

2102 E MAIN  
STREET

ALBERT LEA, MN 56007

49-Room Motel Opportunity at  
Major Midwest Travel Corridor



COUNTRYSIDE INN MOTEL



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# Executive **Summary**

49-Room Motel Opportunity at Major Midwest Travel Corridor



**2102** E Main Street

# 2102 E Main Street

## ALBERT LEA, MINNESOTA 56007

2102 East Main Street presents a 49-room motel opportunity in Albert Lea, Minnesota. The property sits along East Main Street, one of the primary commercial corridors serving the city, providing consistent visibility, direct access, and proximity to major travel routes connecting southern Minnesota with northern Iowa.

Albert Lea benefits from steady visitor traffic driven by interstate travel, regional business activity, and recreation centered around the city's lakes. The property is positioned near Interstate 35 and Interstate 90, supporting a consistent flow of travelers. Guests benefit from convenient access to nearby dining, retail services, and regional employers, reinforcing both overnight and extended-stay demand.

The motel includes 49 guest rooms and offers an established hospitality operation within a stable Midwestern market. The layout supports efficient day-to-day operations, while the room count provides strong revenue potential for an owner-operator or investor.

The property also features a caretaker/owner home connected to the lobby, configured as a 3-bedroom, 2-bathroom unit. This provides an opportunity for on-site management or additional rental income. In addition, a 2.5-stall garage is located at the rear of the property, offering functional storage and operational support space.

Albert Lea continues to serve as a regional hub for travelers, contractors, and business visitors. Its connectivity to major highways, combined with access to lakes, parks, and outdoor recreation, supports consistent year-round lodging demand.



**49**  
ROOMS



**1.51 AC (±65,776 SF)**  
LAND AREA



**15,554 SF**  
BUILDING SIZE



**45 SPACES** (0.92/ROOM)  
PARKING



**1969**  
YEAR BUILT

# 2102 E Main Street

ALBERT LEA, MINNESOTA 56007

INVESTMENT HIGHLIGHTS
Positioned near I-35 & I-90 interchange, a major regional travel corridor
Located along East Main Street, a primary commercial artery with strong visibility
Serves demand from interstate travelers, contractors, and regional business activity
Proximity to lakes, parks, and recreation supports year-round lodging demand
Stable Midwestern market with consistent occupancy drivers
Opportunity for owner-operator efficiency or operational repositioning

LOCATION HIGHLIGHTS
49 guest rooms with established operational history
Offered at \$1.4M with value-add and operational upside
Attached 3-bedroom, 2-bath owner/operator residence
1.51-acre site (±65,776 SF)
45 surface parking spaces (0.92/room ratio)
Interstate-oriented location with consistent traveler flow
Zoned B-2 allowing commercial flexibility
Wood-frame construction, single-story layout (built 1969)



