



FORMER DOLLAR GENERAL

10315 County Hwy 5
Pelican Rapids, MN 56572
For Lease



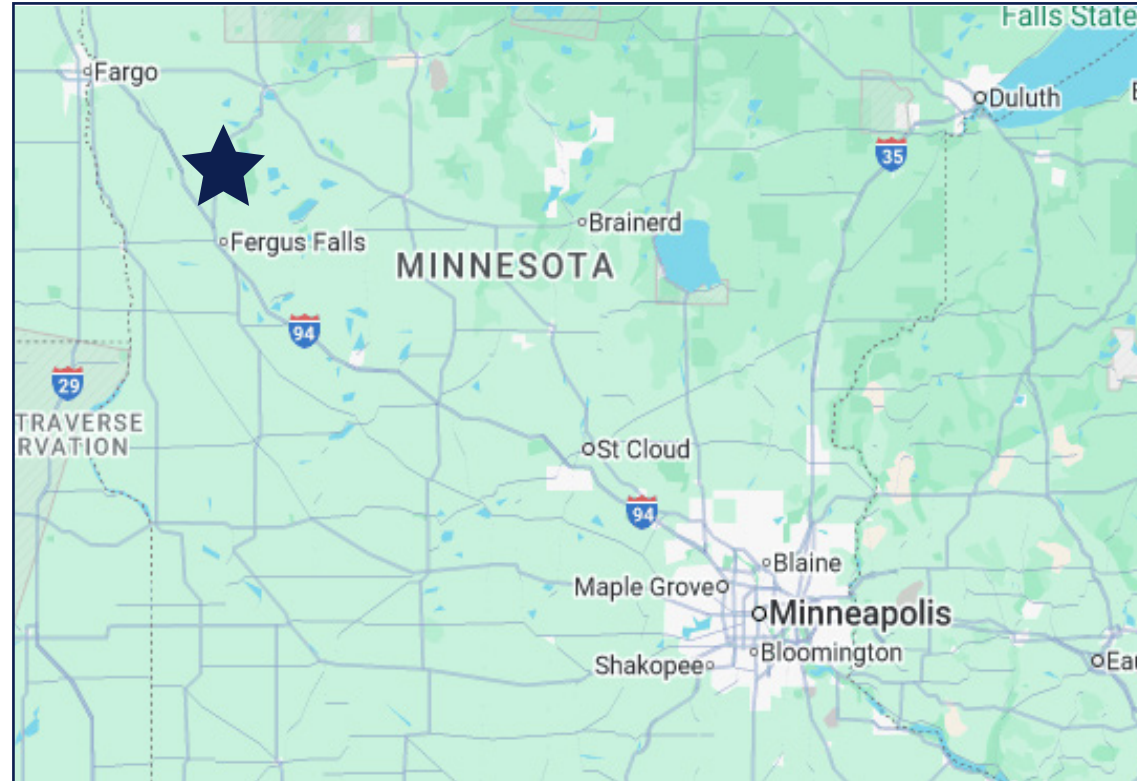
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

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ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

