

Buffalo

CITY OF BUFFALO, MINNESOTA

August 1, 2017

Hwy 55 Commercial Site Available – 18 Acres



Property Information

PID: 103500321200

Ownership: City of Buffalo

Size: 18.77 Acres (could be subdivided)

Road Frontage: 580 Feet on State Highway 55

275 Feet on 10th St NE (County 34)

Traffic Counts: 15900- 18000 Daily Count on Hwy 55

3850 Daily Count on 10th/County 34 (prior to Settlers Parkway opening)

Trade Area: 106,000+ estimated in 2012. Communities in the trade area have continued to grow since that time. Retail Demand Analysis from 2008 identified trade area to include the following communities: Buffalo, Monticello, St. Michael, Albertville, Otsego, Delano, Hanover, Rockford, Maple Lake, Annandale, Montrose, Waverly, Howard Lake, Cokato

Current Zoning: B-3 – Highway Commercial District

Neighboring Properties: Target - 108,000 Square Feet – Immediately Adjacent
Bentfield Mills Ballfields – City Owned Recreational Facility

Other Area Properties: Menards – 200,000 Square Feet – Within ½ mile
Cub Foods – 75,000 Square Feet – Within ½ mile
Hotels, Restaurants, Gas Stations, Car Dealerships, Daycares, Fire Station and other commercial and industrial businesses within 1 mile radius

Additional Information: Settlers Parkway is a new road that opened in 2015 intersecting Highway 55 connecting with 10th St NE and south to State Highway 25 coming from Highway 12 in Delano.

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