

Vacant Flex Building | Baxter, MN

14305 EDGEWOOD DRIVE NORTH



Offering Memorandum



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Property Information

SECTION 1



Offering Summary

Sale Price: \$1,590,000

Lot Size: 1.07 Acres

Building Size: 20,000 SF
Showroom - 12,000 SF
Warehouse - 8,000 SF

Occupancy: 0%

** The Light Depot currently occupies the building.
Upon sale of building they will move out for new owner.*

Property Highlights

Redevelopment Opportunity –

Large 20,000 SF building with approximately 12,000 SF of showroom space and the remaining square footage dedicated to warehouse space, which includes two dock doors. The property is easily accessible with a large lot, ample parking, and signage, making it suitable for a wide range of future uses.

Prime Baxter Retail Corridor –

Positioned along Edgewood Drive in one of Baxter's most active commercial districts, surrounded by major national retailers such as Target, Costco, Kohl's, Walmart, and Home Depot, along with numerous dining and service users that create a strong and consistent retail draw.

High-Visibility Location –

Exposure to strong daily traffic from nearby State Highway 371, a major north–south commercial route through Baxter and Brainerd, with traffic counts over 32K+ per day.

Adjacent Major Development –

Located directly next to a significant new Essentia Health development, a 60,000-square-foot facility.

Market Advantage -

As of the fourth quarter of 2025, no retail space was under construction in the Brainerd market. In addition, the market has a low vacancy rate of 1.7%.

Excellent Vacation Market –

The Brainerd Lakes Area is a major tourist destination in Minnesota, with more than 500 area lakes. According to Crow Wing County, the county has an average population of nearly 60,000, and this increases as much as 3 times during the summer months by people enjoying the area.

Complete Highlights



Location Information

Building Name	Vacant Flex Building Baxter, MN
Street Address	14305 Edgewood Drive North
City, State, Zip	Baxter, MN 56425
County	Crow Wing
Road Type	Highway
Nearest Highway	MN 371
Nearest Airport	Brainerd Lakes Regional Airport
Traffic Count	32K+ VPD - Hwy 371

Building Information

Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	2001
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Dock Doors	2

