

FOR LEASE

FORMER GAS STATION & C-STORE

209 Nokomis St | Alexandria, MN | 56308



Available For Lease

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UPLAND
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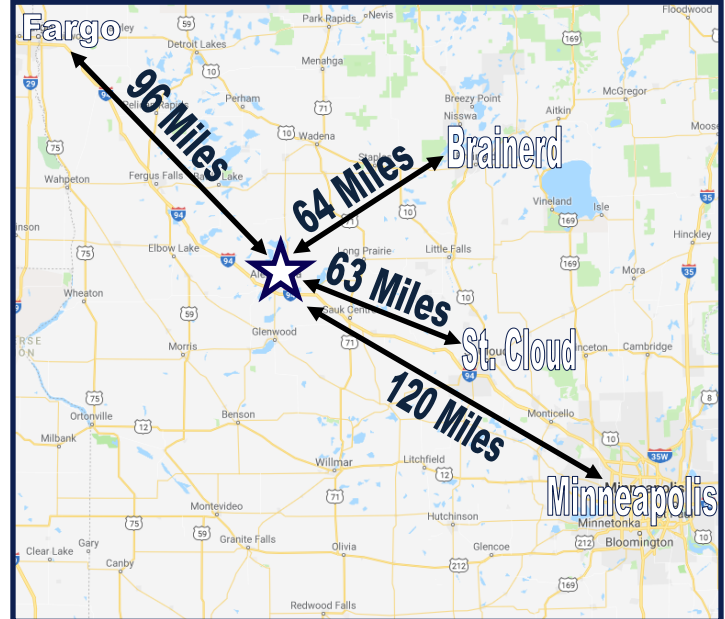
Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	209 Nokomis St
CITY, STATE	Alexandria, MN
BUILDING SIZE	5,518 SF
SPACE AVAILABLE	3,000 SF
LEASE RATE	Negotiable
CAM & TAXES	
COUNTY	Douglas

DEMOGRAPHICS

	1-MILE	3-MILE	10-MILE
POPULATION	5,254	17,725	31,167
MEDIAN HH INCOME	\$43,714	\$52,054	\$59,261
AVERAGE HH INCOME	\$66,949	\$78,355	\$89,079
MEDIAN AGE	37.6	41.1	43.3



NEARBY RETAILERS

- Burger King (attached)
- Tiremaxx Service Center
- Ace Hardware
- Ollie's Auto Sales
- Doherty Staffing
- Wells Fargo Bank
- Northwoods Cafe
- Holiday Station
- Elden's Fresh Foods
- Goodwill

TRAFFIC COUNTS

NOKOMIS ST.	18,400 VPD
3RD AVE E	18,200 VPD

COMMENTS

- Large pylon signage with digital and letter board
- Located on a hard, signalized corner with very strong VPD rates
- Major location for business to business, tourists, and shoppers



Great Pylon Signage Available



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Retail Store Front



Connected by common area to Burger King



Reuse pumps or remove



Large parking and circulation

