



FORMER SPEEDWAY
906 S Rum River Dr
Princeton, MN
For Lease



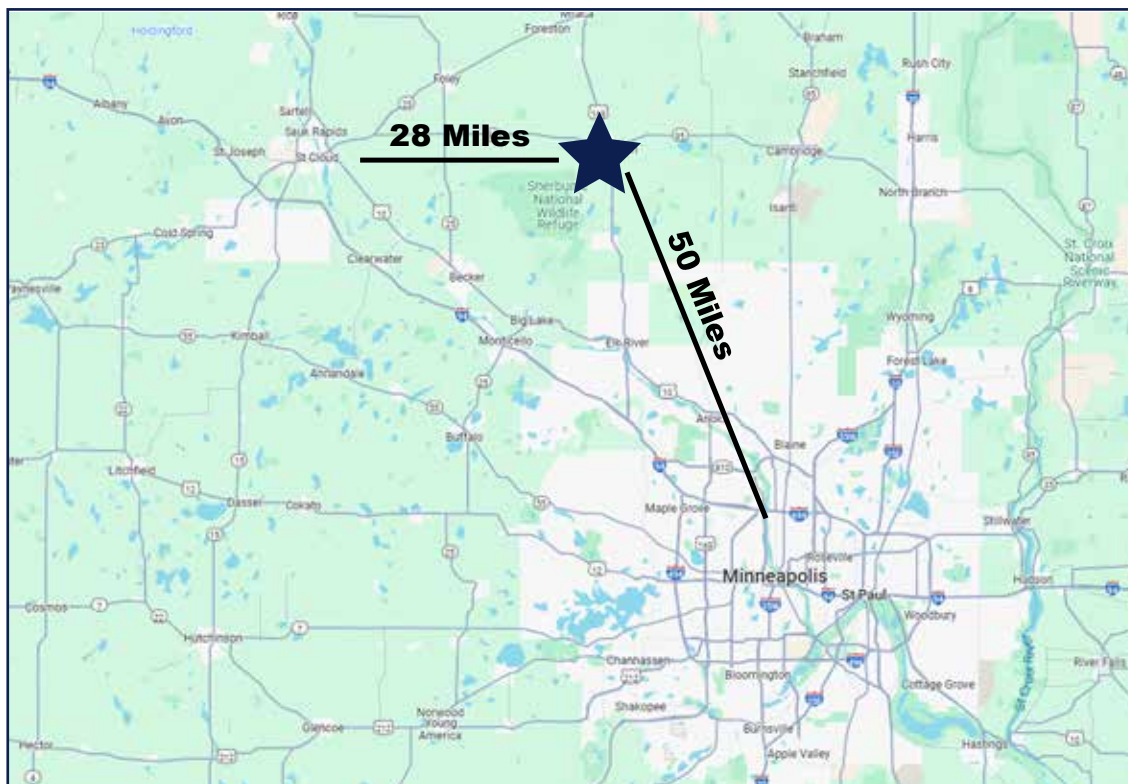
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ADDRESS	906 S Rum River Dr
CITY, STATE	Princeton, MN
SPACE AVAILABLE	3,520 SF
LOT SIZE	1.52 Acres
SALE PRICE	Negotiable
LEASE RATE	\$19.00/PSF
TAX 2025	\$18,974.00
YEAR BUILT	1996
COUNTY	Sherburne
PARKING	18 Surface Stalls



HIGHLIGHTS

- Well located just off Highway 169 with direct access on South Rum River Drive.
- With the fuel pumps removed the property is well-positioned for a variety of single tenant users.
- Drive-thru opportunity
- Fuel pumps, tanks, & canopies removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	2,721	8,757	14,072
MEDIAN AGE	40.5	40.6	40.4
MEDIAN HH INCOME	\$58,261	\$74,828	\$85,985
AVERAGE HH INCOME	1\$79,655	\$87,160	\$97,929



**ST. CLOUD
28 MILES**

**Pinceton Primary
School - 720 Students**

**Princeton
Business Park**

**Princeton
Municipal
Airport**

**Mille Lacs
County
Fairgrounds**

**Princeton
Golf Course**

Fairview

Princeton Industrial Park
In 2023 recieved a grant to
expand, estimated 801 new
jobs & \$63 million in private
development

**Princeton City -
Water Waste**

**TWIN CITIES
50 MILES**



UPLAND

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