

INTERSTATE 94 FUEL & COMMERCIAL SITE | ST. CLOUD MSA | AVON, MN For Sale



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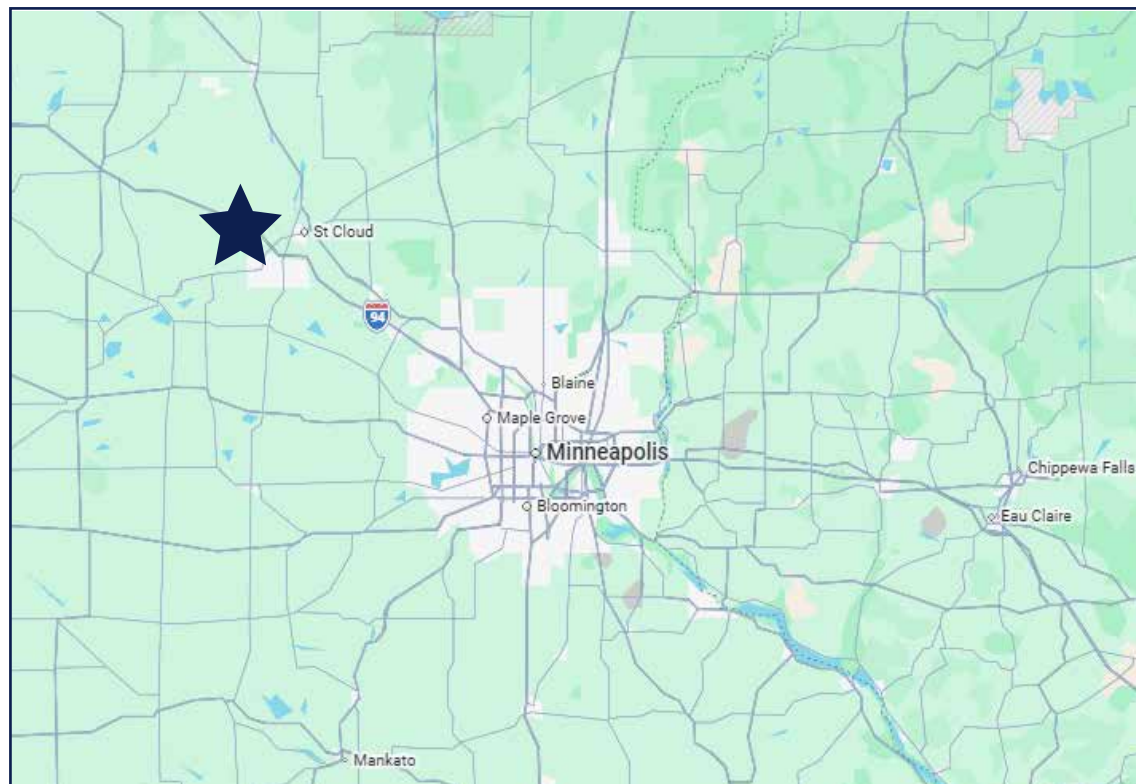
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

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KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

