

FOR SALE

1.08 & 1.47 Acre Walmart Outparcels

RETAIL



PROPERTY INFO

**1250 GOEMANN RD.
FAIRMONT, MN 56031**

**STORE # 3806
GOOSE UNIT # 90 & # 99**

- + 1.08 acre and 1.47 acre outparcels for sale
- + Lot 1 Parcel ID - 233300030
- + Lot 2 Parcel ID - 233300020
- + Zoning Commercial Land & Buildings
- + Two prime outlots on North State Street.
- + Lots can be combined for a total of 2.55 acres.
- + Full access off of Highway 90.



Total Population

5 Minutes	3,536
10 Minutes	10,434
15 Minutes	14,965

Source: Esri, 2020 Estimates

Number of Households

5 Minutes	1,661
10 Minutes	4,678
15 Minutes	6,594

Average HH Income

5 Minutes	\$50,172
10 Minutes	\$64,231
15 Minutes	\$70,342

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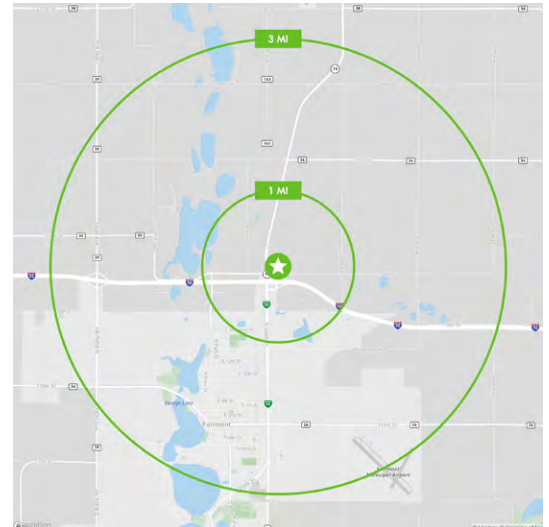
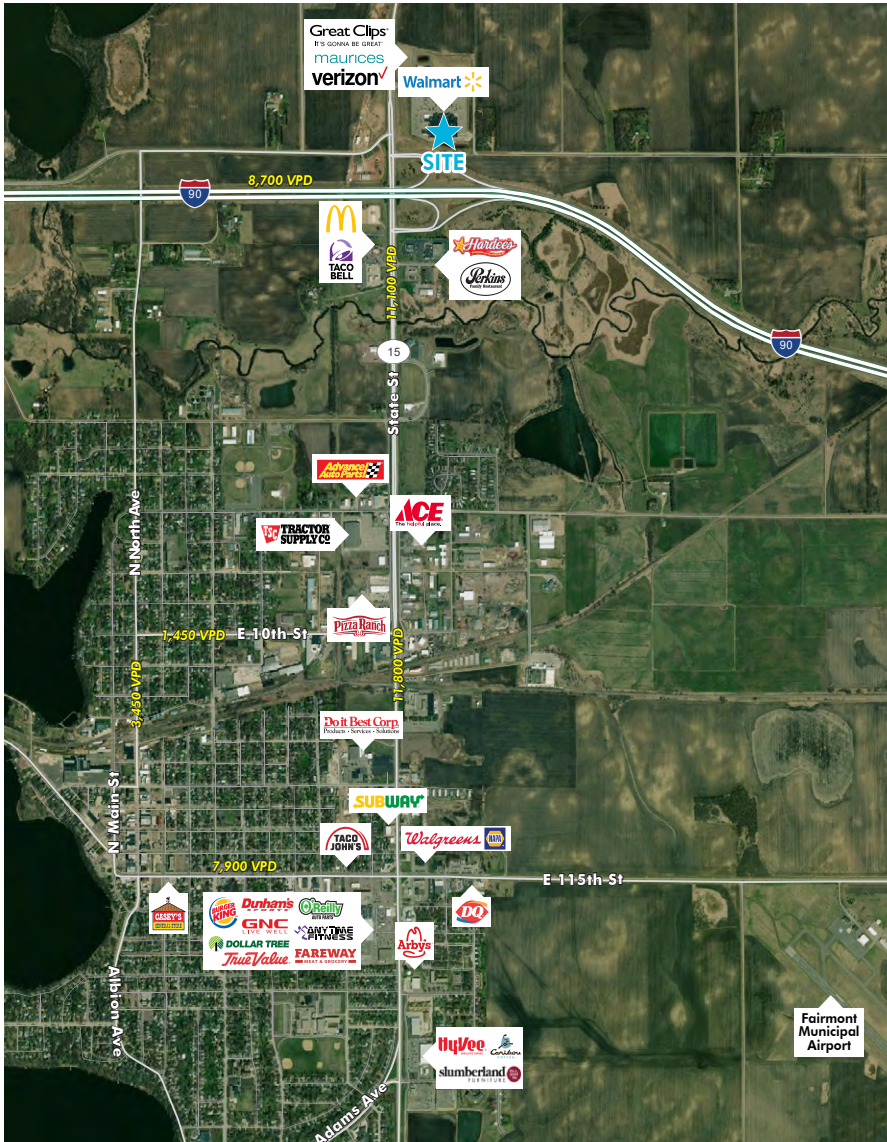
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RETAIL



RETAIL TRADE AREA



Demographics

	1 Mile	3 Miles	5 Miles
Total Population	147	7,406	10,686
Number of Households	73	3,305	4,809
Average HH Income	\$48,212	\$58,456	\$65,540

Source: Esri, 2020 Estimates