

Fairmont Development Opportunity



To receive a full Property Information Package, please contact:

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This property is offered exclusively by:

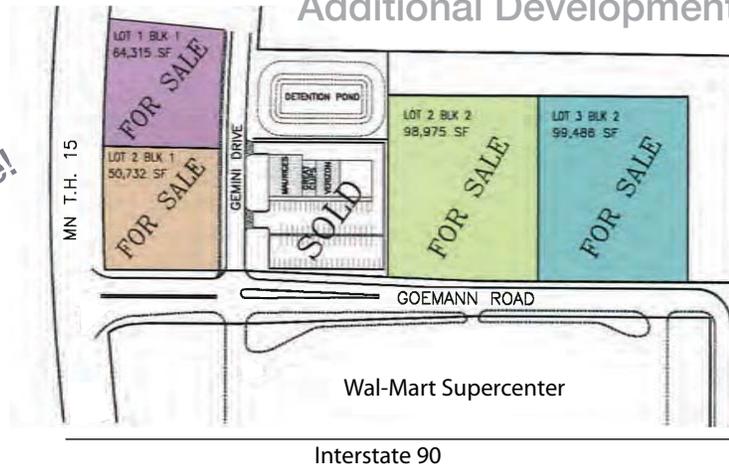
Gerald R. Clark, CCIM
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FOR SALE – Commercial Lots Adjacent to Wal-Mart Supercenter

35+ Acres Available for Additional Development

Highway Frontage!



Facing Wal-Mart Supercenter!

Goemann Second Addition Block 1

- LOT 1 BLK 1: 64,315 SF
- LOT 2 BLK 1: 50,732 SF
- Ready to Build
 - (sewer, water, gas & electric available)

Goemann Second Addition Block 2

- LOT 2 BLK 2: 98,975 SF
- LOT 3 BLK 2: 99,486 SF
- Ready to Build
 - (sewer, water, gas & electric available)

Fairmont, Minnesota

- 2010 Population: 15,439 within 10 miles
29,560 within 20 miles
- 2010 Average Household Income: \$45,643
- Access to I-90, I-35 and I-29

Traffic Counts

- 9,700 cars/day on I-90 West
- 9,000 cars/day on I-90 East
- 5,100 cars/day on HWY 15 North
- 11,100 cars/day on HWY 15 South

Surrounding Businesses

Wal-Mart Supercenter, Maurices, Great Clips, Verizon Wireless, McDonalds, Super 8 Motel, Perkins Restaurant & Bakery, SuperAmerica, Holiday Inn, Hampton Inn, Subway

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