

# Former Burger King

528 Western Ave  
Fergus Falls 1 MN  
For Lease or Sale

**UPLAND**  
REAL ESTATE GROUP, INC.

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## THE OPPORTUNITY

|                 |                        |
|-----------------|------------------------|
| Address         | 528 Western Ave        |
| City, State     | Fergus Falls, MN 56537 |
| Space Available | 3,898                  |
| Lease Rate      | Negotiable             |
| Sale Price      | Negotiable             |
| Year Built      | 1994                   |
| Lot Size        | 1.24 Acres             |
| CAM/Tax/Ins.    |                        |
| Total 2021 Est. | TBD                    |



| Population |        | Median HH Income |          | Average HH Income |          | Median Age |      |
|------------|--------|------------------|----------|-------------------|----------|------------|------|
| 1 Mile     | 935    | 1 Mile           | \$42,458 | 1 Mile            | \$57,497 | 1 Mile     | 39.5 |
| 3 Miles    | 12,418 | 3 Miles          | \$43,708 | 3 Miles           | \$58,941 | 3 Miles    | 42.9 |
| 5 Miles    | 15,129 | 5 Miles          | \$46,987 | 5 Miles           | \$64,466 | 5 Miles    | 44.0 |





### Property Highlights:

- Former Restaurant with Drive-Thru already in place
- Near I-94/Route 210 intersection
- Less than One Mile Away from MN State Community and Technical College Fergus Falls Campus (8,000+ Students)
- Major trade area including Walmart, McDonald's, Aldi, The Home Depot, Arby's, Hardee's, Pizza Ranch, Taco Bell, Etc.



Drive-Thru Lane





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