



FORMER DOLLAR GENERAL  
10315 County Hwy 5  
Pelican Rapids, MN 56572  
For Lease



50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600  
[www.upland.com](http://www.upland.com)

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& People Unite!*

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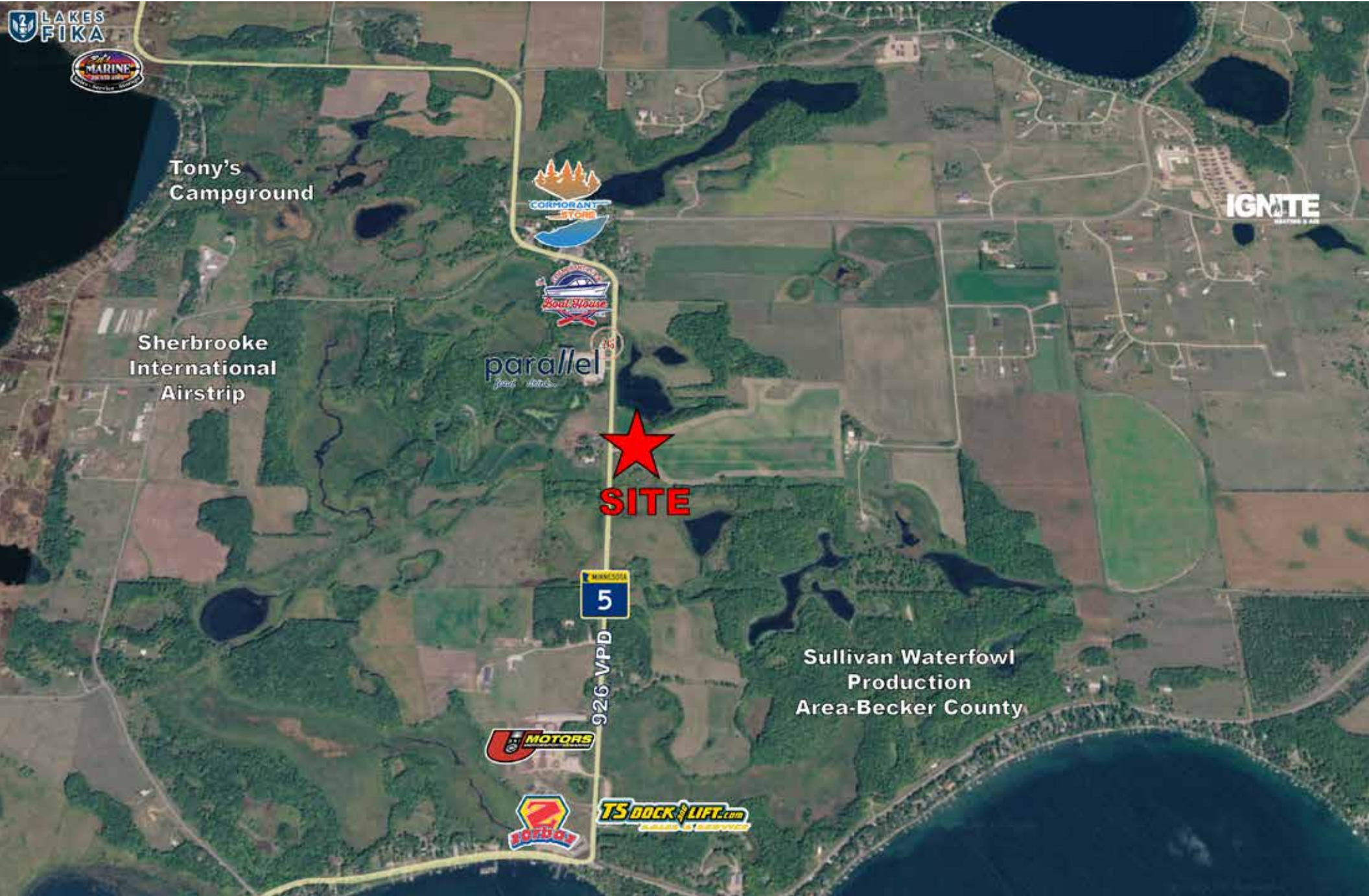
<b>ADDRESS</b>	10315 County Highway 5
<b>CITY, STATE</b>	Pelican Rapids, MN 56572
<b>SPACE AVAILABLE</b>	7,489 SF
<b>LOT SIZE</b>	1.11 AC
<b>SALE PRICE</b>	Negotiable
<b>LEASE RATE</b>	Negotiable
<b>TAX 2025</b>	\$12,342.00
<b>YEAR BUILT</b>	2005
<b>COUNTY</b>	Becker
<b>PARKING</b>	31 Surface Stalls Est.



**HIGHLIGHTS**

- Strong visibility along County Hwy 5 with easy access and ample parking
- Positioned near lakes and seasonal traffic drivers supporting year-round tourism demand
- Functional box with open floor plan, high ceilings, and minimal buildout constraints
- Below replacement cost opportunity for owner-user or value-oriented tenant
- Limited competing retail inventory in the immediate trade area
- Ideal for discount retail, grocery, service, or community-oriented users

<b>2025 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	76	770	2,773
<b>MEDIAN AGE</b>	35.5	36.9	38.9
<b>MEDIAN HH INCOME</b>	\$85,599	\$87,779	\$89,913
<b>AVERAGE HH INCOME</b>	\$116,773	\$121,042	\$121,329









# UPLAND

REAL ESTATE GROUP, INC.

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