

FORMER SHOPKO FOR SALE OR LEASE

810 Diekmann Drive | Paynesville, MN | 56362



22,314 SF Available

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UPLAND
REAL ESTATE GROUP, INC.

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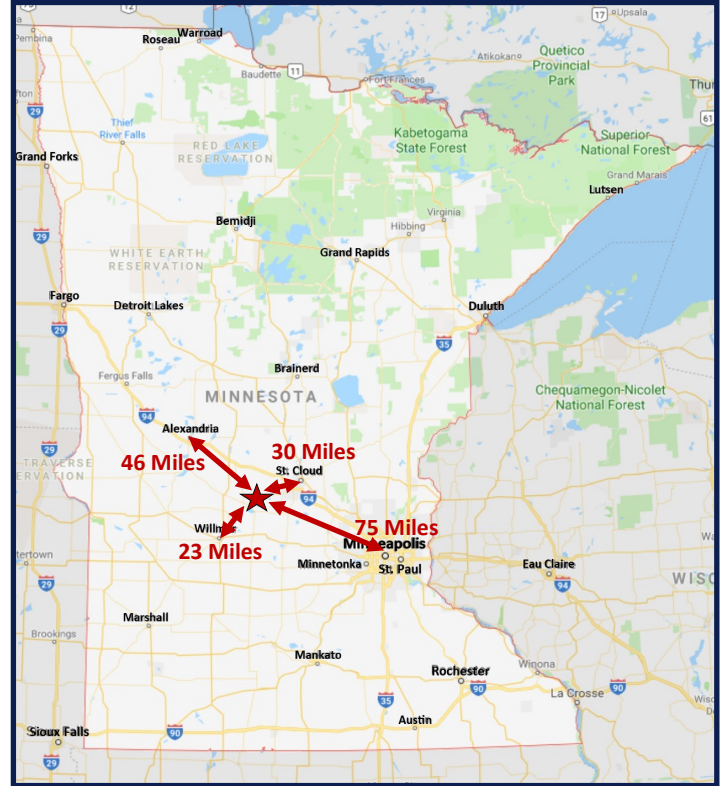
PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	810 Diekmann Drive
CITY, STATE	Paynesville, MN
SPACE AVAILABLE	22,314
LOT SIZE	2.46 Acres
LEASE RATE	\$5.00 PSF
SALE PRICE	\$559,000
TAX 2018	\$21,656.00
YEAR BUILT/RENOVATED	1997
ZONING	C-1: Central Business District
COUNTY	Stearns

DEMOGRAPHICS

	1-MILE	10-MILE	20-MILE
POPULATION	4,673	11,010	58,355
DAYTIME POPULATION	2,708	4,194	20,810
MEDIAN HH INCOME	\$54,029	\$57,243	\$61,489
AVERAGE HH INCOME	\$69,710	\$74,630	\$80,950
MEDIAN AGE	45.5	43.8	42.5



