

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



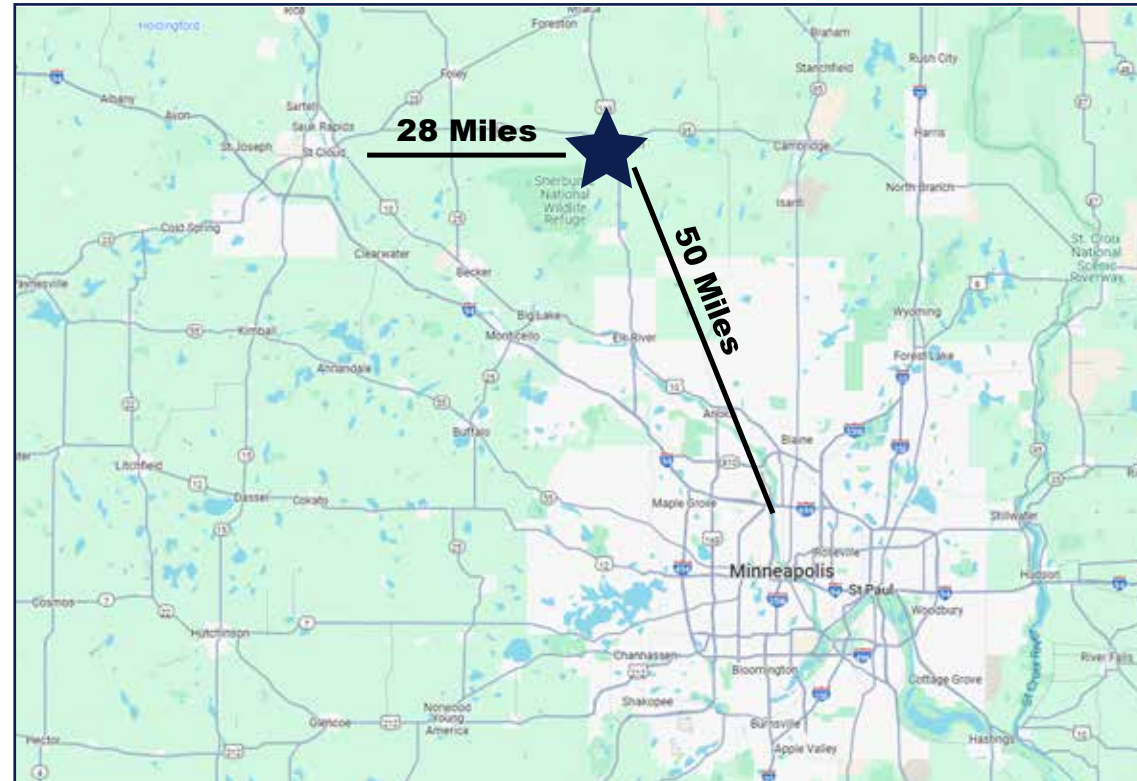
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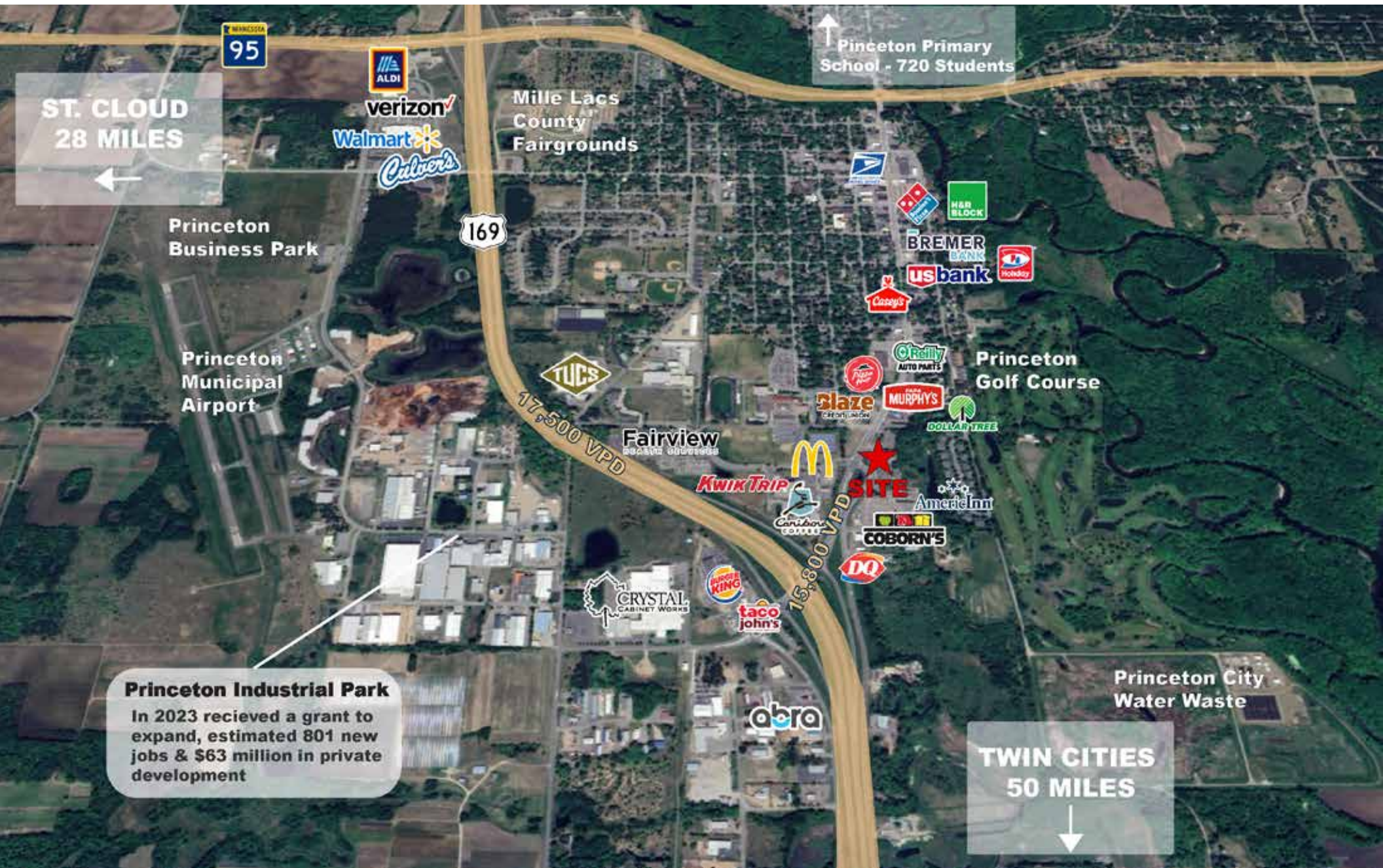
ADDRESS	906 S Rum River Dr
CITY, STATE	Princeton, MN
SPACE AVAILABLE	3,520 SF
LOT SIZE	1.52 Acres
SALE PRICE	Negotiable
LEASE RATE	\$19.00/PSF
TAX 2025	\$18,974.00
YEAR BUILT	1996
COUNTY	Sherburne
PARKING	18 Surface Stalls



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.

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	2,420	8,776	14,560
MEDIAN AGE	40.9	40.6	40.5
MEDIAN HH INCOME	\$59,209	\$77,559	\$91,987
AVERAGE HH INCOME	\$72,430	\$84,710	\$100,223





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