



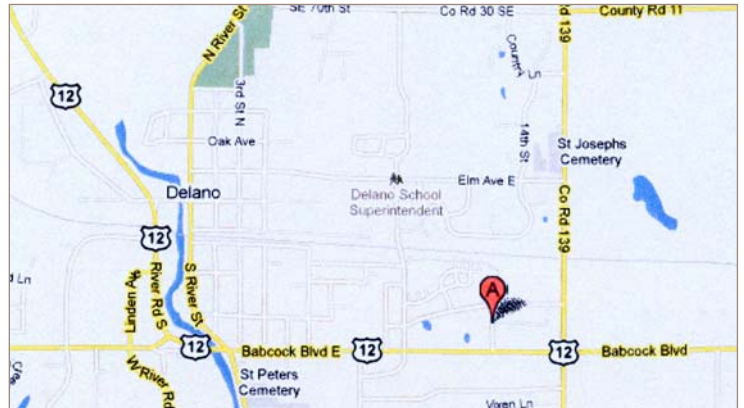
For Sale or Build to Suit West Crossings

Highway 12 & 13th Street – Delano, Minnesota



Property Features

- 1.48 acre pad site for sale, ground lease, or Build-to-Suit
- Excellent opportunity for freestanding retail, restaurant, daycare, or office users looking to locate in Delano's hottest shopping area
- Prime location next to a great mix of local and national retailers such as Coborn's, CVS Pharmacy, Holiday, McDonald's, and Applebee's
- Superb location offers excellent visibility to Highway 12 with a full-access intersection



Demographics

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2010 Population	3,606	7,281	16,122
2010 Average Household Income	\$82,235	\$87,391	\$88,553

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