



FOR LEASE! • 1,208–3,717 SF



MEDINA RETAIL BUILDING

872 Highway 55, Medina, MN 55340

Fabulous multi-tenant new construction on busy Hwy 55

- Anchor in Suite 100: Reflections Dental Studio
- 3,717 SF build to suit
- Can be divided into 1, 2, or 3 suites:
 - Suite 200: 1,251 SF
 - Suite 300: 1,208 SF
 - Suite 400: 1,258 SF
- Great visibility
- 31 parking stalls
- At the intersection of Pinto Drive and Olson Memorial Highway (Hwy 55)

Base Rent: \$30–\$32 PSF • **CAM:** \$2.50 PSF • **Taxes:** \$12.50 PSF

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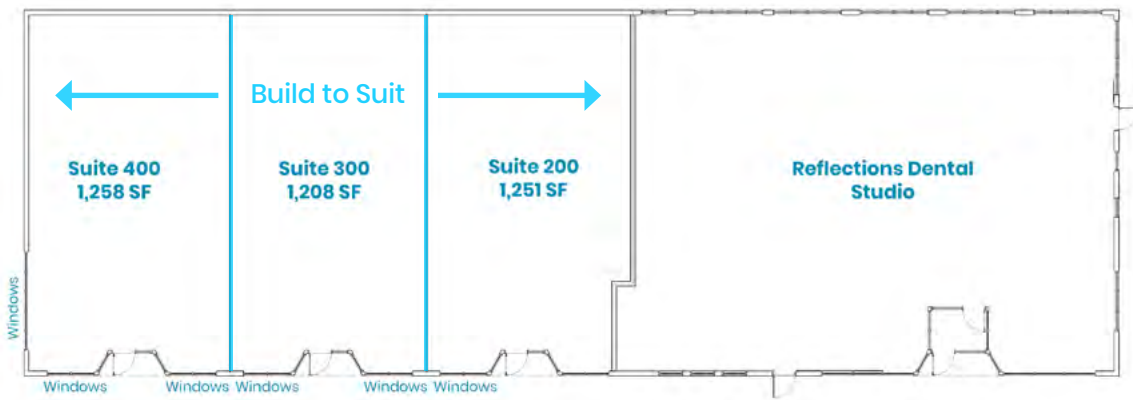
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Commercial Equities Group
— Investment Real Estate Services

Anchor Business • Excellent Location



MEDINA ECONOMIC & HOUSING DATA

Median Household Income
Census Reporter (2023):
\$219,181 ± \$50k

Ownership
Homeownership Rate:
~92-93.5%

Owner-Occupied Units
~2,270-2,387
total units ~2,458



New Build Retail



BUSINESS FITS

Excellent Options:

Flower shop, bakery, medical clinic, fitness studio, insurance office, financial services, law firm, retail shop, coffee shop (no drive thru), etc.

Not Allowed or Not a Good Fit:

Tobacco shop, CBD/dispensary, restaurant, grocery store, liquor store, or any business that needs a drive thru

