



MEDINA RETAIL SPACE

872 Highway 55
Medina, MN 55340
For Lease



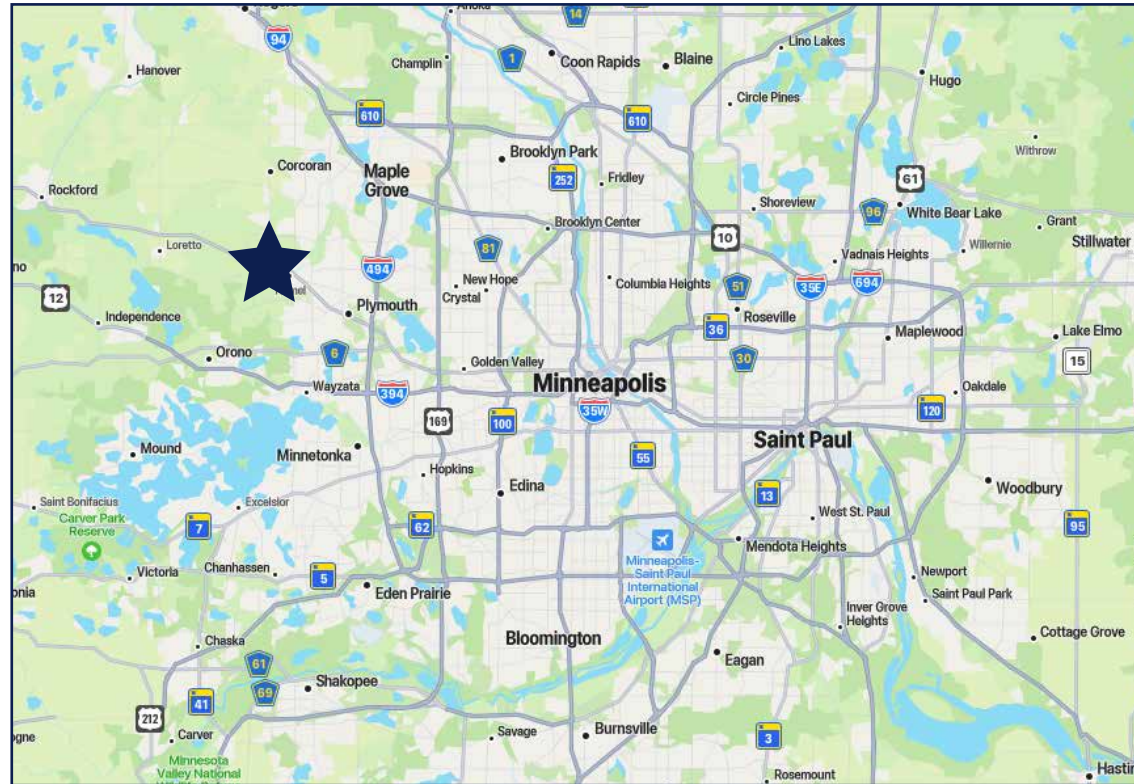
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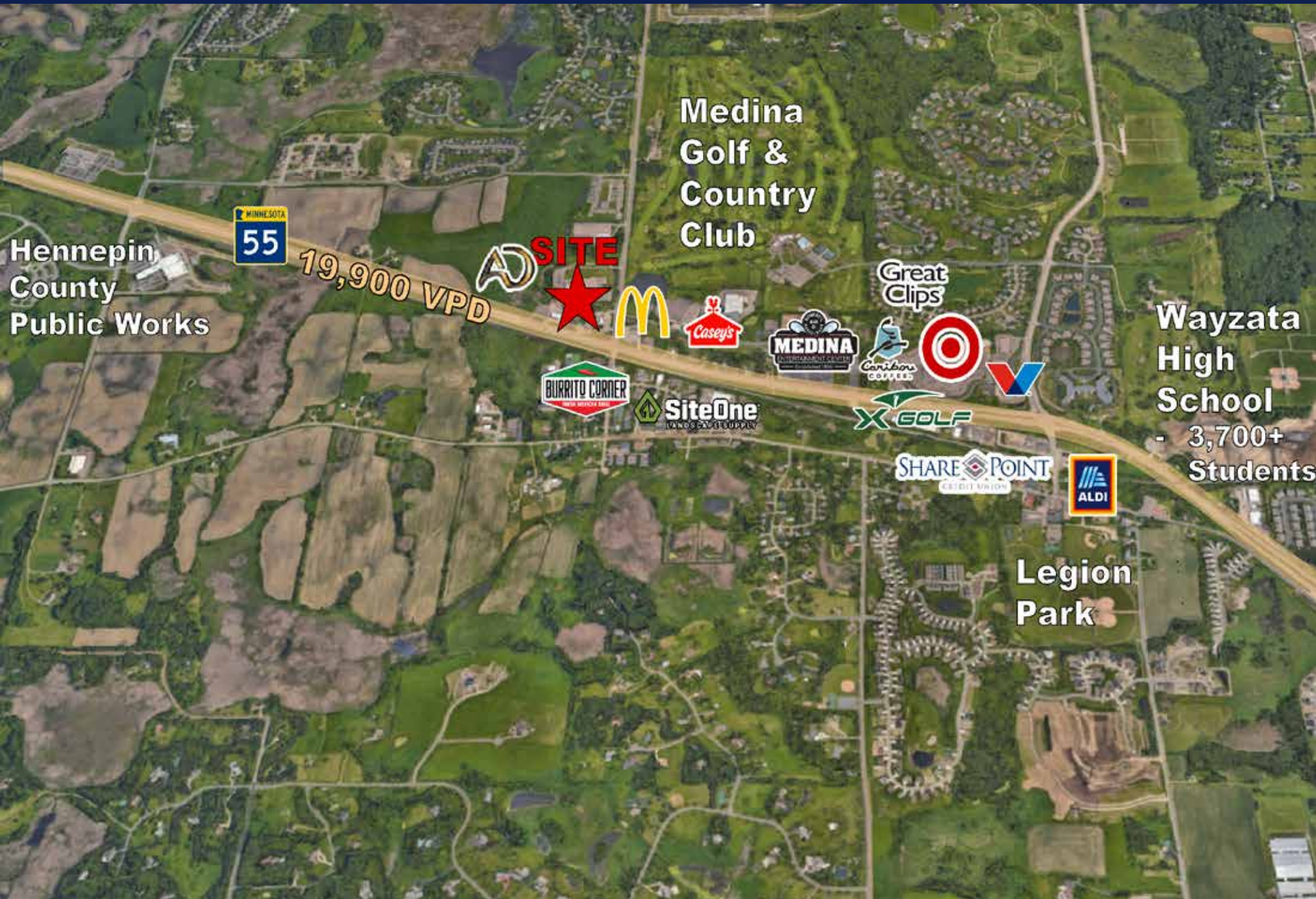
ADDRESS	872 Highway 55
CITY, STATE	Medina, MN 55340
SPACE AVAILABLE	Suite 200: 1,251 SF Suite 300: 1,208 SF Suite 400: 1,258 SF Combined: 3,717 SF
LEASE RATE	\$30 - \$32/PSF
CAM 2025	\$2.50/PSF
TAX 2025	\$12.50/PSF
YEAR BUILT	2024
COUNTY	Hennepin
PARKING	31 Surface Stalls



