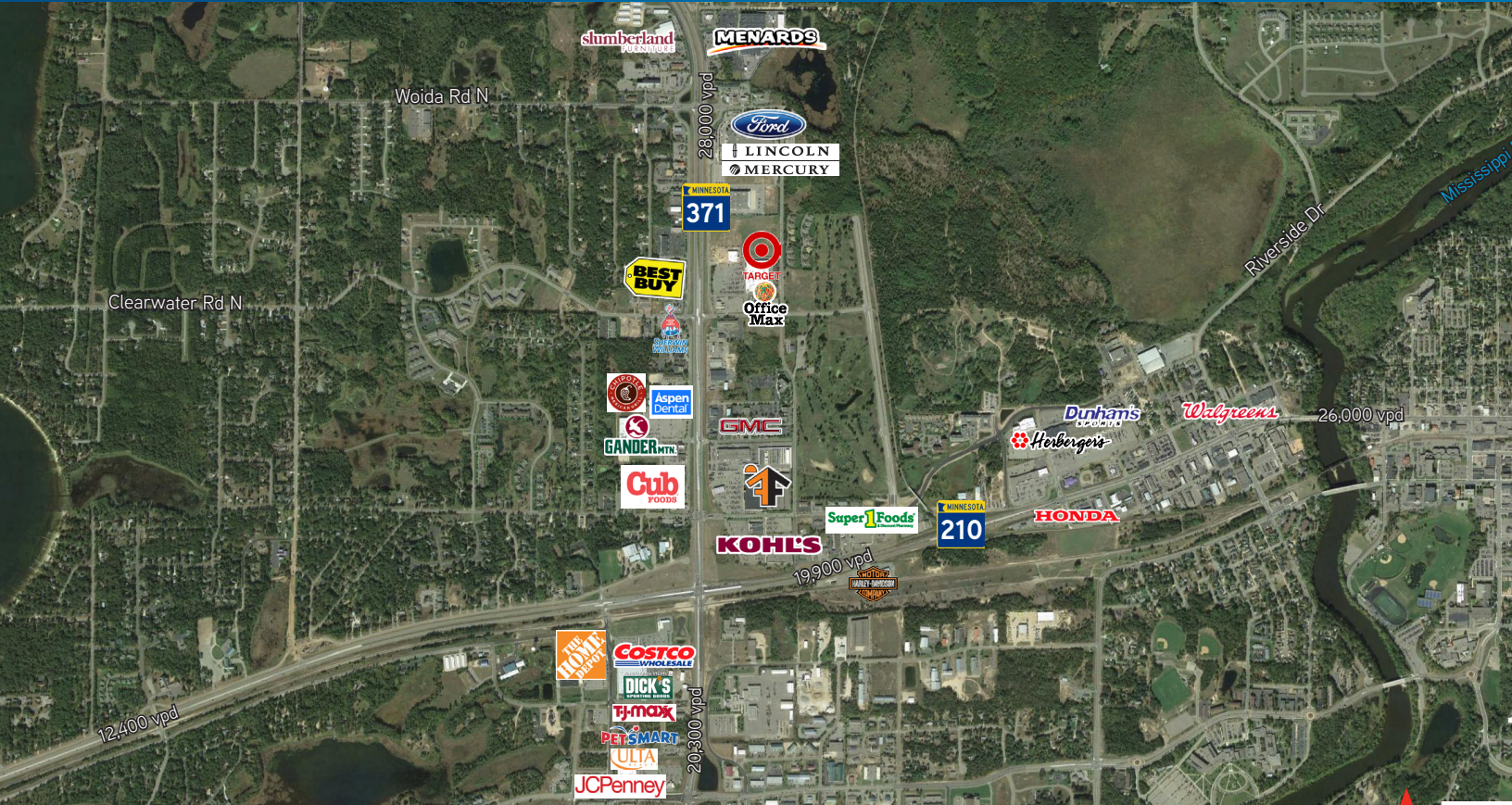


Baxter/ Brainerd Retail

14244 DELLWOOD DR | BAXTER, MN 56425



WELSH



Contact

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Baxter/Brainerd Retail | Site Information

› Location	14244 Dellwood Dr Baxter, MN 56425
› Description	Convenience/Strip Center
› Building Size	8,200 SF
› Year Built Renovated	1967 1992
› Zoning	C2: Regional Commercial
› Parking	60 Spaces

Available

- › 6,453 SF

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,055	18,745	27,253
Median HH Income	\$51,094	\$43,694	\$45,995
Average HH Income	\$75,026	\$62,045	\$62,031

** Source: ESRI 2016 Est.*

Traffic Counts

- › MN 371: 28,000 VPD
- › MN 210: 19,900 VPD

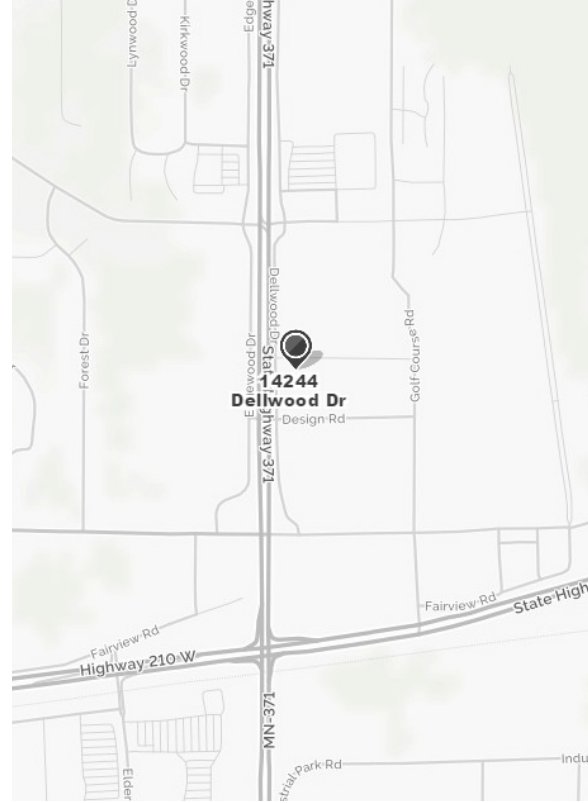
** Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars*

2016 Est. CAM & Tax

\$2.00 per square foot CAM
\$2.35 per square foot Tax
\$0.15 per square foot Insurance
\$4.50 per square foot Total

Area Tenants

- | | | |
|--------------|-------------------|-----------------|
| › Costco | › Fleet Farm | › Kohl's |
| › Cub Foods | › Gander Mountain | › Super 1 Foods |
| › Target | › Best Buy | › Office Max |
| › Home Depot | › Menards | |



Highlights

- › Direct access & exposure to Hwy 371
- › In the heart of prime retail corridor
- › Over 28,000 vpd on Hwy 371
- › Great market co-tenancy
- › Flexibility with store front modifications
- › Divisible

Contact

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