

## RETAIL/RESTAURANT FOR SALE

# FORMER DAIRY QUEEN BUILDING / RESTAURANT

752 Highway 55, Medina, MN 55340



<b>SALE PRICE:</b>	\$649,900
<b>LEASE RATE:</b>	\$26.00 NNN
<b>LOT SIZE:</b>	0.53 Acres
<b>BUILDING SIZE:</b>	1,932 SF
<b>YEAR RENOVATED:</b>	2015
<b>ZONING:</b>	Commercial
<b>VPD (TRAFFIC):</b>	20,000 +

### PROPERTY OVERVIEW

For sale or lease! Directly located on Highway 55 in Medina, near area amenities such as restaurants, shopping, entertainment, golfing, businesses, etc... Strong Traffic Counts: 20,000+ Vehicles Per Day Building is ready to go for your restaurant, with Coolers, Freezers, storage, Commercial-grade sinks, hood and venting Ample parking on site (22 parking stalls). Adjacent lot also included with the sale.

### PROPERTY FEATURES

- High Traffic Counts (20,000+ Vehicles Per Day)
- Included in sale:  
Commercial Kitchen HOOD, Large, walk-in Cooler & Refrigerated storage, Commercial-grade sinks
- Small secure office
- Security system in place
- EXTRA Adjacent vacant lot included in sale (Separate PID)

**KW COMMERCIAL**  
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Suite 150  
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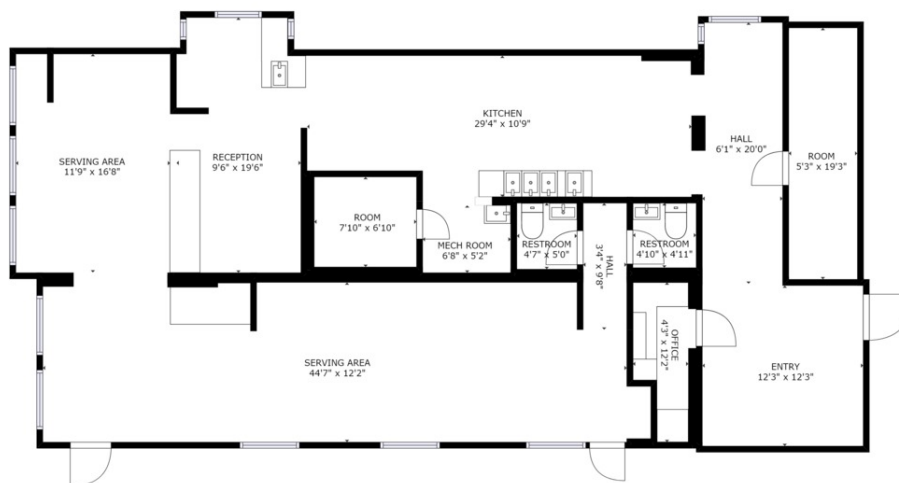
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## LEASE DETAILS

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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 : 1,932 sq ft  
TOTAL: 1,932 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POWERED BY  
matterport

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
752 Highway 55	Restaurant	\$26.00 SF/YR	NNN	1,850 - 1,932 SF	60 months

