



FORMER SPEEDWAY  
228 N Benton Drive  
Sauk Rapids, MN 56379  
For Lease and For Sale

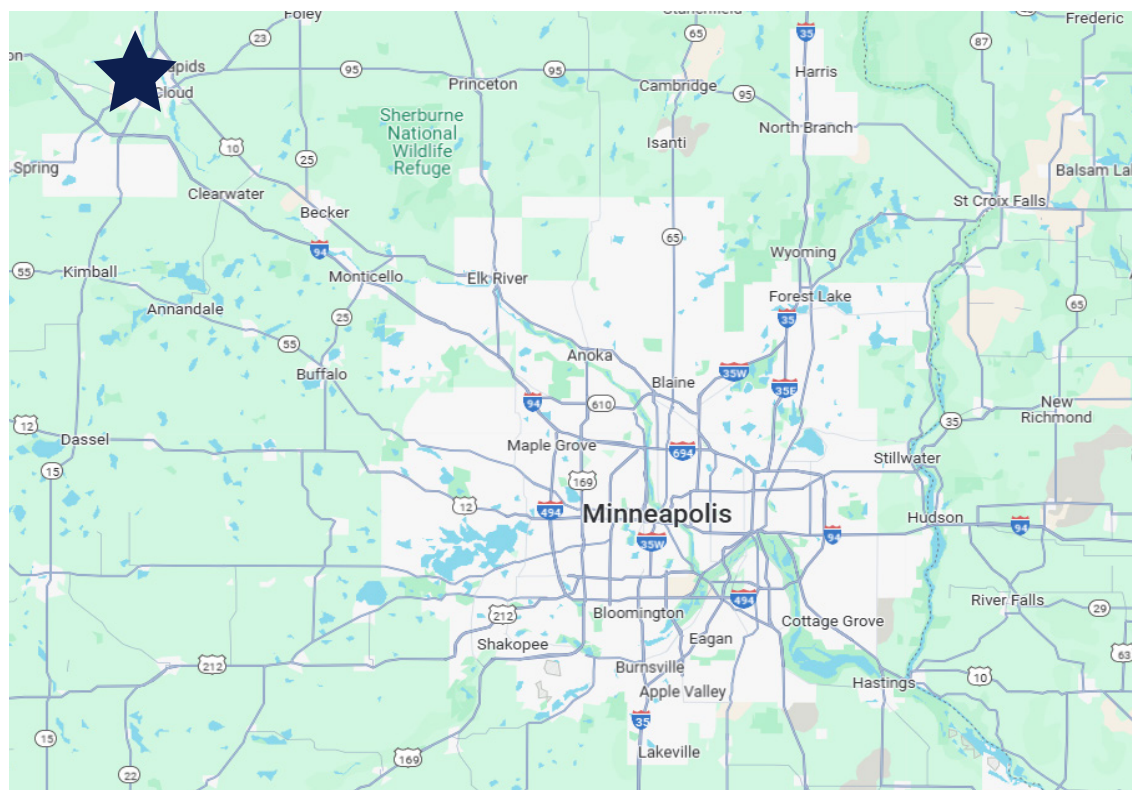


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CHAD STURM  
612.436.1122  
[CHAD@UPLAND.COM](mailto:CHAD@UPLAND.COM)

<b>ADDRESS</b>	228 N Benton Drive
<b>CITY, STATE</b>	Sauk Rapids, MN 56379
<b>SPACE AVAILABLE</b>	2,580 SF
<b>LOT SIZE</b>	0.26 Acres
<b>SALE PRICE</b>	\$425,700
<b>LEASE RATE</b>	\$18.00 PSF
<b>TAXES 2024</b>	\$6,674.00
<b>YEAR BUILT</b>	1997
<b>COUNTY</b>	Benton
<b>PARKING</b>	10 Surface Stalls

