



FOR SALE

3,100 SF AVAILABLE BEMIDJI, MN

Key Features

- Parcel size: 22,215 SF/0.50 Acres
- Traffic Counts: 15,100 VPD
- 1-Mile (Pop.): 2,956
- 3-Mile (Pop.): 14,474
- 5-Mile (Pop.): 21,304
- Med. Income: \$50,782

Property Highlights

- Prominent site at the traffic 'nexus' of the south side of Bemidji.
- 70,000 SF Leuken's Village Grocery across the street.

| Tax Parcel ID | RE Taxes | Zoning | Asking Price |
|---------------|-------------|--------------------------|--------------|
| 800427500 | \$11,296.00 | B-2 - General Commercial | \$600,000 |

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