



SPEEDWAY
502 N Benton Drive
Sauk Rapids, MN
For Lease

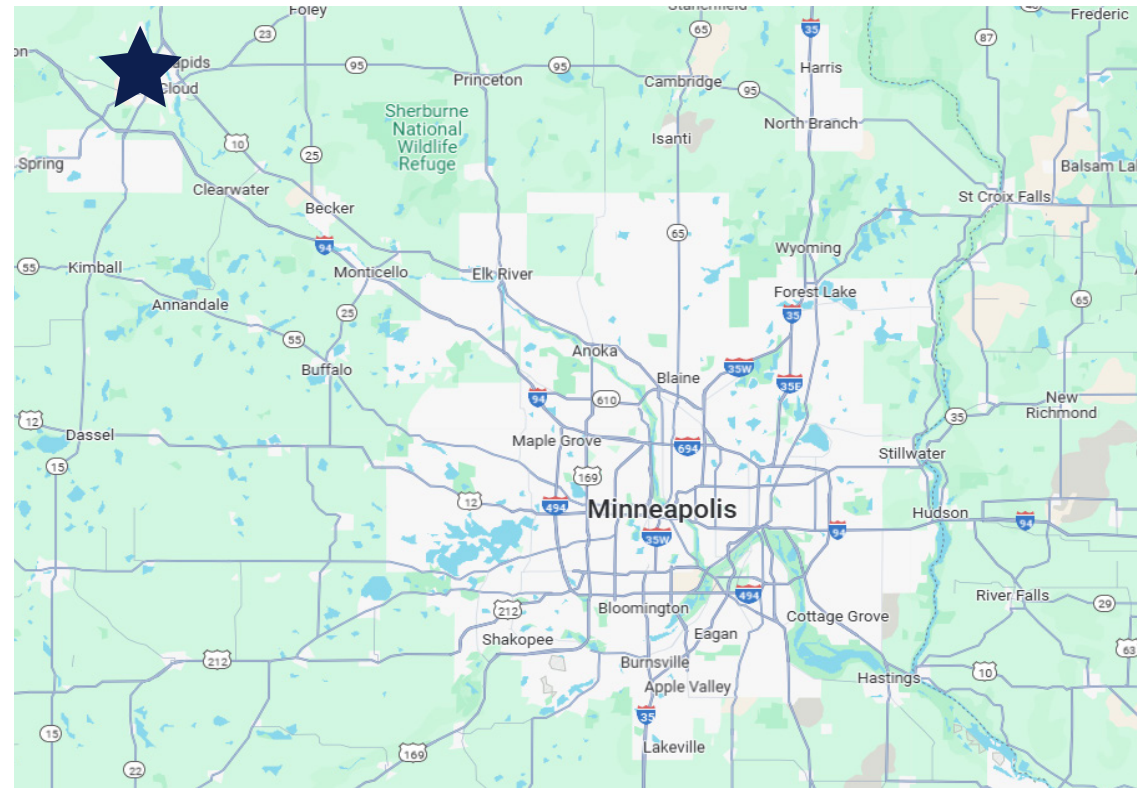


50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

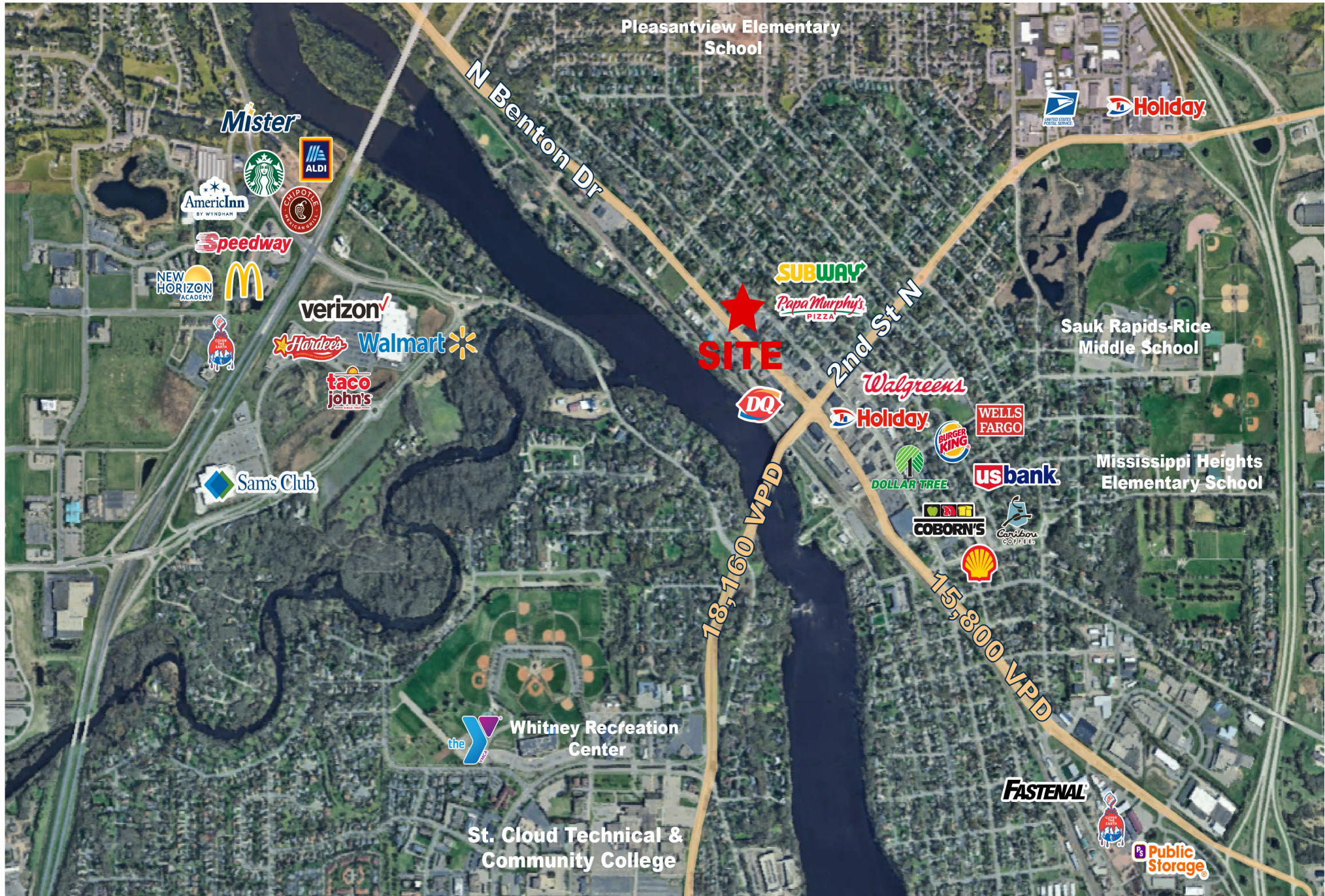
ADDRESS 502 N Benton Drive
CITY, STATE Sauk Rapids, MN
SPACE AVAILABLE 4,212 SF
LOT SIZE 0.35 Acres
LEASE RATE \$15.00 PSF Net
LEASE EXP. 12/31/2027
YEAR BUILT 1954
COUNTY Benton



HIGHLIGHTS

- Plug n Play gas station opportunity
- Gas contract still in-placed 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





UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600



CHAD STURM
612.436.1122
CHAD@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.