



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

I-35 PRIME RESTAURANT OPPORTUNITY

Price Upon Request

4455 Frontage Road W.
Owatonna, MN 55060

AVAILABLE SPACE
8,122 SF

FEATURES

- Interstate Visibility (I-35)
- Established Property in Retail Park Near Outlet Center
- 32,500+ VPD



BROKER CONTACT

Joe Richter
Sales & Leasing Agent
651 216 8983
joe@cbcfishergroup.com

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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



I-35 PRIME RESTAURANT OPPORTUNITY
PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	Price Upon Request
Year Built:	2001
Building Size:	8,122 SF
Taxes:	\$34,258 (Est. 2019)

PROPERTY OVERVIEW

INVESTMENT OPPORTUNITY! Established property (formerly a Timber Lodge Steakhouse) in a high-visibility and high-traffic area! Located on I-35 retail and hospitality frontage road just outside of Owatonna and Medford, this building shares a common entrance with other established retail and hospitality businesses like the Holiday Inn Hotel & Suites Waterpark, Cabella's, Caribou Coffee, Comfort Inn Medical Center, Russel Stover Chocolates, Famous Dave's (among others). This retail park is just 5 miles south of the Medford Outlet Centers - a premier shopping center in southern Minnesota.

LOCATION OVERVIEW

This retail park is located on I-35 metro connection, just 60 miles south of the Twin Cities.

32,500 VPD (I-35)

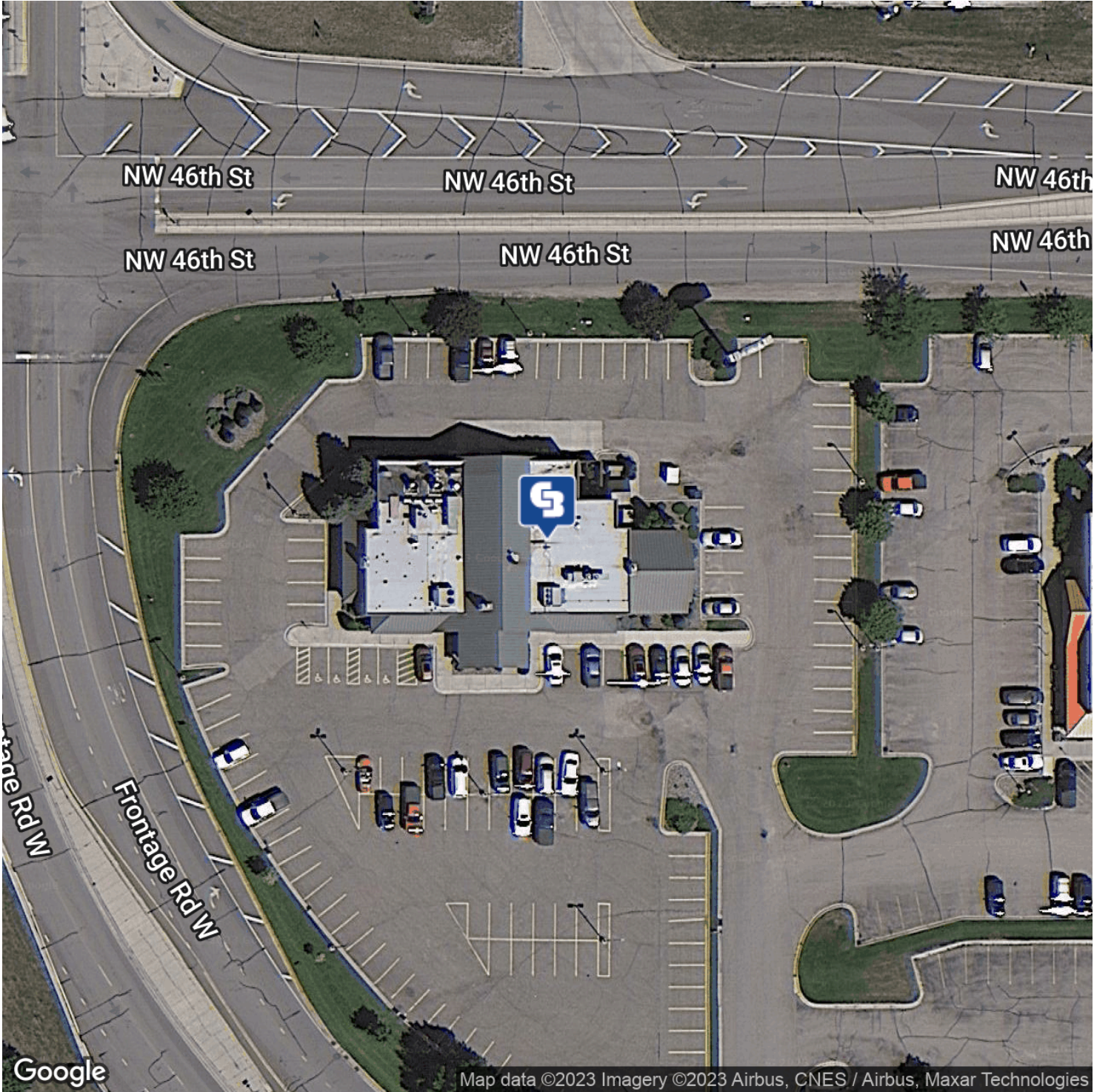
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INTERSTATE RETAIL INVESTMENT (I-35)
AERIAL MAP

