



**For Lease
Commercial
Space**



BUFFALO COMMERCIAL SPACE

Multi-Tenant Building - Vacancy from 1,500/sf to 2,967/sf
1315 Highway 25, Buffalo, MN 55313

Sheila Zachman, Broker
763.244.0600
SZachman@crs-mn.com



PROPERTY LOCATION

- * Located North of Highway 55
- * I-94 is 11 Miles North
- * Highway Visibility
- * Easy Highway Access
- * High Traffic Area
- * Great Retail / Service Area

TRAFFIC COUNTS - 2025

- * Highway 25- 17,000 VPD
- * Highway 55 - 16,700 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

1315 Hwy 25, Buffalo MN

Lease Rate

\$ Negotiable

Operating Expenses: \$7.08/psf (NNN)

Site Size	244,937/sf
Buiding Size	39,122/sf
Available Space	1,500/sf to 2,967/sf
County	Wright
PID	103-206-001020
2026 Taxes	\$139,938.00
Zoned	Commercial
Tenant	Multi-Tenant
Other Tenants	Papa Murphy's, Maurice's, Great Clips, Sally Beauty, Dollar Tree, Brenner Dental, Corner Home Medical, Verizon and the anchor; Walmart

PROPERTY OVERVIEW

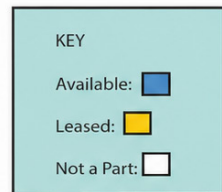
ABOUT BUFFALO, MN

If you're considering opening a retail business in Buffalo, Minnesota, there are several compelling reasons it could be a strong choice, especially if your business serves local residents and the surrounding Wright County area.

1. A Growing Population: Buffalo has experienced steady growth over the past two decades. More families continue to move west from the Twin Cities, creating demand for retails stores, restaurants, and local services.
2. County seat of Wright County: As the county seat, Buffalo attracts people for government services, healthcare, and professional appointments. Many visitors shop before or after their errands.
3. Strong local support: Buffalo residents are known for supporting local businesses. Community events, holiday shopping promotions, farmers markets, and festivals help drive traffic to downtown and other retail areas.
4. Lower Operating Costs: Compared to opening a business in Minneapolis or many first-ring suburbs, Buffalo often offers more affordable commercial leases, lower property costs, easier parking for customers and less competition for prime retail space.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SITE MAP / SUMMARY



Wright County Center (1315 Minnesota 25, Buffalo, MN 55313)



1. Kay Nails & Spa	2,000/sf	(1221 MN-25)
2. Brenner Dental	4,000/sf	(1223 MN-25)
3. Papa Murphy's	2,000/sf	(1225 MN-25)
4. AVAILABLE	2,091/sf	(1229 MN-25)
5. AVAILABLE	1,500/sf	(1231 MN-25)
6. AVAILABLE	1,600/sf	(1233 MN-25)
7. AVAILABLE	2,967/sf	(1235 MN-25)
8. Maurice's	5,716/sf	(1241 MN-25)
9. Great Clips	1,500/sf	(1247 MN-25)
10. Buffalo Smoke Shop	3,050/sf	(1249 MN-25)
11. Sally Beauty	1,409/sf	(1253 MN-25)
12. Dollar Tree	8,000/sf	(1257 MN-25)
13. Verizon Wireless	1,280/sf	(1265 MN-25)
14. Corner Home Medical	2,008/sf	(1267 MN-25)
15. Walmart	205,816/sf	(1315 MN-25)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR - SUITE 1229 (2,091/sf)



SUITE INFORMATION

- * Restroom in each suite
- * Utilities Metered Separately
- * Front and Rear Entrances
- * Fully Sprinkled
- * Ample Parking

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR - SUITE 1231 (1,500/sf)



SUITE INFORMATION

- * Restroom in each suite
- * Utilities Metered Separately
- * Front and Rear Entrances
- * Fully Sprinkled
- * Ample Parking

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR - SUITE 1233 (1,600/sf)



SUITE INFORMATION

- * Restroom in each suite
- * Utilities Metered Separately
- * Front and Rear Entrances
- * Fully Sprinkled
- * Ample Parking

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR - SUITE 1235 (2,967/sf)



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SUITE INFORMATION

- * Restroom in each suite
- * Utilities Metered Separately
- * Front and Rear Entrances
- * Fully Sprinkled
- * Ample Parking