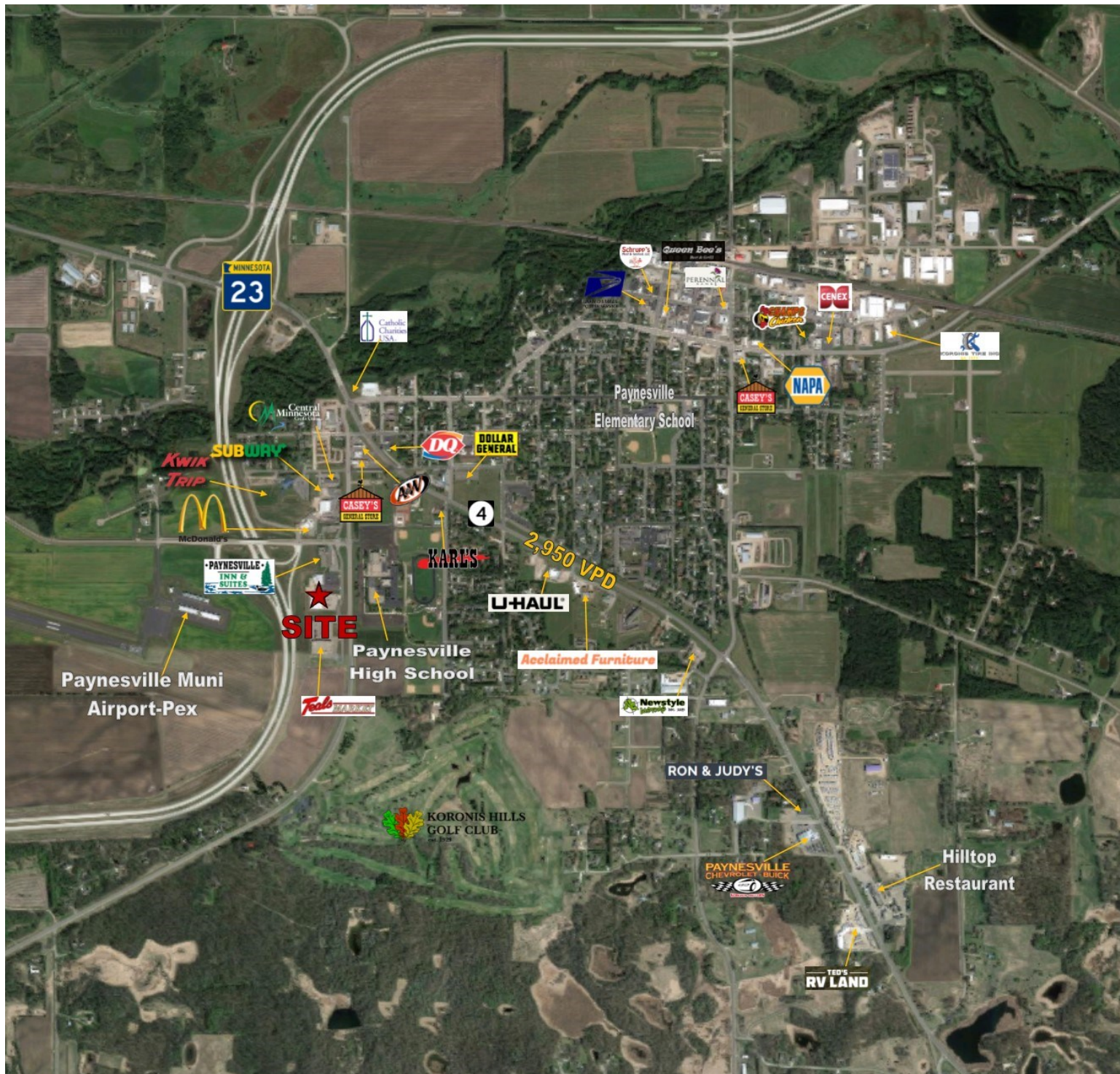
TRAFFIC COUNTS

HIGHWAY 23	6,100 VPD
OLD HWY 23	5,200 VPD

COMMENTS

- High visibility from Hwy 23
- Located in the newer retail area created by the recent rerouting of Hwy 23
- Neighbors Teal's Market
- Population boom in the summer months due to seasonal tourism and cabin/lake home population