KEITH STURM, CCIM
612.376.4488
KEITH@UPLAND.COM

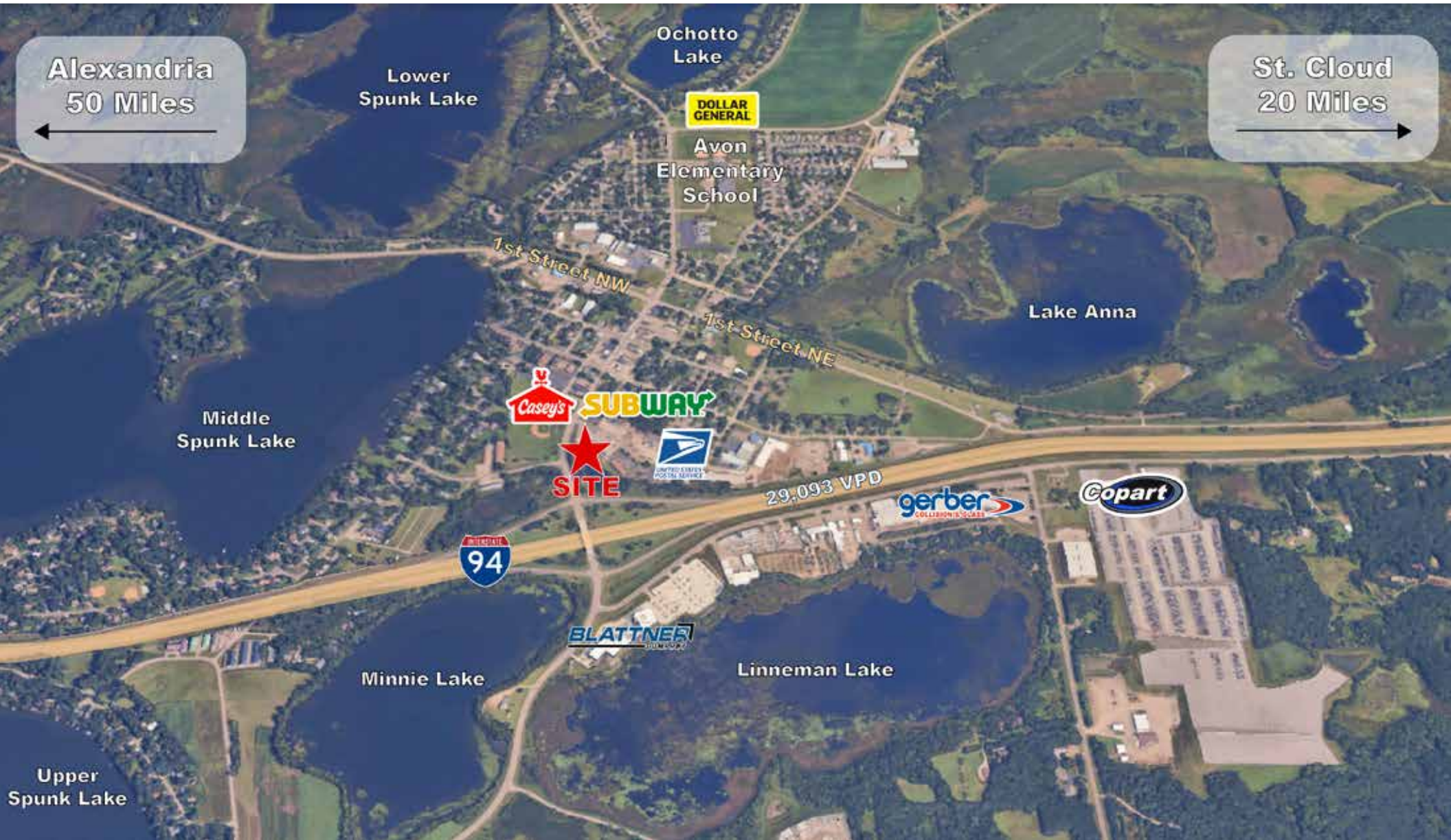
ADDRESS	304 Blattner Drive
CITY, STATE	Avon, MN 56310
SPACE AVAILABLE	5,314 SF
LOT SIZE	1.13 Acres
SALE PRICE	\$1,170,000
TAX 2025	\$24,452.00
YEAR BUILT	1985/2004
COUNTY	Stearns
ZONING	C2/I-94 - Commercial Business District
PARKING	28 Surface Stalls



HIGHLIGHTS

- Interstate 94 frontage capturing high-volume regional traffic between Minneapolis & St. Cloud
- Positioned in the St. Cloud MSA (200K+ population) with strong commuter and drive-through demand
- High-income trade area supported by stable, homeowner-dominated demographics
- Limited nearby competition creates opportunity for highway-oriented retail or service repositioning
- Ideal for owner-user, automotive, QSR, or contractor-focused with strong visibility and access

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	1,262	3,287	6,917
MEDIAN AGE	40.7	39.1	35.0
MEDIAN HH INCOME	\$96,988	\$97,249	\$100,188
AVERAGE HH INCOME	\$117,542	\$117,720	\$121,500





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