

RETAIL FOR LEASE

BUFFALO CROSSING- 2ND GENERATION RESTAURANT & SHOWROOM RETAIL

1006 Commercial Dr., Buffalo, MN 55313



OFFERING SUMMARY

AVAILABLE SF:	5,046-12,383 SF
LEASE RATE:	\$8.50 SF/YR (NNN)
CAM & OPERATING EXPENSES:	\$3.00/SF/YR
TRAFFIC COUNTS:	17,000 Hwy. 25 & 18,700 Hwy. 55
BUILDING SIZE:	20,622
PARKING:	80+

PROPERTY HIGHLIGHTS

- Restaurant Space includes: full kitchen with 24' hood, walk-in cooler & freezer, kitchen equipment, two restrooms!
- Pylon signage and building signage visible from Hwy. 25 and Hwy. 55
- Rear dock door access for the retail space
- Retail space is primarily in shell condition! 12' clear height!
- Nearby retailers include: Walgreen's, O'Reilly Auto Parts, Arby's, Taco John's, KFC, Dunn Brothers, Wal-Mart, Dollar Tree, Perkins, Subway, Old National Bank, True Value Hardware, Hallmark, Fitness Evolution, Domino's and more!

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,358	10,128	24,270
TOTAL POPULATION	3,567	26,998	65,469
AVERAGE HH INCOME	\$68,017	\$71,496	\$76,214

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

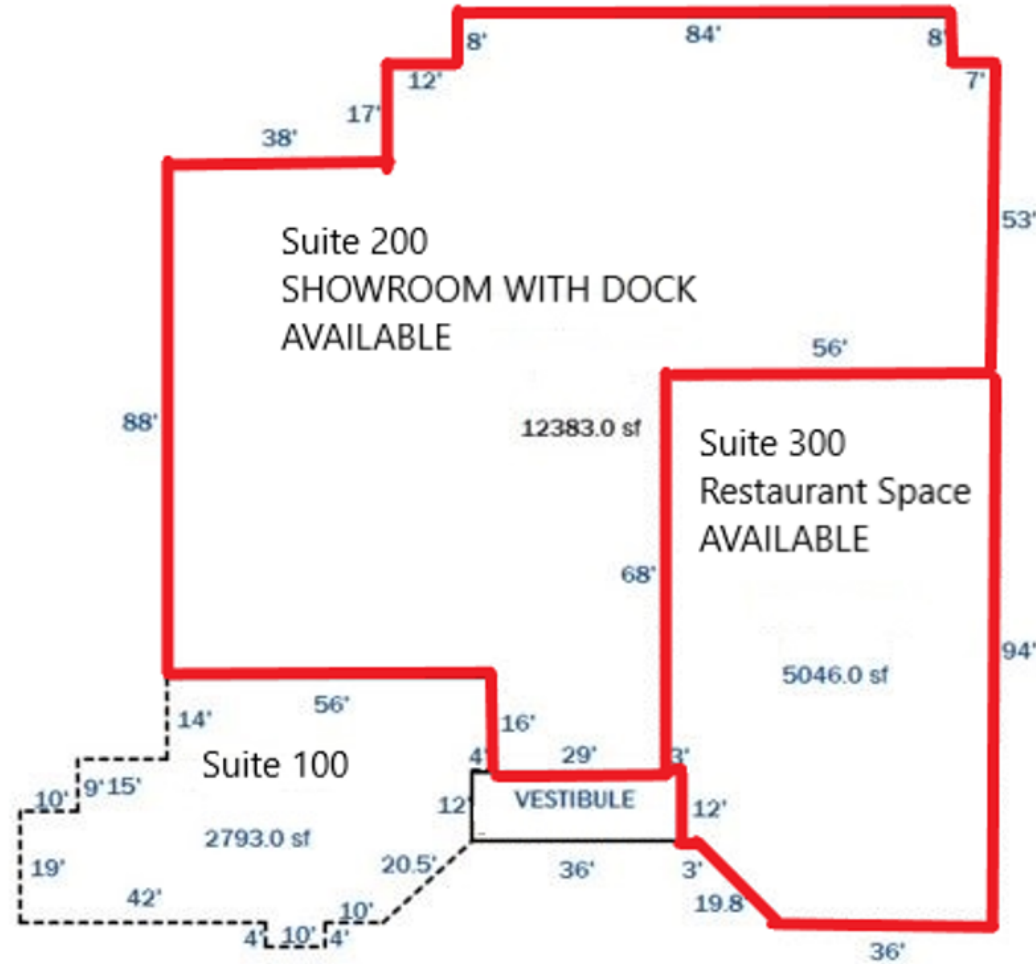
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Each Office Independently Owned and Operated kwcommercial.com