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INTERSTATE RETAIL INVESTMENT (I-35)
RETAILER MAP

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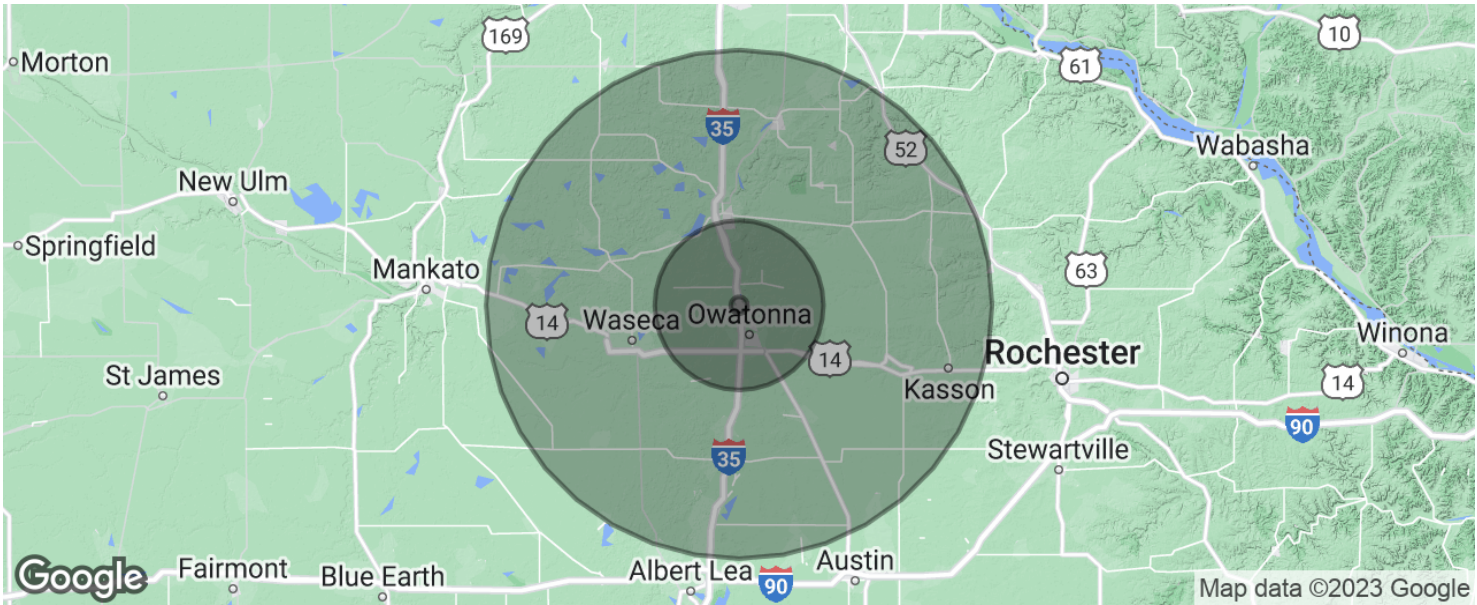
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INTERSTATE RETAIL INVESTMENT (I-35)

DEMOGRAPHICS

SALE



POPULATION	1 MILE	10 MILES	30 MILES
Total population	88	52,916	197,335
Median age	38.8	37.3	37.0
Median age (Male)	37.9	36.4	36.2
Median age (Female)	40.3	38.4	37.9
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	32	20,454	72,730
# of persons per HH	2.8	2.6	2.7
Average HH income	\$79,278	\$64,084	\$66,711
Average house value	\$229,722	\$187,150	\$210,958

* Demographic data derived from 2020 ACS - US Census

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BROKER BIOGRAPHY



JOE RICHTER

Sales & Leasing Agent

joe@cbcfishergroup.com

Direct: 651.216.8983 | **Cell:** 651.216.8983

PROFESSIONAL BACKGROUND

Throughout his thirty-year career in public school administration, Joe Richter demonstrated unwavering dedication and a passion for nurturing the potential of both students and educators. His innovative leadership and strategic vision paved the way for numerous successful initiatives, leaving a lasting impact on the educational institutions he served.

In 2020, seeking new challenges and opportunities for personal and professional growth, Joe Richter made a pivotal decision to relocate to Mankato, Minnesota. Embracing change with enthusiasm, he embarked on a fresh journey in Commercial Real Estate at Coldwell Banker Commercial: Fisher Group. Leveraging his exceptional experience in administration, Joe seamlessly transitioned into the real estate industry, quickly establishing himself as a reliable and trusted advisor for his clients. His customer-centric approach, honed through years of fostering positive relationships in education, translated effortlessly into the world of real estate, where he puts the needs and aspirations of his clients at the forefront of every transaction.

Joe Richter is committed to the values of excellence and customer service. With an acute understanding of the importance of personalized attention and attentive listening, he consistently goes beyond to ensure that his clients' needs are met, and expectations exceeded. Joe's dedication to providing exceptional customer service, coupled with his extensive experience, makes him a standout professional in the competitive landscape of the real estate industry. His journey exemplifies the transformative power of embracing new challenges and leveraging one's skills and expertise to excel in multiple domains.

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