

FOR LEASE/FOR SALE

UP TO 3,312 SF AVAILABLE (1,056SF & 2,256SF)

Foley Retail Shopping Center

127 & 135 Highway 23
FOLEY, MINNESOTA 56329



PRIME COMMERCIAL LOCATION IN FOLEY, MINNESOTA ON HIGHWAY 23 WITH SPACE AVAILABLE FOR LEASE BETWEEN MCDONALD'S & SUBWAY. RETAIL/SERVICE/MEDICAL/OFFICE/FOOD. AVAILABLE FALL 2027.

- For Lease: Up to 3,312SF Available
1,056SF (Inline) & 2,256SF (Inline)
Available Fall 2027
- For Sale: Two (2) units for sale. Make an inquiry!
- Zoning: Commercial—General Business
- Building signage available
- Parking Spaces: 80 spaces
- Current Tenants: McDonald's, Subway
- Demographics:



	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	1,772	3,182	3,775
Average Age	41	42	39
Average HH Income	\$60,088	\$65,869	\$67,097
Median HH Income	\$59,919	\$65,147	\$66,422



DIEHL & PARTNERS

Real Estate Brokerage, Consulting & Development

FOR MORE INFORMATION, CONTACT:

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This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence. (8/2026)

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Located equi-distant between regional St. Cloud, Minnesota and rural Milaca, Minnesota communities.

15 Miles to St. Cloud, MN 14.5 Miles to Milaca, MN

Benton County Seat: Foley

Region: Part of the St. Cloud Metropolitan Statistical Area

Land Area: 2.6 square miles

Populations: 2,700

Foley is a growing rural community founded by the Foley lumber-pioneering brothers in the 1880s. Located about 20 minutes northeast of St. Cloud, it serves as a quiet, family-focused small town community. An affordable family-friendly community featuring parks, a municipal pool, and Stone Creek Golf Course.



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Availability: Combined two (2) adjacent suites total 3,312SF and will be available for lease fall of 2027.

- Suite 27—1,056SF (Inline)
- Suite 27—2,256SF (Inline)

Both spaces can be demised into two (2) suites/units.



80 Parking Spaces



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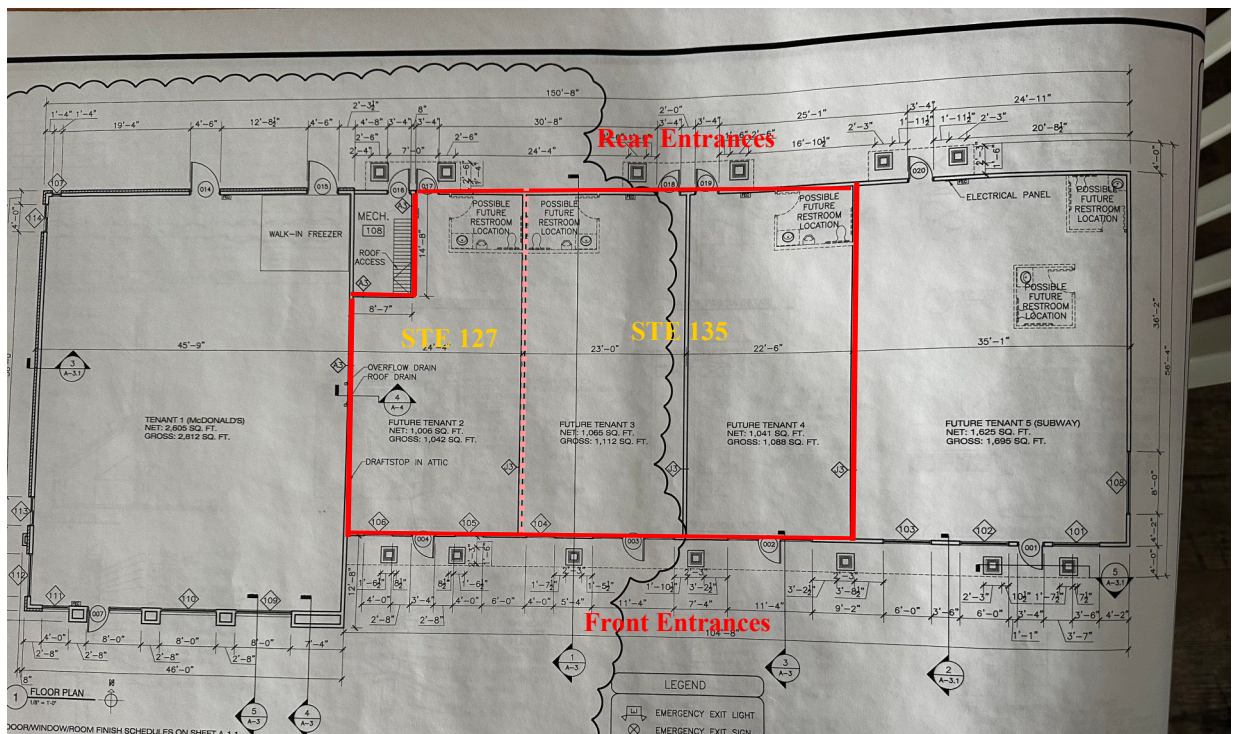
Available Space:

Suite 127: 1,056SF 24' 4" Wide x 48' Deep (Excluding the mechanical room)

Suite 135: 2,256SF 45' 6" Wide x 48' Deep

Total Available: 3,312SF*

*Square footages include a R/U factor of approximately 1% of the total SF.



Three (3) front separate entrances along with 3 rear entrances for deliveries.

Interior spaces have been built out for a hair salon, spa, retail business. Open ceilings in open areas. Finished floors.

Note: Base plan noted above. Current tenant has build out the space for a salong/spa with interior walls, private rooms, restrooms (3), utility rooms.



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