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Bay #	Tenant	SF	Rate
100	El Molcajete Restaurant	2,793	LEASED
200	AVAILABLE	12,383	\$11,870/month+Utilities
300	AVAILABLE	5,046	\$3,500/Month + Utilities

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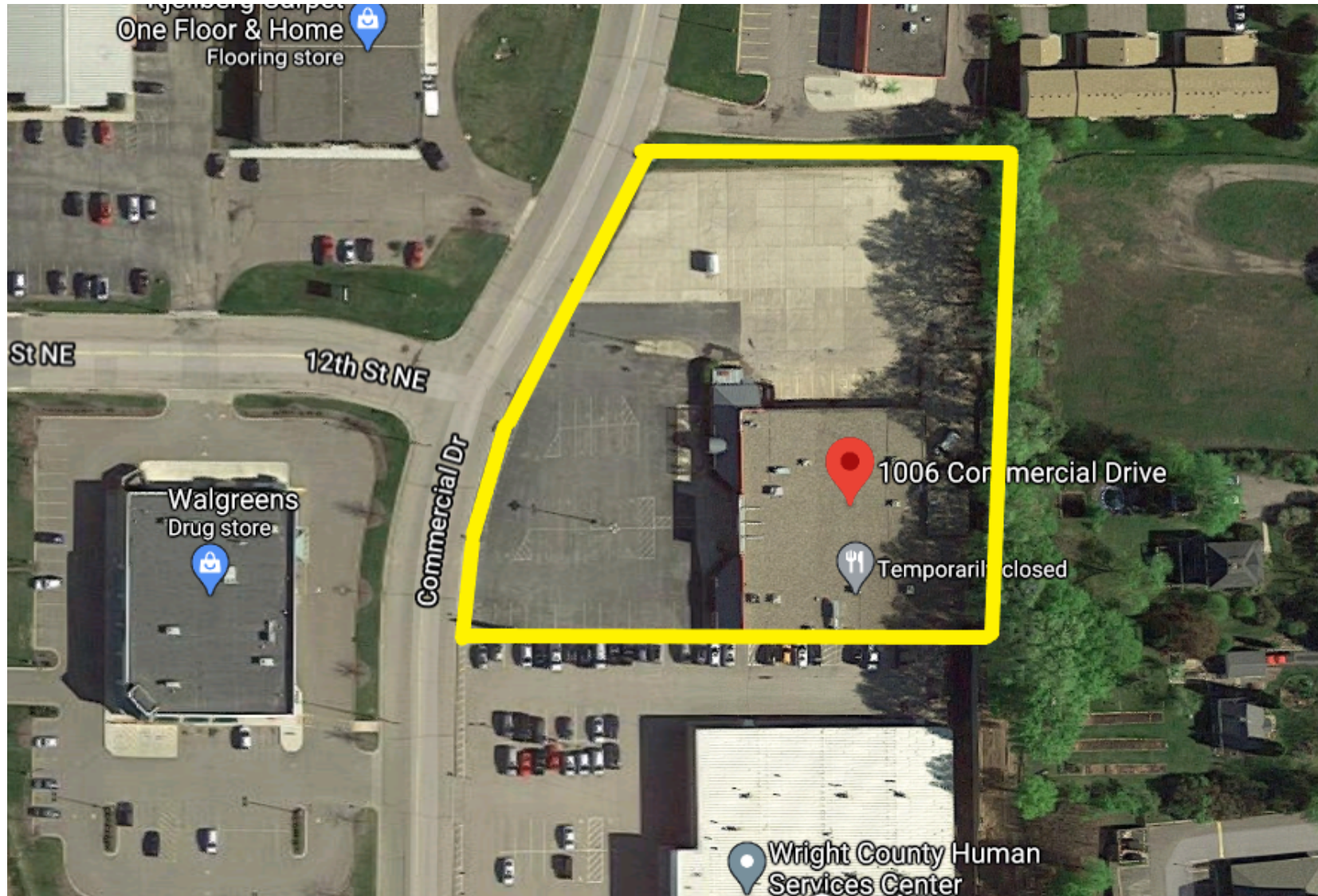
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BUFFALO CROSSING- SITE PLAN

