

# FOR LEASE

## FORMER CARQUEST BUILDING

212 South Oak St | Sauk Centre, MN | 56378



### Retail Space for Lease

**Blake Martin**

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**UPLAND**  
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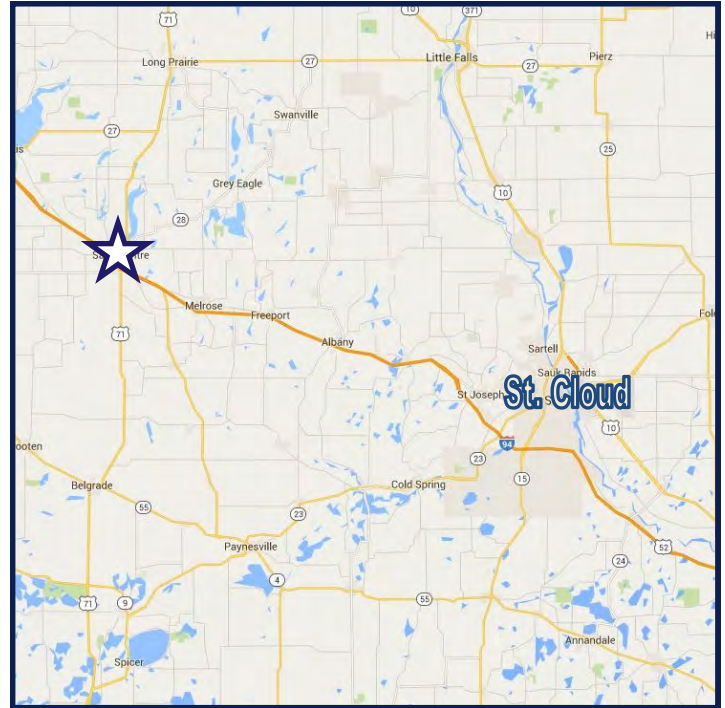
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	212 Oak St. S
<b>CITY, STATE</b>	Sauk Centre, MN
<b>BUILDING SIZE</b>	6,086 SF
<b>LOT SIZE</b>	0.46 acre
<b>SPACE AVAILABLE</b>	6,086 SF
<b>LEASE RATE</b>	Negotiable
<b>TAXES</b>	\$0.82 PSF
<b>PARKING / RATIO</b>	15 Spaces
<b>ZONING</b>	C1
<b>COUNTY</b>	Stearns
<b>YEAR BUILT</b>	1958



**DEMOGRAPHICS**

	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>POPULATION</b>	5,174	6,143	13,677
<b>MEDIAN HH INCOME</b>	\$44,227	\$45,858	\$50,241
<b>AVERAGE HH INCOME</b>	\$56,804	\$58,403	\$61,154
<b>MEDIAN AGE</b>	43	42.9	41.6

**NEARBY RETAILERS**

- Geyerman's Department Store
- Minnesota National Bank
- Main Street Theatre
- Jimmy's Pizza
- Palmer House



**TRAFFIC COUNTS**

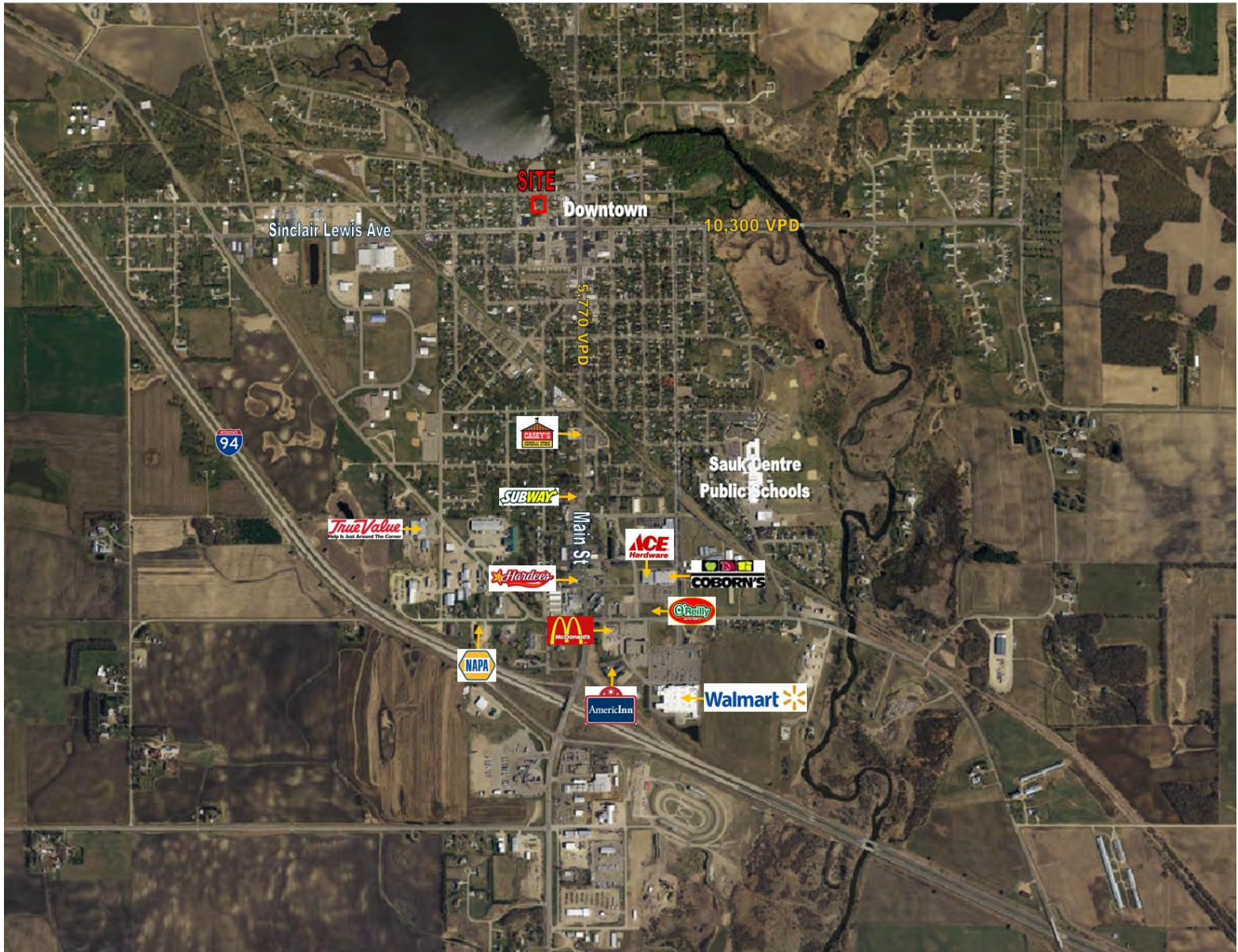
<b>MAIN ST S</b>	10,300 VPD
<b>SINCLAIR LEWIS AVE</b>	5,770 VPD

**COMMENTS**

- Former CarQuest auto parts building.
- Located one block off of Main Street in the downtown area of Sauk Centre.

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