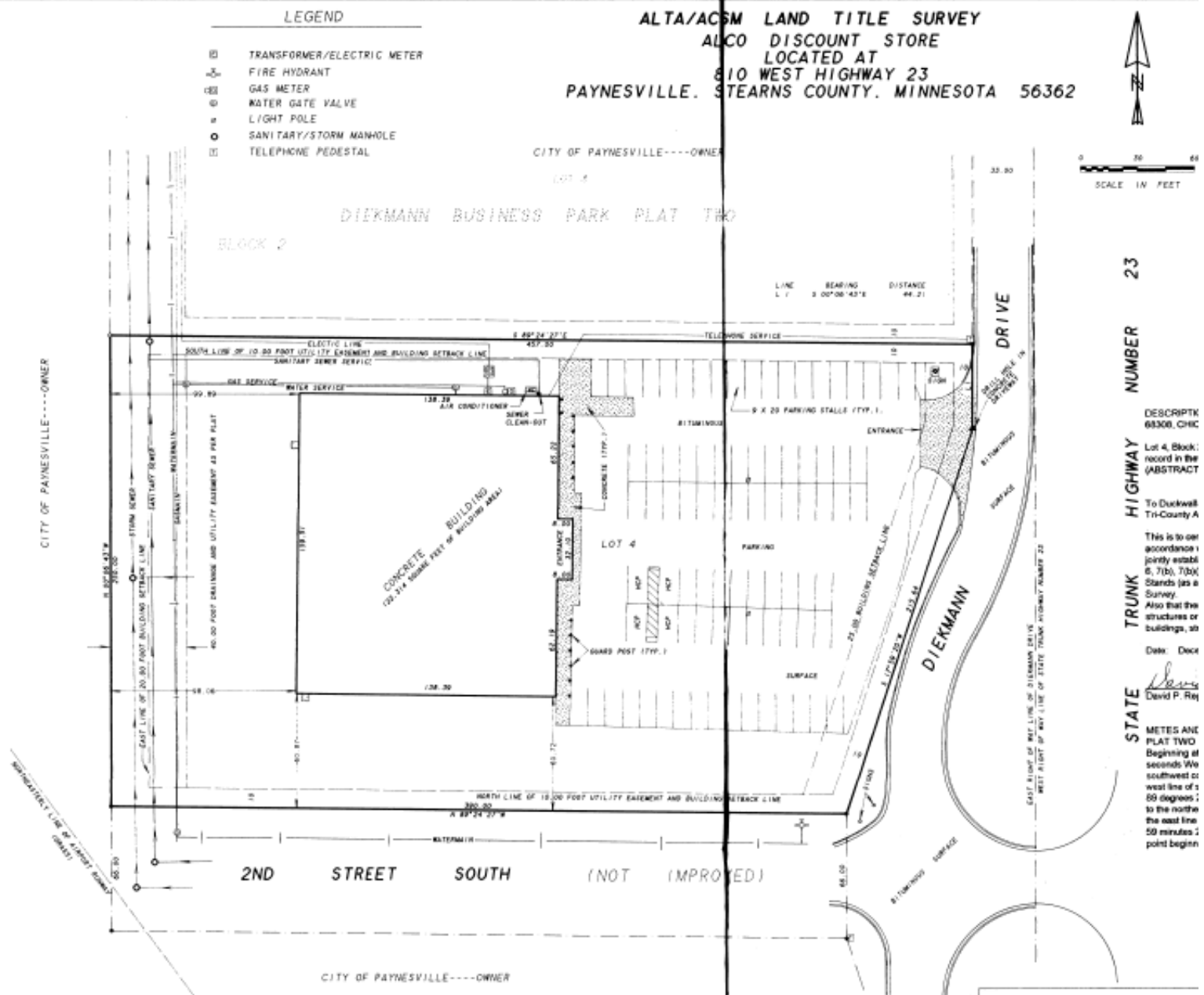


SITE PLAN

LEGEND

- ⊠ TRANSFORMER/ELECTRIC METER
- ⊕ FIRE HYDRANT
- ⊗ GAS METER
- ⊙ WATER GATE VALVE
- ⊛ LIGHT POLE
- SANITARY/STORM MANHOLE
- ⊞ TELEPHONE PEDESTAL

ALTA/ACSM LAND TITLE SURVEY
 ALCO DISCOUNT STORE
 LOCATED AT
 810 WEST HIGHWAY 23
 PAYNESVILLE, STEARNS COUNTY, MINNESOTA 56362



23

NUMBER

HIGHWAY

TRUNK

STATE

DESCRIPTOR
 68308, CHIC

Lot 4, Block 2;
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 (ABSTRACT

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Date: Decr

David P. Rej

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