

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.

Contact Information: Jennifer Nash
Planning & Development, City of Buffalo
212 Central Ave, Buffalo, MN 55313
763-684-5407
Jennifer.Nash@ci.buffalo.mn.us

Buffalo

CITY OF BUFFALO, MINNESOTA

August 1, 2017

Downtown Commercial Site Available – Next to Municipal Liquor Store



Property Information

PID: 103149001040

Ownership: City of Buffalo

Utilities: City fiber, electric, water and sewer

Size: 7,500 sq ft available (half of 15,000 sq ft building also occupied by Buffalo Downtown Wine & Spirits)

Road Frontage: 1st St S (with dedicated loading area off municipal parking lot)

Traffic Counts: 5800 Daily on 1st St S

12300 Daily on Hwy 25 (Lake Blvd S) – visible from site

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-5 – Central Business District

Neighboring Properties: Municipal Liquor Store – 7,500 sq ft – Immediately Adjacent
First Street Mgmt building – 7,880 sq ft – Immediately Adjacent
(Occupied by Hayes Public House & Tap Room, Tan on 1st Tanning Salon, Travel Gallery and others)

Other Area Properties: Located in the heart of the Central Business District – The businesses and public facilities listed below are all located within 1.4 mile of this site in the pedestrian friendly, streetscaped downtown area known for its location on beautiful Buffalo Lake.

Buffalo Lake public access, Sturges Park, Downtown Commons Splash Pad, Lakeview Mall, Nortog’s Meat, BJ’s Deli, House of Lo Chinese Restaurant, Bamboo Village Vietnamese Restaurant, Wright County Government Center and Courthouse, Buffalo Movie Theater, Buffalo Books & Coffee, Buffalo Occasional Shops, Buffalo Public Library, Professional Offices, Chiropractic offices, Hair Salons, Public Parking Lots, Downtown Redevelopment Project Focus Area (established by Council 2017) – All within 1/4 mile

Contact Information: Jennifer Nash
Planning & Development, City of Buffalo
212 Central Ave, Buffalo, MN 55313
763-684-5407
Jennifer.Nash@ci.buffalo.mn.us