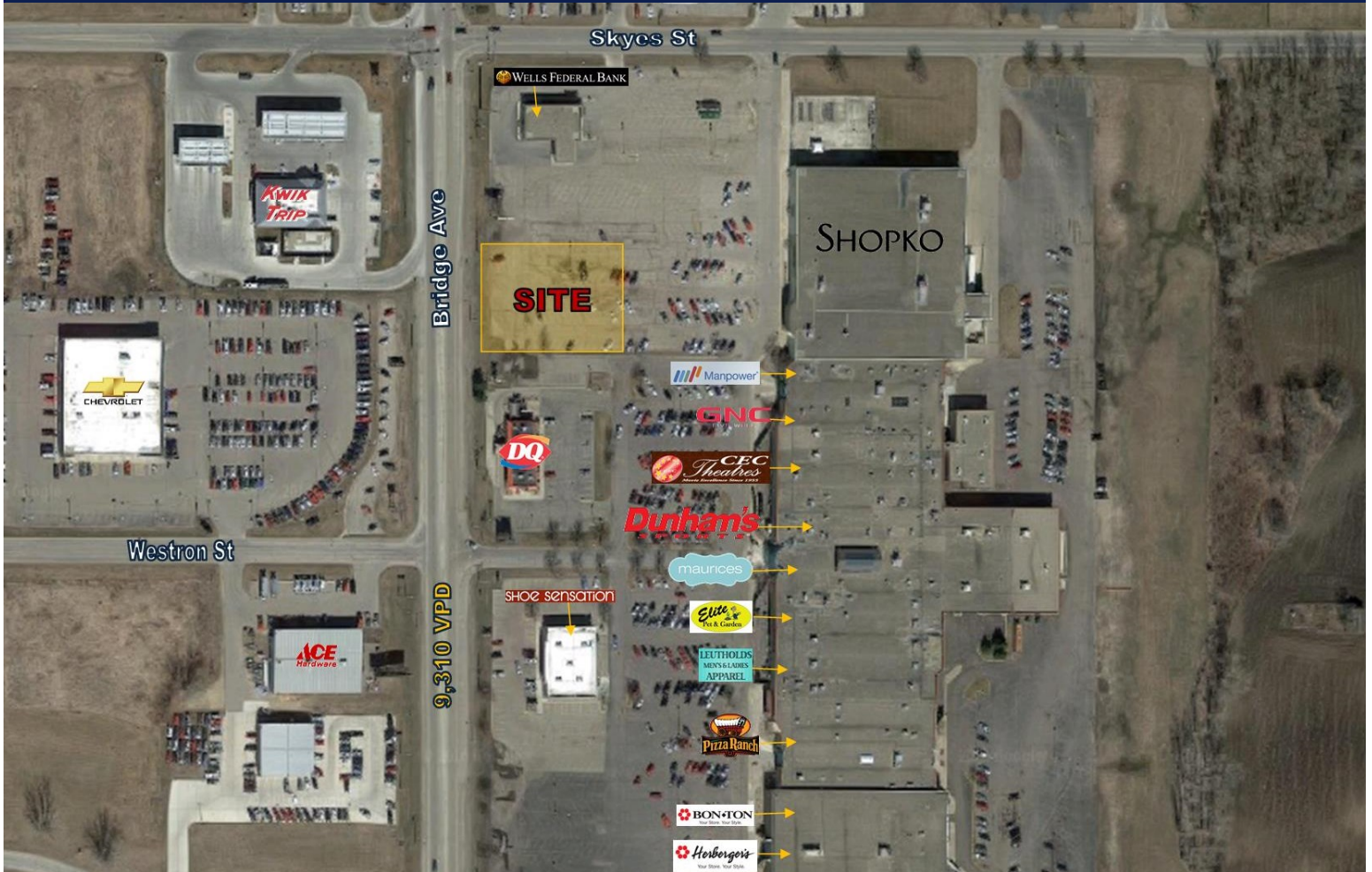


FOR SALE

SHOPKO OUTLOT

2610 Bridge Ave | Albert Lea, MN | 56007



0.77 Acre Outlot Available

Blake Martin

612.465.8521

blake@upland.com

Chad Sturm

612.465.1122

chad@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

UPLAND

REAL ESTATE GROUP, INC.

Look Upland. Where Properties & People Unite!

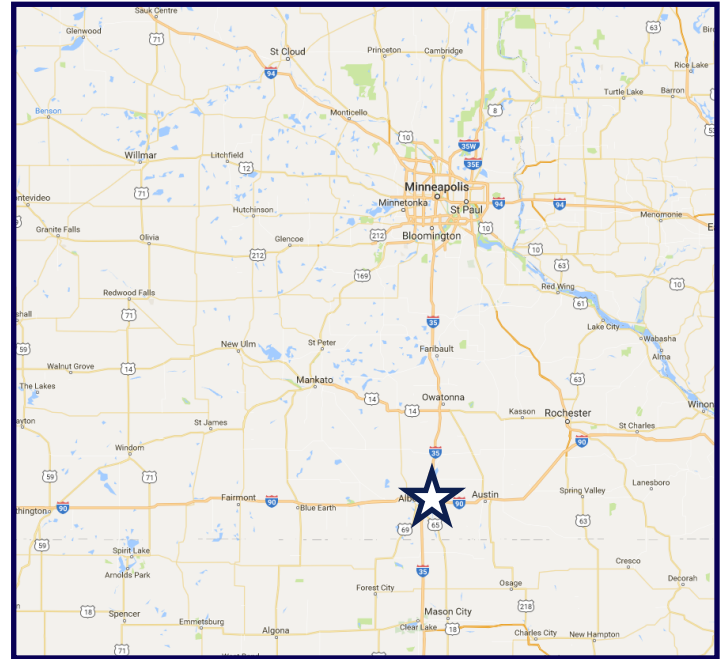
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	2610 Bridge Ave
CITY, STATE	Albert Lea, MN
LOT SIZE	0.77 Acres
SALE PRICE	\$234,787
TAXES	\$2,364
PARKING	Mall parking lot
ZONING	B-2
COUNTY	Freeborn



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	697	13,467	19,620
MEDIAN HH INCOME	\$46,350	\$43,059	\$41,117
AVERAGE HH INCOME	\$61,885	\$61,074	\$57,638
MEDIAN AGE	56.1	45.1	44.7

NEARBY RETAILERS

- HyVee
- Dunham's
- Herbergers
- Ace Hardware
- Applebee's

TRAFFIC COUNTS

HERSHEY ST	2,172 VPD
BRIDGE AVE	9,310 VPD

COMMENTS

- Visibility from I-394
- Located only five minutes from Downtown Minneapolis.
- Near West End Development.