Additional Photos

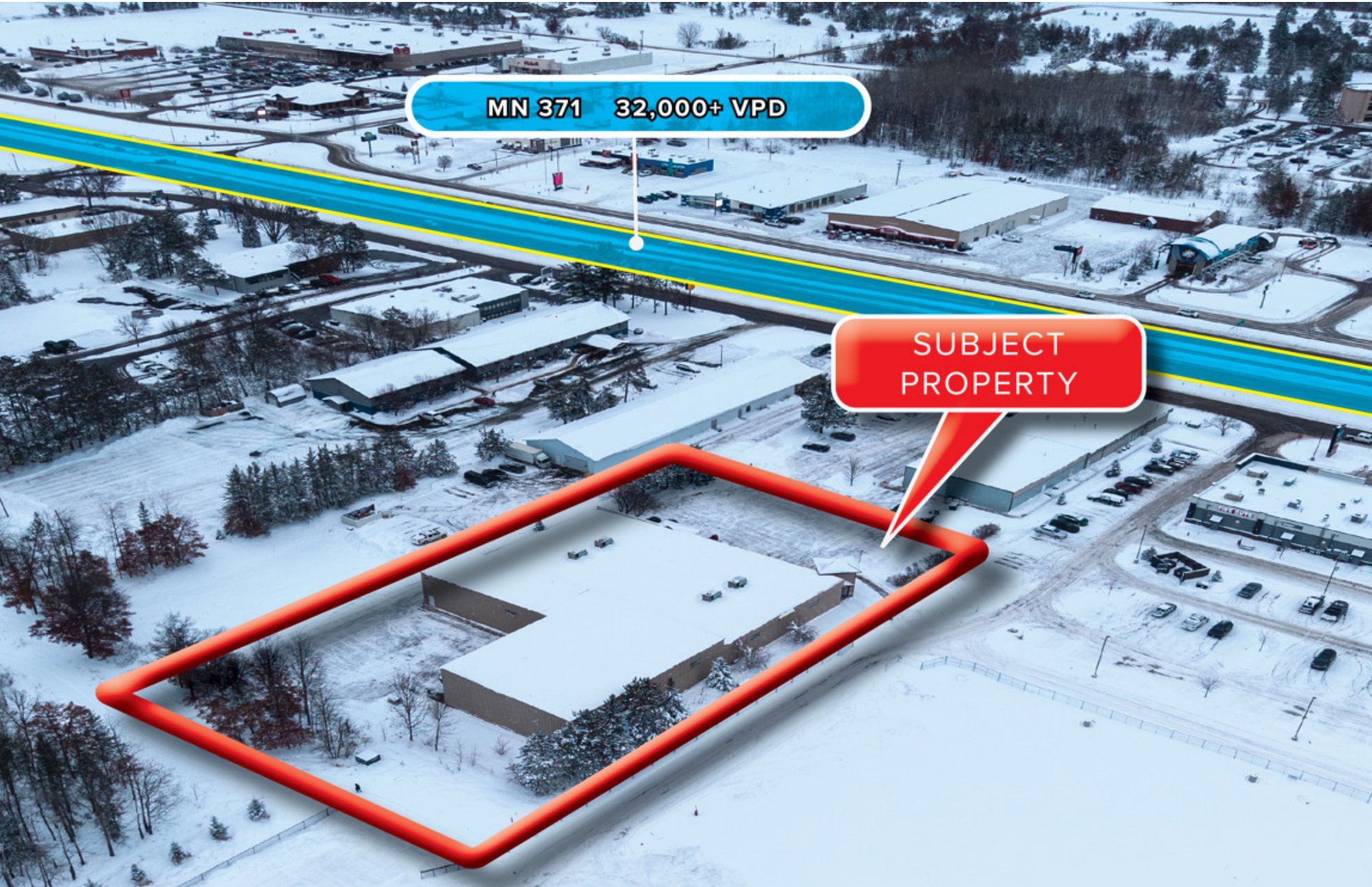


Location Information

SECTION 2



Aerial Map



MN 371 32,000+ VPD

**SUBJECT
PROPERTY**

Retailer Map

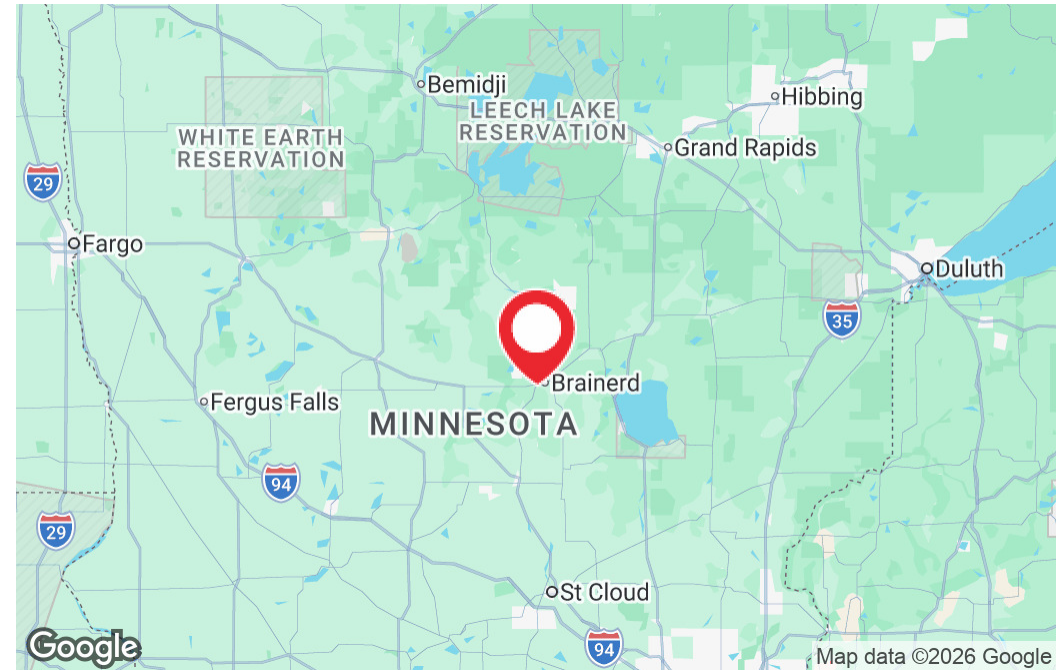


Market Overview

About the Baxter / Brainerd Lakes Area

Baxter, MN is part of the Brainerd, MN Metropolitan Statistical Area (MSA), located in the heart of Minnesota and renowned for its scenic lakes and lush forests. The Brainerd Lakes Area is a premier tourist destination, situated just two hours north of the Twin Cities and surrounded by more than 500 picturesque lakes. According to Crow Wing County, the area has a year-round population of nearly 60,000, which can triple during the summer months as seasonal residents and vacationers flock to the region. In addition to seasonal population growth, the Brainerd Lakes Area attracts over 300,000 visitors each summer.

Baxter itself serves as a key commercial hub within the region, offering a mix of national retailers, restaurants, lodging options, and services that support both residents and the influx of visitors. The area is also known for hosting popular events and festivals throughout the year, which further enhance its appeal as a recreational and family-friendly destination.



Demographics

	3 Mile	5 Mile	10 Mile
Population	20,598	28,933	40,576
Households	8,502	11,837	16,573
Median House Value	\$285,385	\$261,814	\$291,348
Household Average Income	\$86,387	\$83,200	\$91,347
Median Age	40	39	42

Contact



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