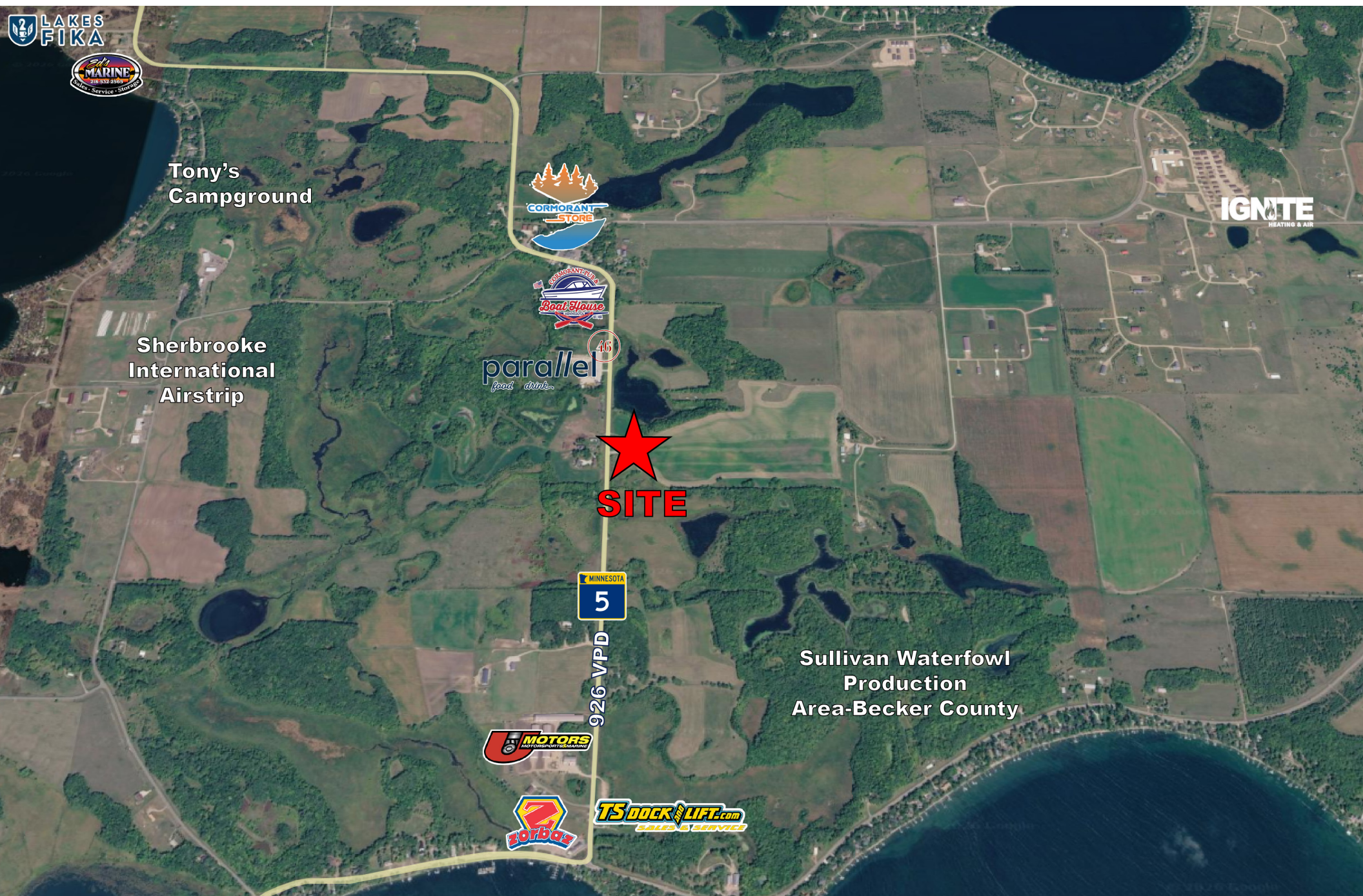
ADDRESS	10315 County Highway 5
CITY, STATE	Pelican Rapids, MN 56572
SPACE AVAILABLE	7,489 SF
LOT SIZE	1.11 AC
SALE PRICE	Negotiable
LEASE RATE	Negotiable
TAX 2025	\$12,342.00
YEAR BUILT	2005
COUNTY	Becker
PARKING	31 Surface Stalls Est.



HIGHLIGHTS

- Strong visibility along County Hwy 5 with easy access and ample parking
- Positioned near lakes and seasonal traffic drivers supporting year-round tourism demand
- Functional box with open floor plan, high ceilings, and minimal buildout constraints
- Below replacement cost opportunity for owner-user or value-oriented tenant
- Limited competing retail inventory in the immediate trade area
- Ideal for discount retail, grocery, service, or community-oriented users

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	76	1,615	2,828
MEDIAN AGE	59.5	58.1	57.0
MEDIAN HH INCOME	\$88,180	\$99,228	\$99,348
AVERAGE HH INCOME	\$130,873	\$133,716	\$134,284









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