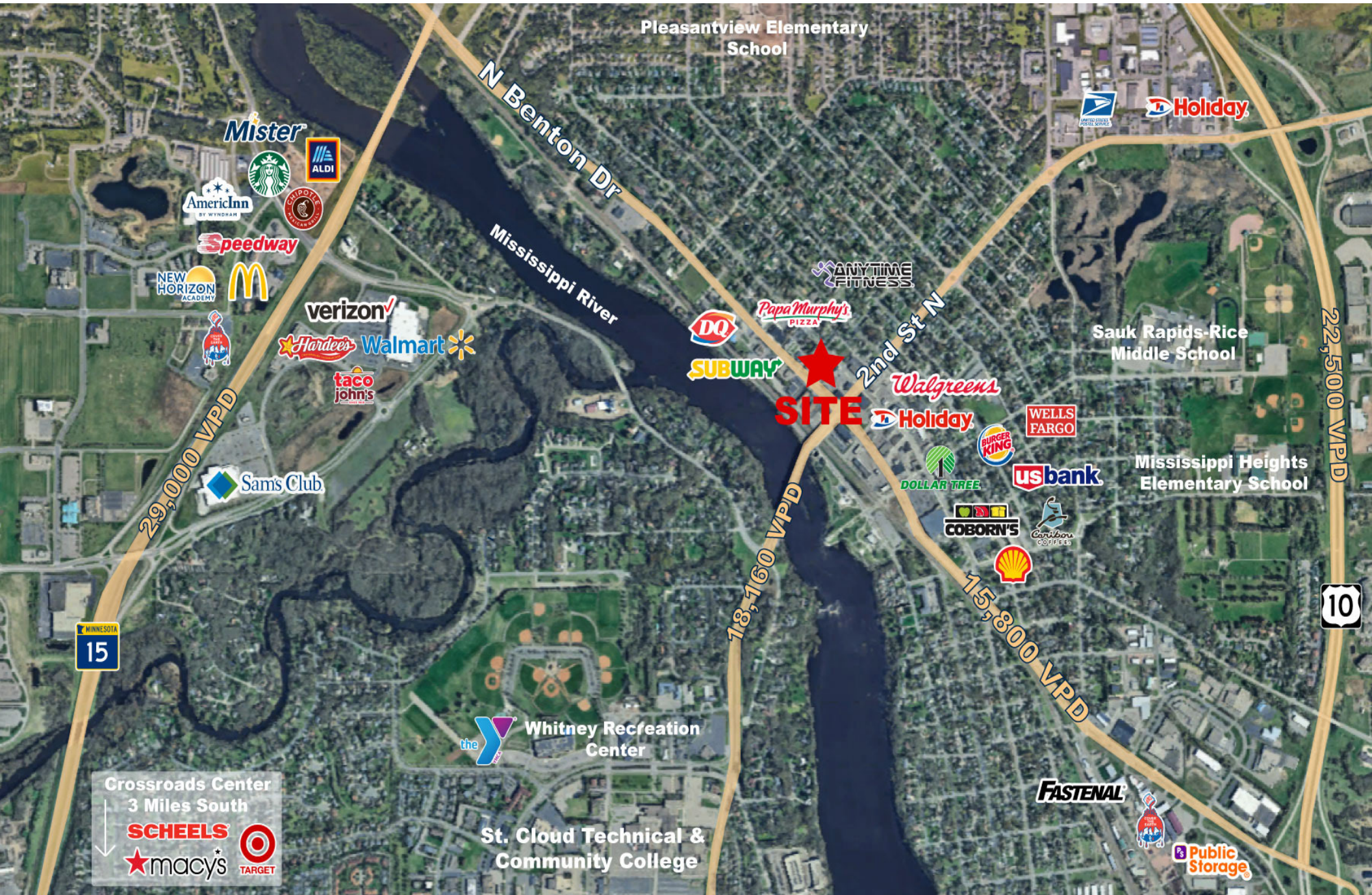


### HIGHLIGHTS

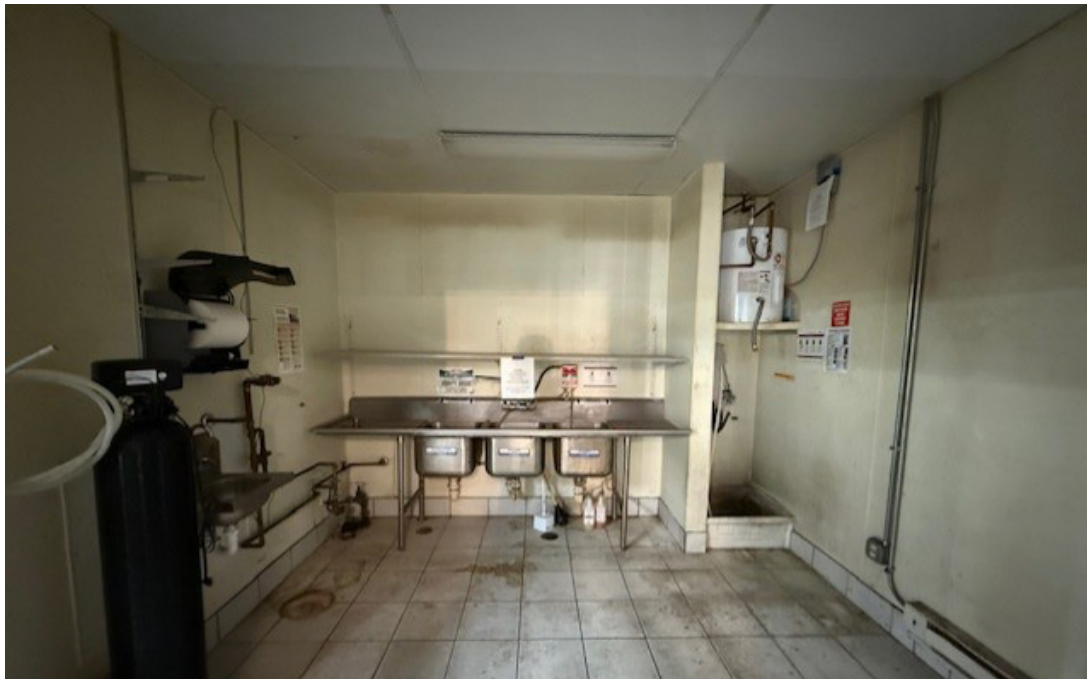
- Located near St. Cloud Technical and Community College with 3,900+ students.
- Located along N Benton Drive near 2nd Street N in Sauk Rapids, MN. Traffic counts average 18,160 VPD on 2nd Street and 15,800 on N Benton Drive.
- Nearby tenants include Walgreens, Papa Murphy's, Subway, Holiday Stationstore, Dollar Tree, Caribou Coffee, etc.
- 5-mile population of 109,675.
- Fuel Pumps, tanks & canopies removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	6,873	58,609	109,675
<b>MEDIAN AGE</b>	39.6	34.1	34.2
<b>MEDIAN HH INCOME</b>	\$60,901	\$58,621	\$62,162
<b>AVERAGE HH INCOME</b>	\$85,915	\$79,126	\$84,368











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REAL ESTATE GROUP, INC.

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