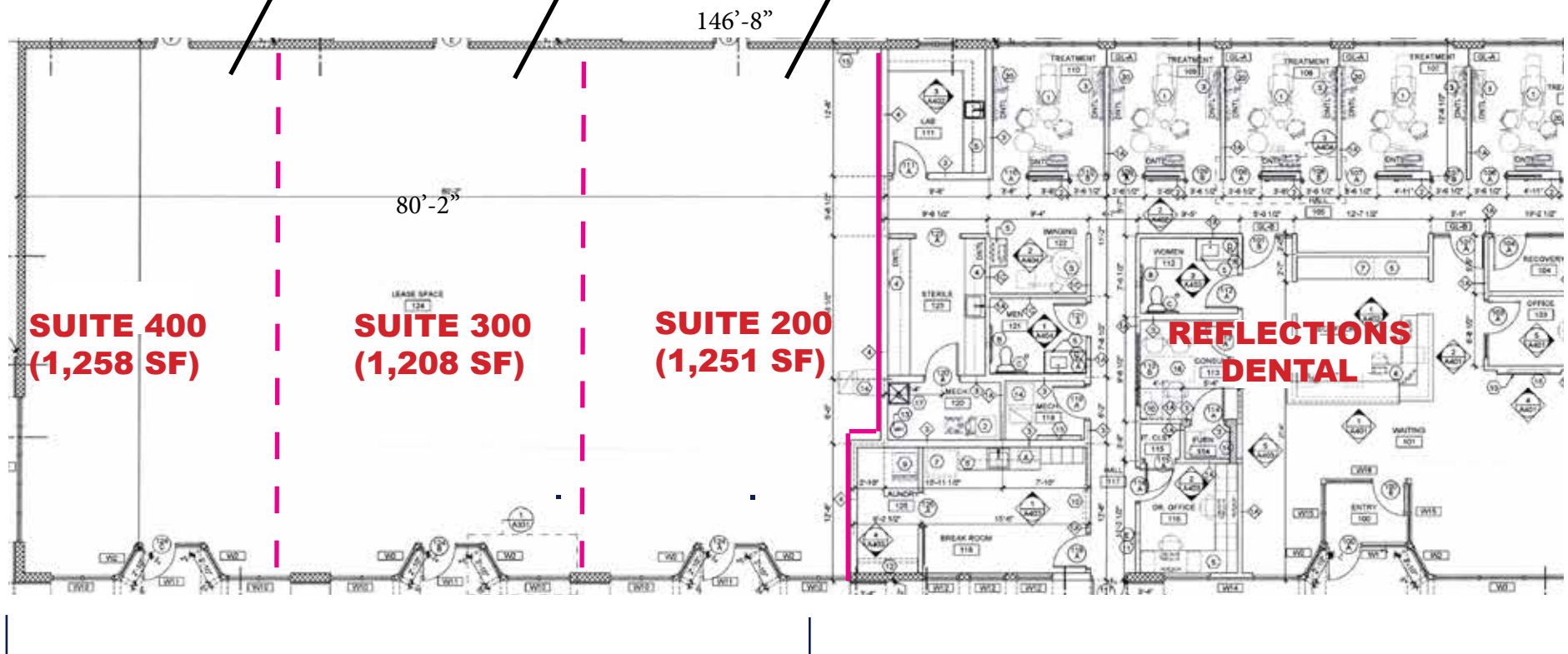
HIGHLIGHTS

- Anchor in Suite 100: Reflections Dental Studio
- Great visibility
- At the intersection of Pinto Drive and Olson Memorial Highway (Hwy 55)
- Excellent Options: Flower Shop, bakery, medical clinic, fitness studio, insurance office, financial services, law firm, retail shop, coffee shop (no drive thru), etc.
- Not Allowed or Not a Good Fit: Tobacco shop, CBD/dispensary, restaurant, grocery store, liquor store, or any business with a drive thru

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	2,573	34,393	94,087
MEDIAN AGE	40.2	37.8	39.7
MEDIAN HH INCOME	\$207,694	\$207,890	\$172,119
AVERAGE HH INCOME	\$272,747	\$263,193	\$228,800







**Can Be Combined
(3,717 SF)**





UPLAND

REAL ESTATE GROUP, INC.

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