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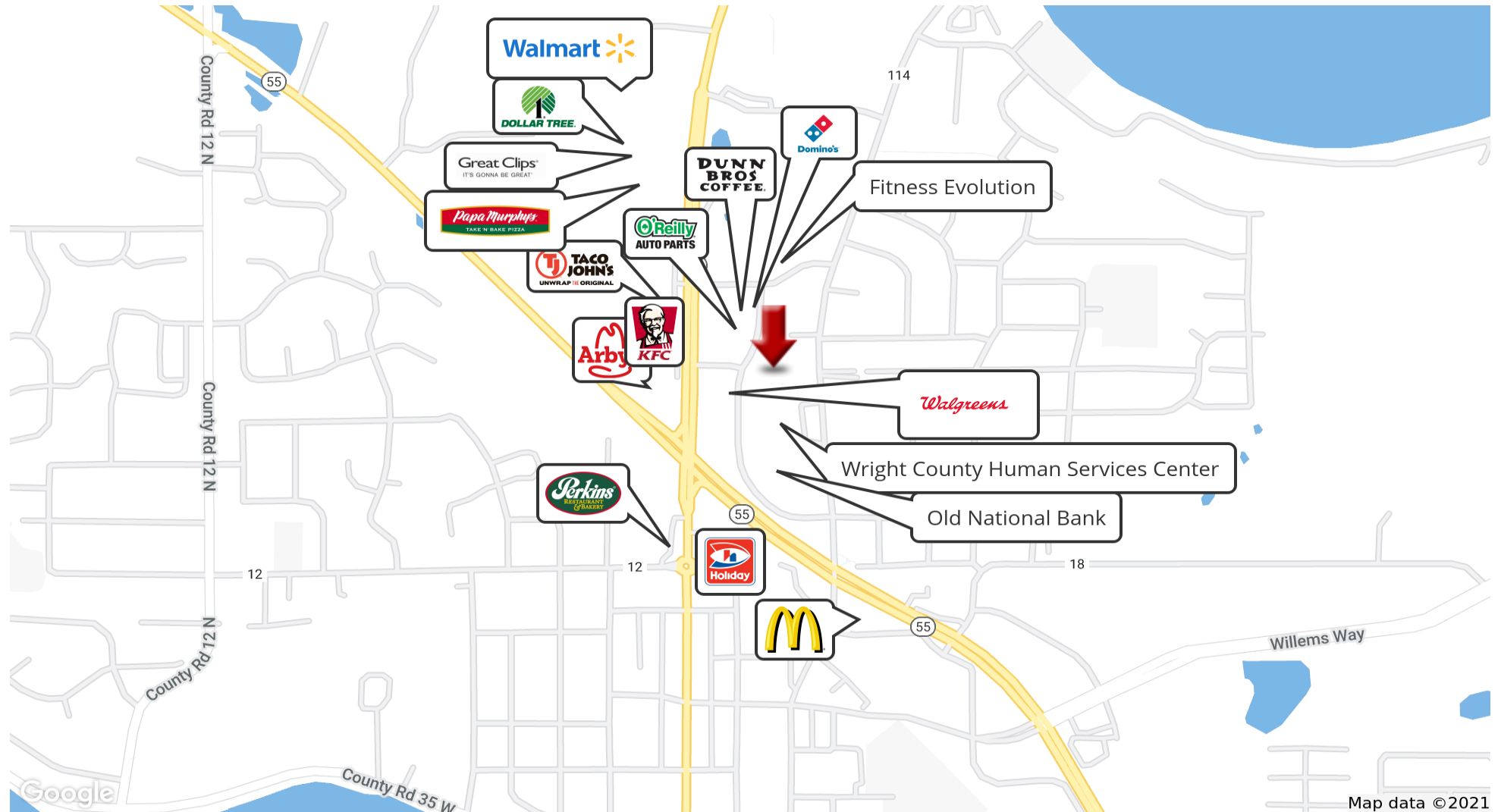
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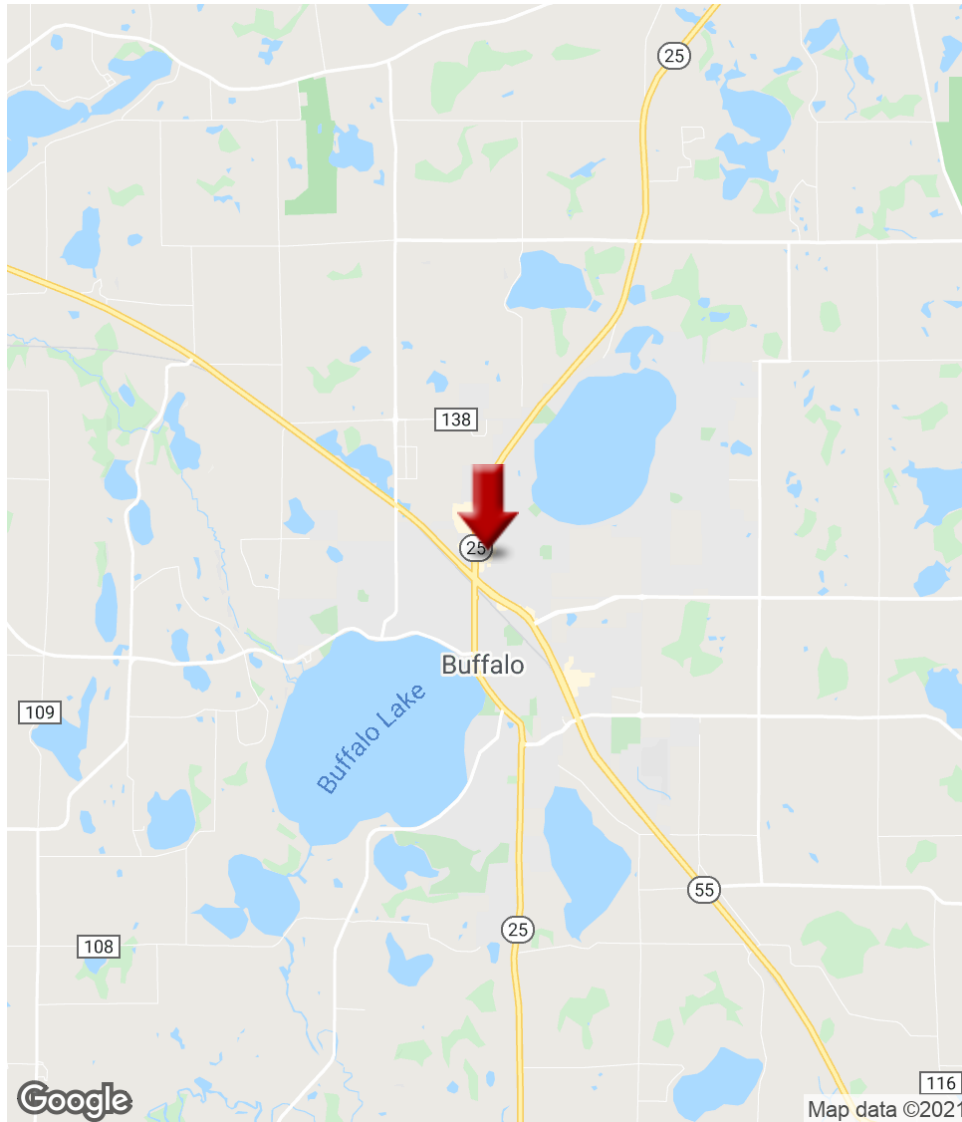
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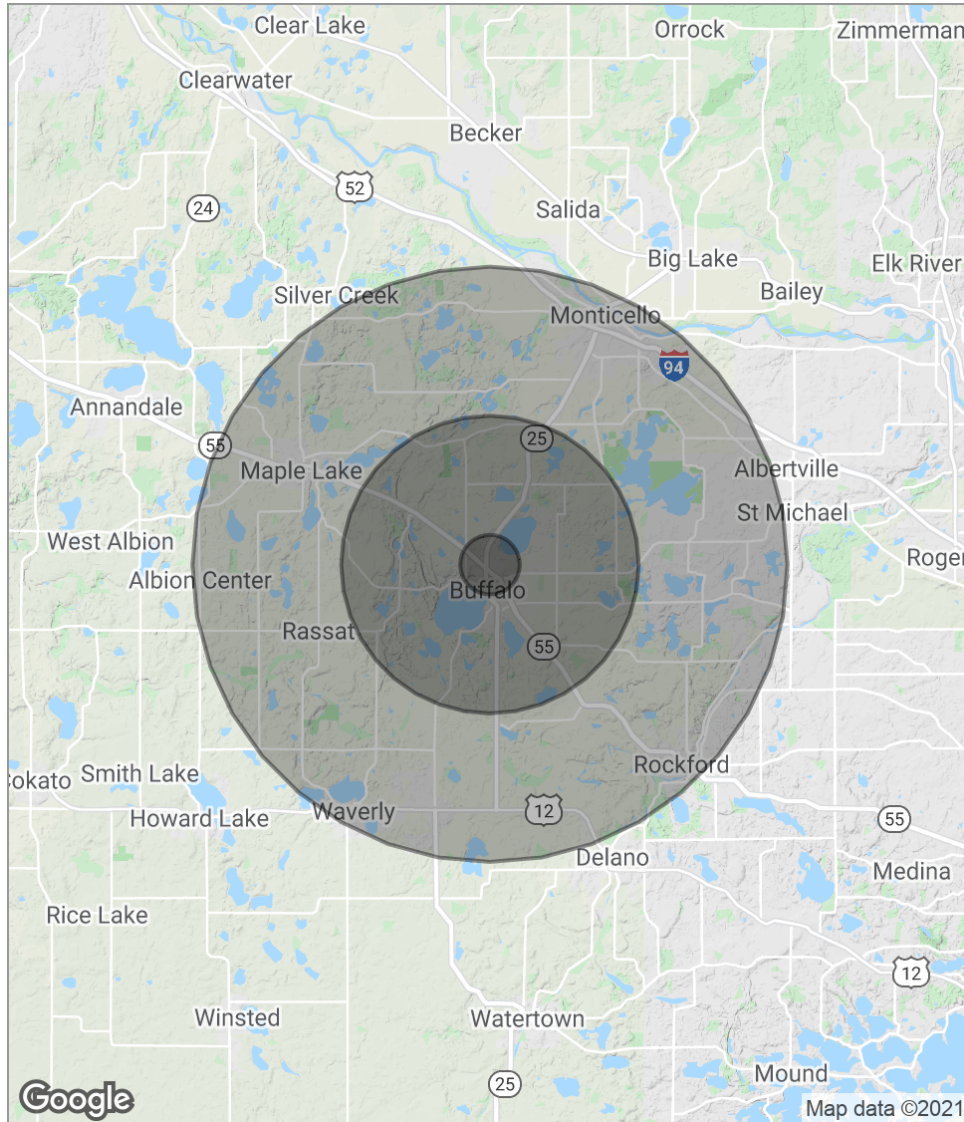
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,567	26,998	65,469
Median Age	34.0	34.1	34.3
Median Age (Male)	31.8	32.8	33.6
Median Age (Female)	36.7	35.9	35.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,358	10,128	24,270
# Of Persons Per HH	2.6	2.7	2.7
Average HH Income	\$68,017	\$71,496	\$76,214
Average House Value	\$214,396	\$246,193	\$260,271

** Demographic data derived from 2010 US Census*

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