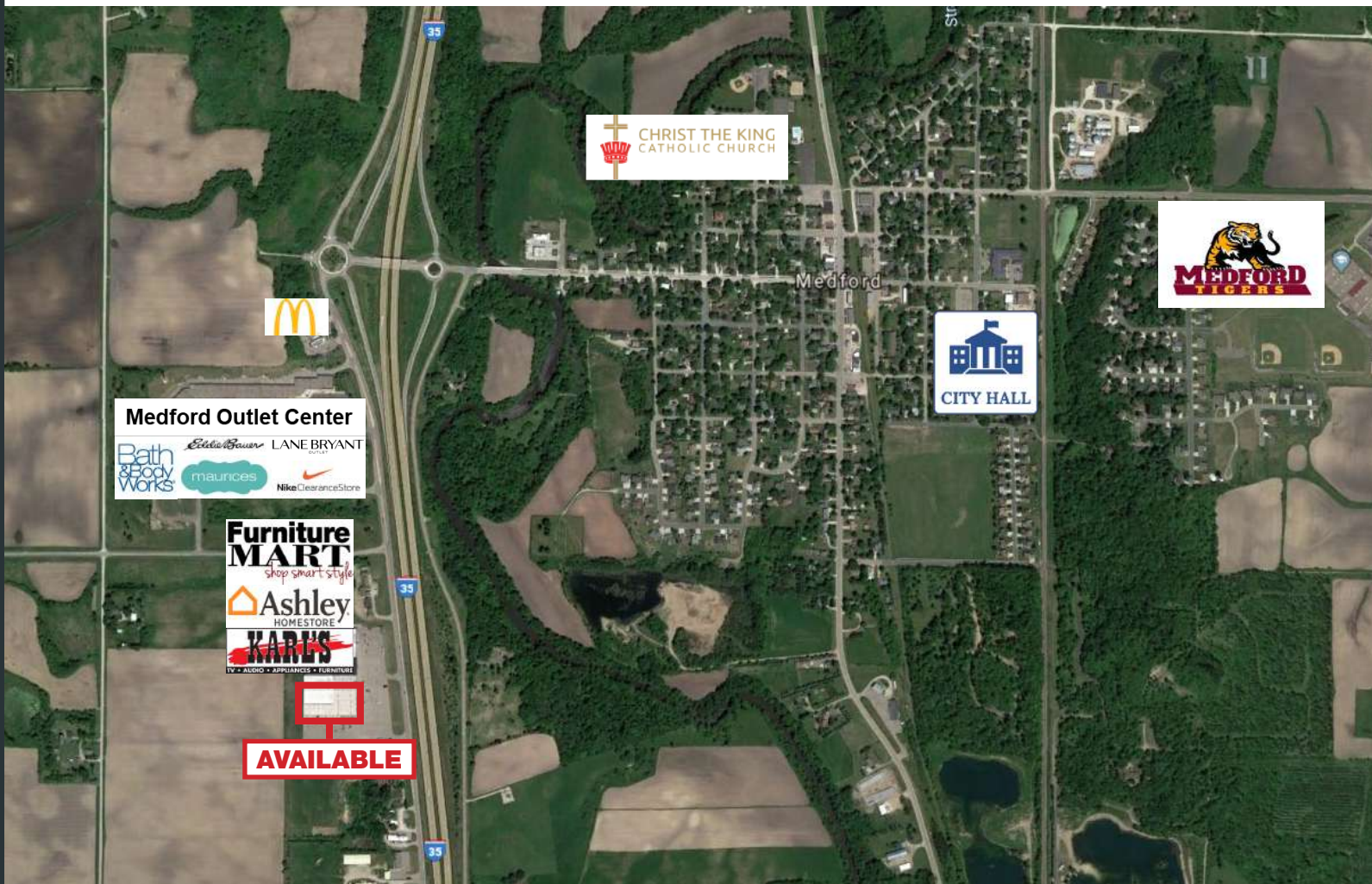
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AREA MAP

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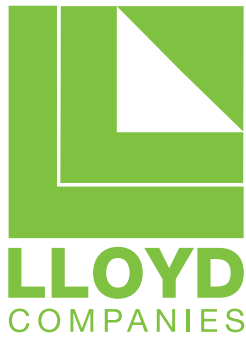
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INTERSTATE 35 EXPOSURE

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	924	2,128	8,366
2010 Total Population	918	2,345	9,542
2018 Total Population	988	2,584	9,888
2018 Group Quarters	4	7	160
2023 Total Population	1,030	2,717	10,137
2018-2023 Annual Rate	0.84%	1.01%	0.50%
2018 Total Daytime Population	1,364	2,868	10,654
Workers	893	1,601	5,564
Residents	471	1,267	5,090
Household Summary			
2000 Households	341	777	2,999
2000 Average Household Size	2.70	2.71	2.77
2010 Households	354	873	3,520
2010 Average Household Size	2.58	2.68	2.67
2018 Households	384	964	3,660
2018 Average Household Size	2.56	2.67	2.66
2023 Households	402	1,015	3,759
2023 Average Household Size	2.55	2.67	2.65
2018-2023 Annual Rate	0.92%	1.04%	0.54%
2010 Families	257	652	2,468
2010 Average Family Size	3.04	3.12	3.20
2018 Families	275	713	2,542
2018 Average Family Size	3.02	3.12	3.19
2023 Families	286	747	2,600
2023 Average Family Size	3.01	3.12	3.19
2018-2023 Annual Rate	0.79%	0.94%	0.45%
Housing Unit Summary			
2000 Housing Units	355	797	3,102
Owner Occupied Housing Units	85.1%	85.8%	77.3%
Renter Occupied Housing Units	11.0%	11.5%	19.4%
Vacant Housing Units	3.9%	2.6%	3.3%
2010 Housing Units	375	905	3,725
Owner Occupied Housing Units	84.8%	84.8%	72.0%
Renter Occupied Housing Units	9.6%	11.7%	22.5%
Vacant Housing Units	5.6%	3.5%	5.5%
2018 Housing Units	392	964	3,832
Owner Occupied Housing Units	87.0%	86.8%	71.8%
Renter Occupied Housing Units	11.0%	13.2%	23.7%
Vacant Housing Units	2.0%	0.0%	4.5%
2023 Housing Units	411	1,017	3,940
Owner Occupied Housing Units	87.8%	87.7%	73.3%
Renter Occupied Housing Units	10.0%	12.1%	22.1%
Vacant Housing Units	2.2%	0.2%	4.6%
Median Household Income			
2018	\$61,721	\$64,707	\$62,854
2023	\$68,131	\$72,620	\$69,489
Median Home Value			
2018	\$172,852	\$185,288	\$181,147
2023	\$183,686	\$206,034	\$195,367
Per Capita Income			
2018	\$28,856	\$30,932	\$30,189
2023	\$33,138	\$35,461	\$34,226
Median Age			
2010	36.6	36.5	36.0
2018	38.4	37.9	37.2
2023	37.3	37.5	37.8

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MARKET PROFILE

