



SPEEDWAY
502 N Benton Drive
Sauk Rapids, MN
For Lease

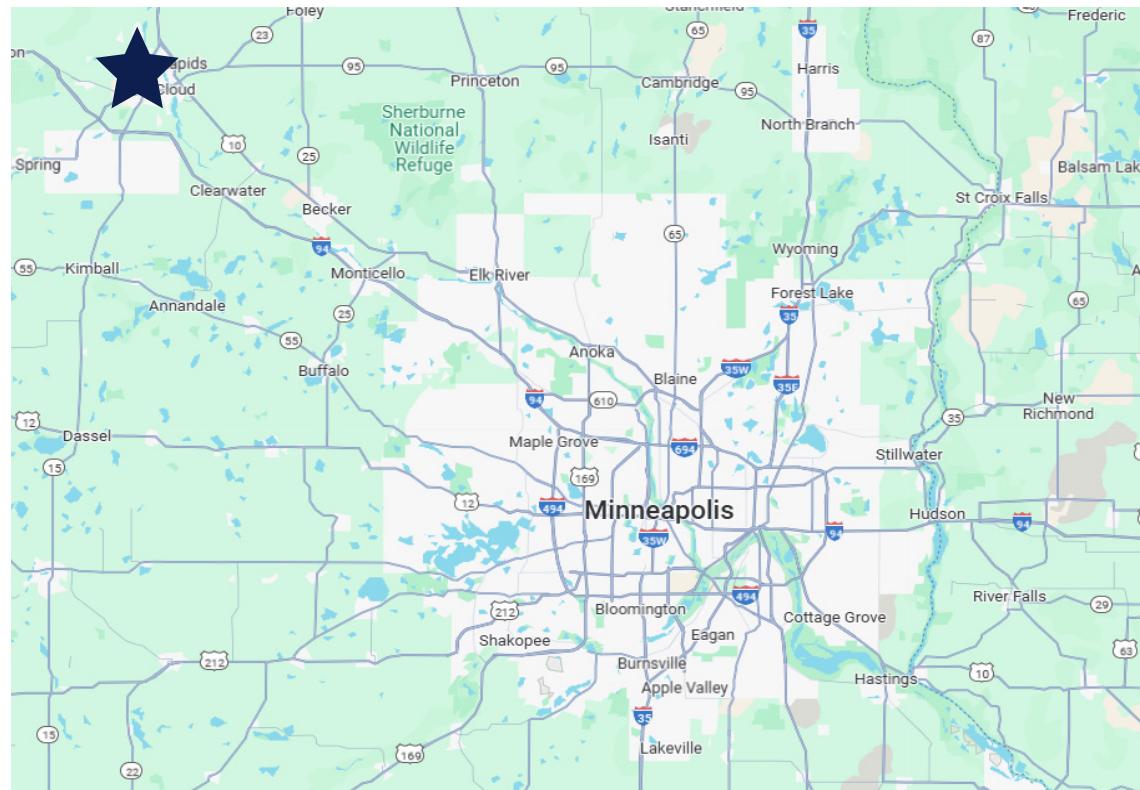


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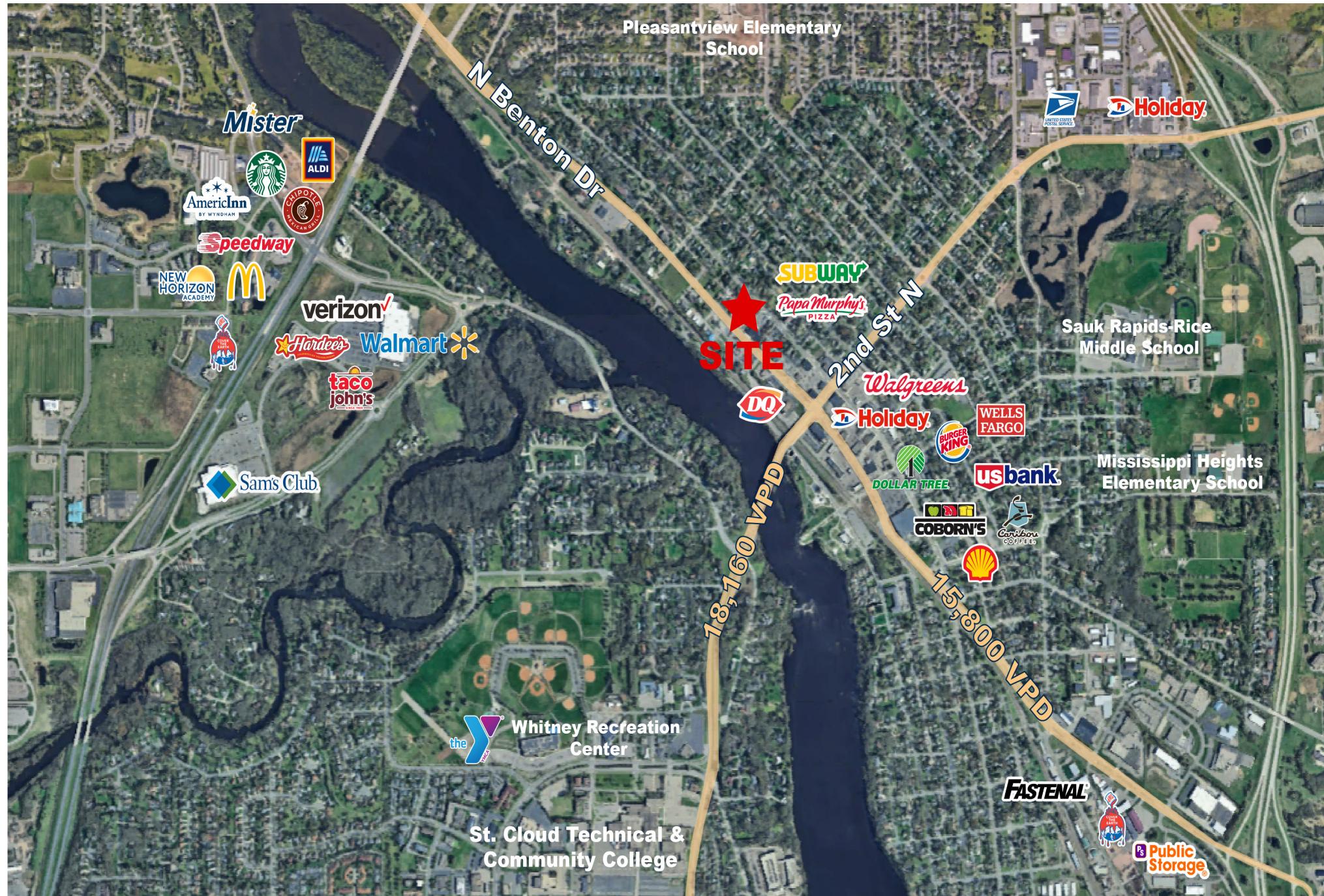
ADDRESS	502 N Benton Drive
CITY, STATE	Sauk Rapids, MN
SPACE AVAILABLE	4,212 SF
LOT SIZE	0.35 Acres
LEASE RATE	\$15.00 PSF Net
LEASE EXP.	12/31/2027
YEAR BUILT	1954
COUNTY	Benton



HIGHLIGHTS

- Plug n Play gas station opportunity
- Gas contract still in-place with SEI Fuels
- Located near dense residential population
- Less than a mile from Coborn's Grocery, a major traffic driver for the area.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	7,739	56,824	109,120
MEDIAN AGE	39.3	34.6	34.2
MEDIAN HH INCOME	\$58,595	\$59,125	\$62,050
AVERAGE HH INCOME	\$83,434	\$79,715	\$84,243







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