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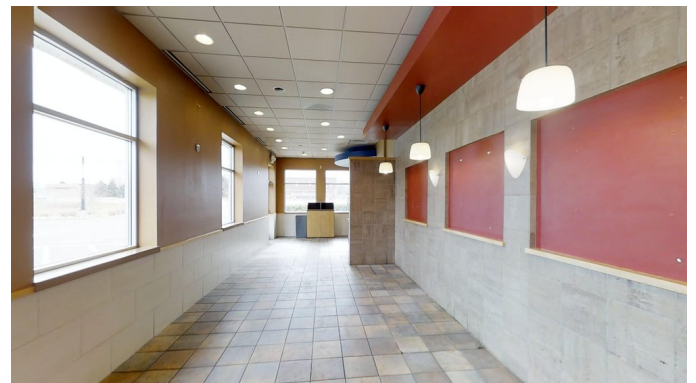
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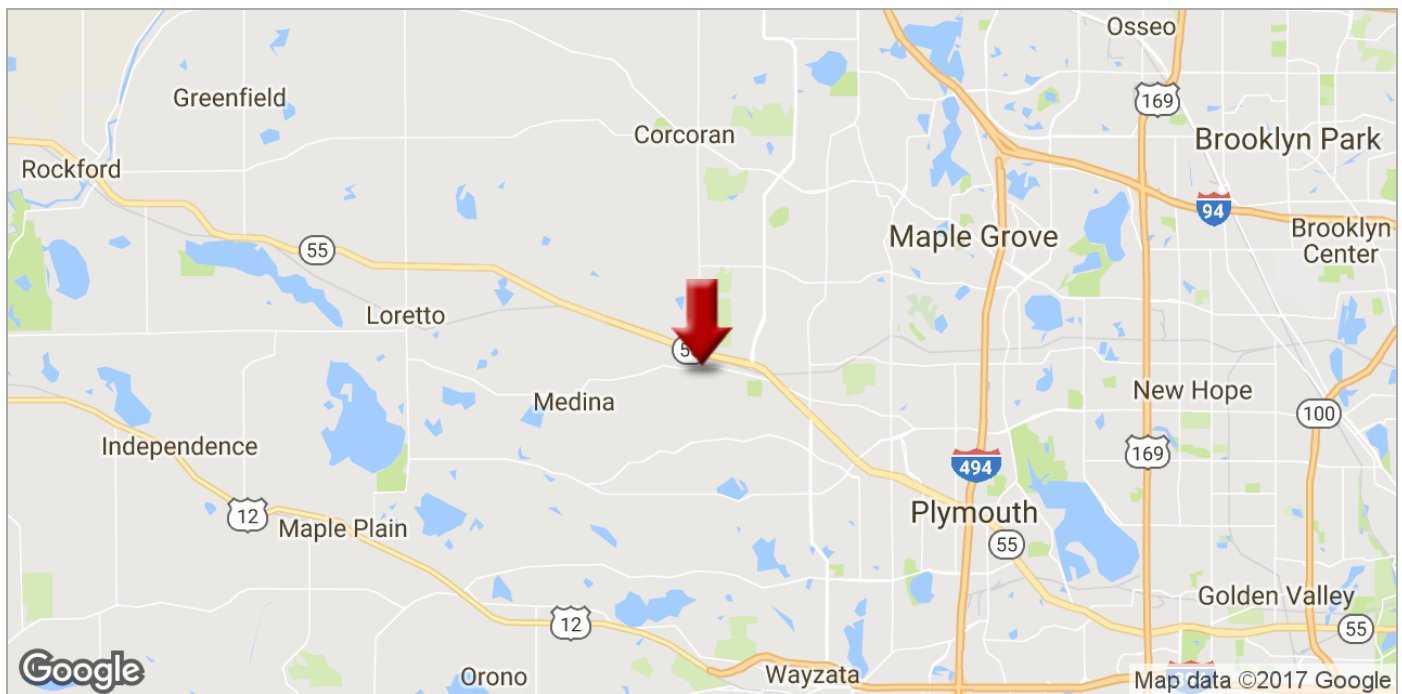
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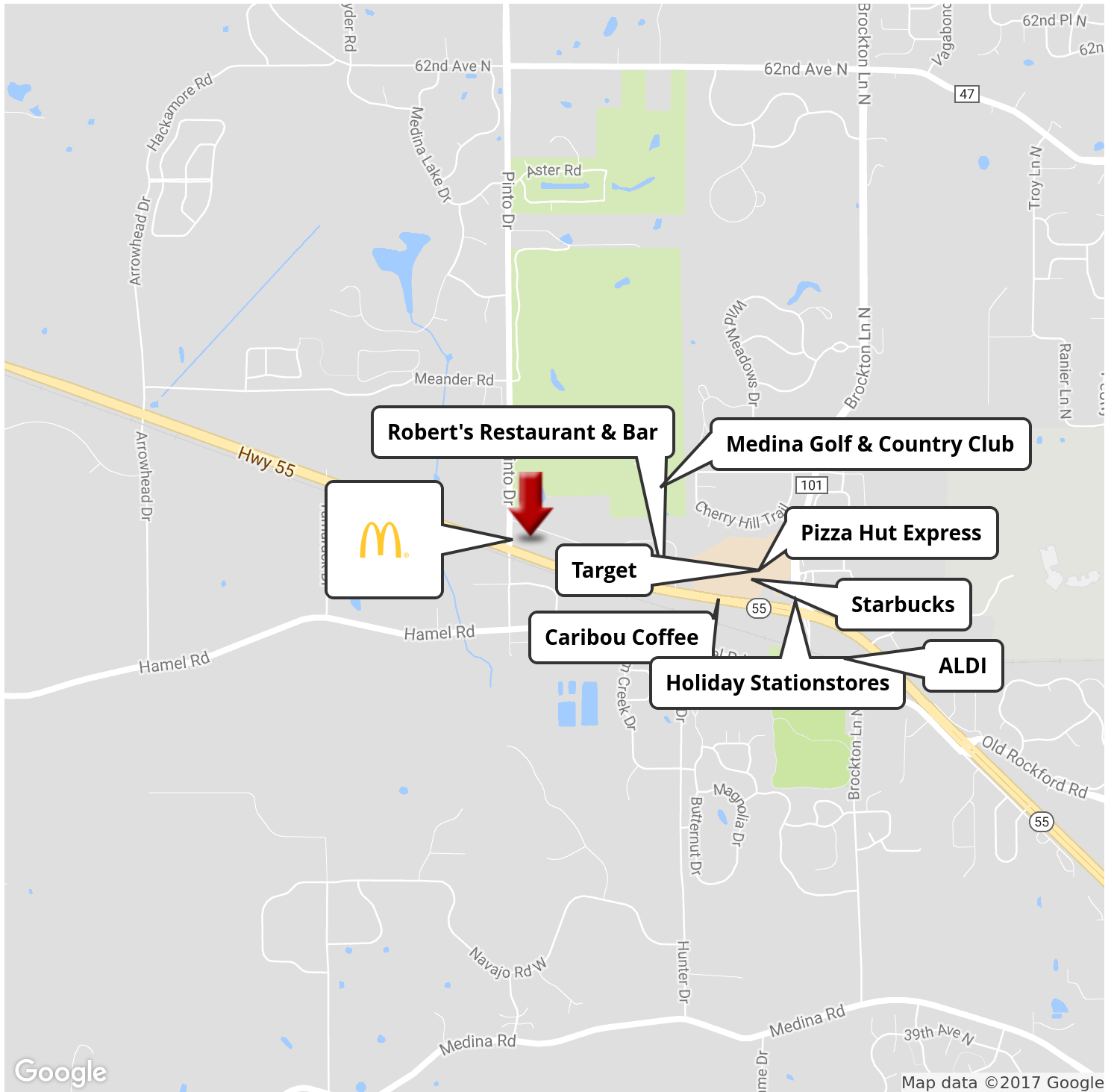
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	14,844	59,990	266,188
MEDIAN AGE	40.0	39.4	40.0
MEDIAN AGE (MALE)	40.1	38.9	39.3
MEDIAN AGE (FEMALE)	39.8	39.4	40.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,152	21,669	103,787
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	\$163,987	\$145,493	\$122,524
AVERAGE HOUSE VALUE	\$459,599	\$413,975	\$380,337

*\* Demographic data derived from 2010 US Census*

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