



2445 College Way - Fergus Falls, MN



Property Information

- ◆ Land Area: 2.04 acres
- ◆ Building Size: 3,081 sq. ft.
- ◆ Year Built: 1986 & 2005
- ◆ Signage: Pylon & Building
- ◆ Description: Single-tenant building with drive-thru
- ◆ Former KFC
- ◆ Includes 50,000 sq. ft. of excess land for extra parking, development, or to be sold
- ◆ **Price: \$575,000**



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Area Information

Retail/Restaurant

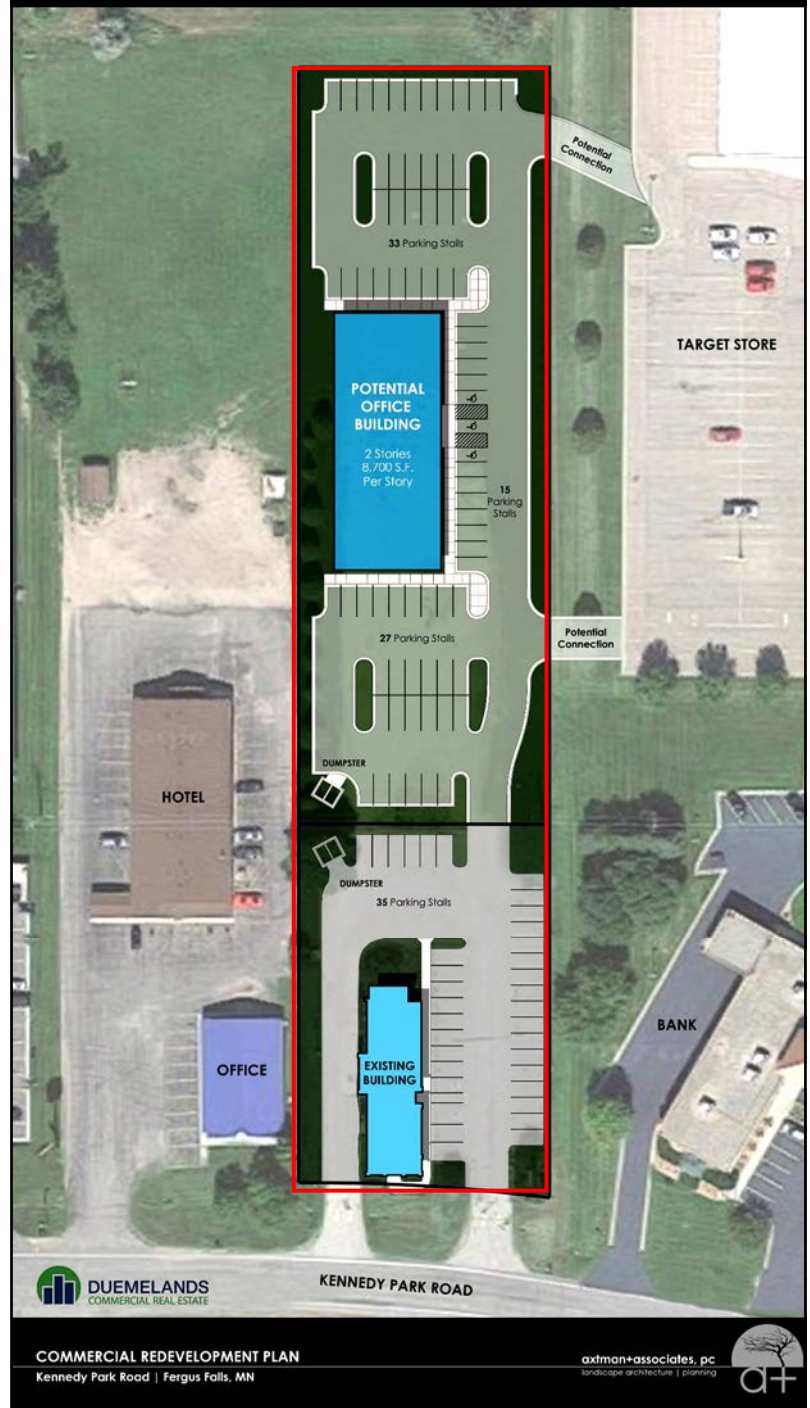
About the Area

- ◆ Zoned B-2 - Service Business District
- ◆ 3-mile radius population of 12,204
- ◆ 3-mile radius average HH income of \$53,923
- ◆ 11,700 vpd on West Lincoln Avenue
17,700 vpd on I-94
- ◆ Area businesses include Target, Walmart, Home Depot, Slumberland, McDonalds, Burger King, Perkins, Arby's, Applebee's, Caribou Coffee, Einstein Bagels, Comfort Inn, & Country Inn and Suites.
- ◆ Located along College Way with high visibility from West Lincoln Avenue and near Interstate 94.

About Fergus Falls, MN

- ◆ Located along I-94 approximately 180 miles northwest of Minneapolis and 55 miles east of Fargo/Moorhead.
- ◆ Population of 13,351 (2013).
- ◆ Retail trade area includes approximately 100,000 people, making it a regional center for shopping, recreation, Medical facilities, and entertainment.
- ◆ Largest employer is Lake Region Healthcare. Other top employment industries include manufacturing, information technology, retail, tourism, and agriculture.

Plan for Potential Development of Excess Land



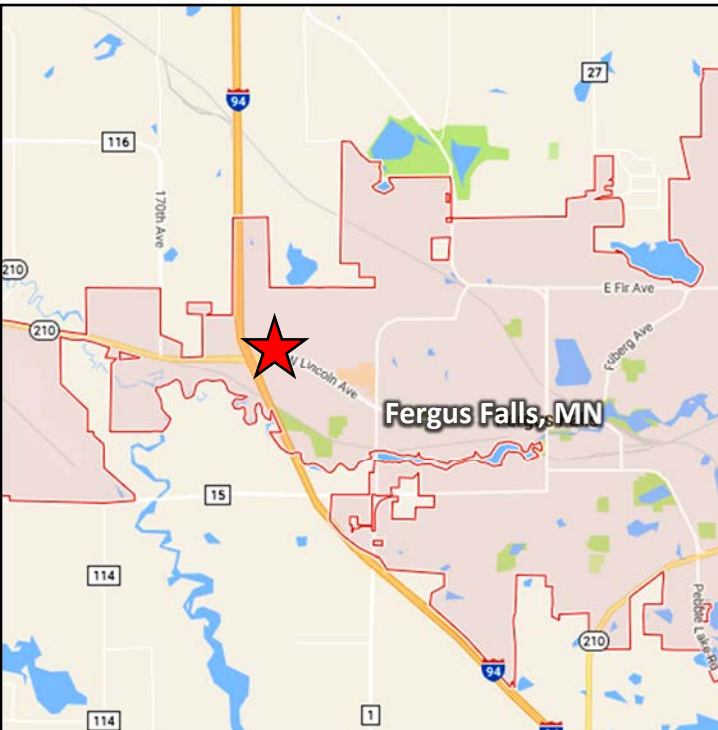
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Additional Information

Retail/Restaurant



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