# Property **Photos**

49-Room Motel Opportunity at Major Midwest Travel Corridor





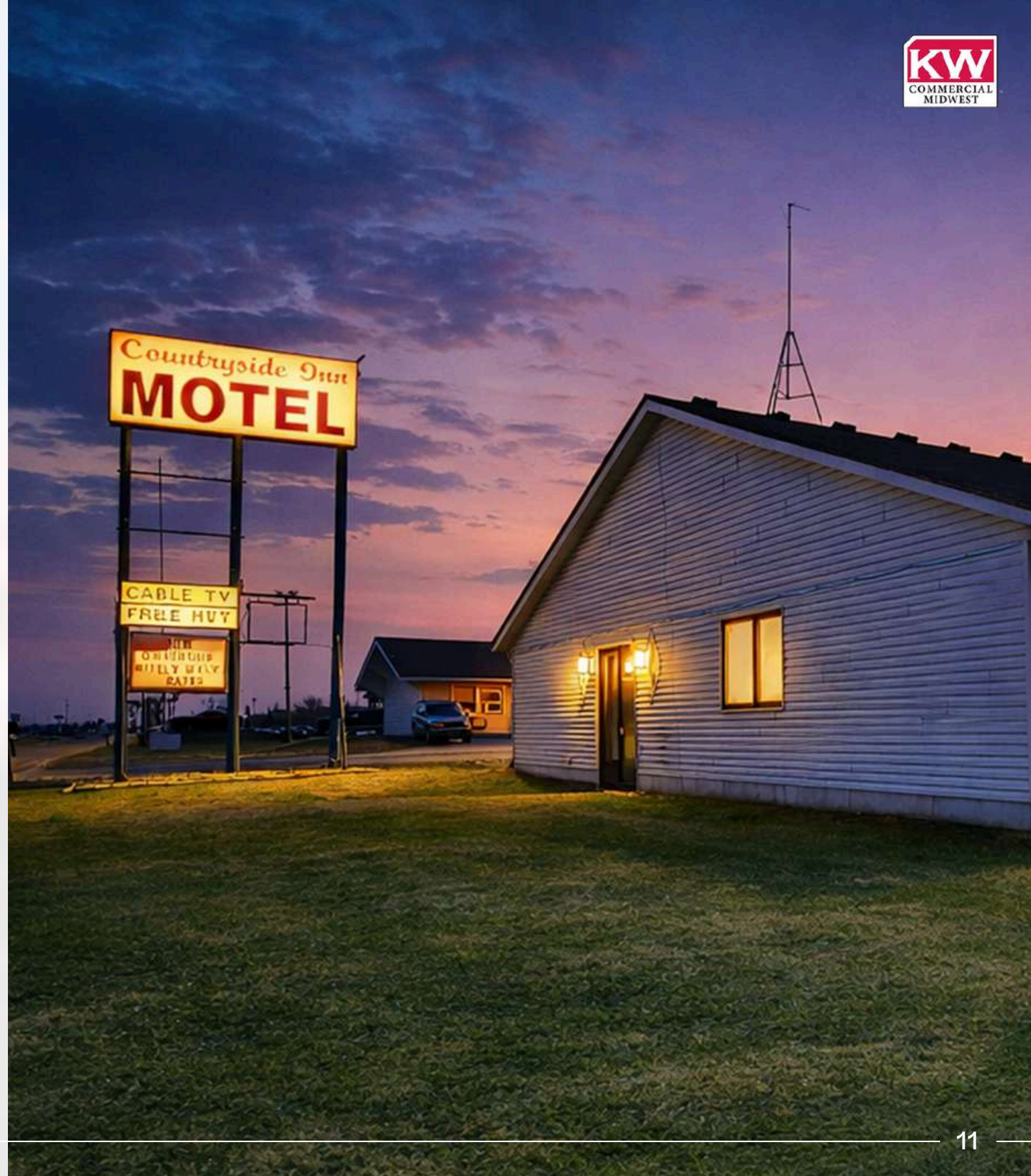






Whether traveling through southern Minnesota or stopping along major interstate routes, guests benefit from convenient accommodations, on-site management presence, and easy access at Countryside Inn Motel.

Located along East Main Street with immediate connectivity to Interstate 35 and Interstate 90, the property provides direct access to Albert Lea’s primary commercial corridor. Guests are within close proximity to dining, retail, and regional employers, while nearby lakes and parks support both short-term stays and extended lodging demand.



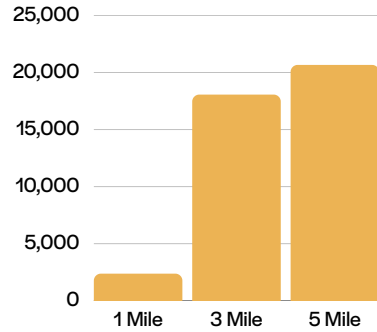


# Demographics **Summary**

49-Room Motel Opportunity at Major Midwest Travel Corridor



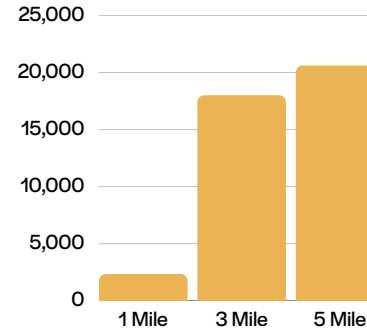
## 2024 Population Estimate



Total Population 2024

1 Mile	2,373
3 Mile	18,063
5 Mile	20,663

## 2029 Population Projection

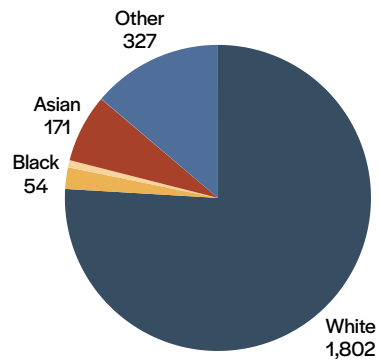


Projection 2029

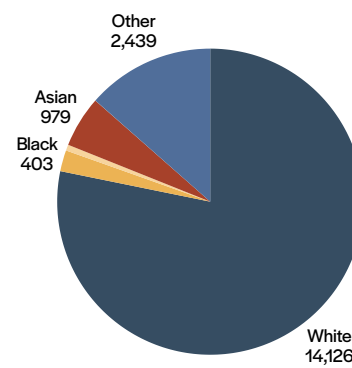
1 Mile	2,346
3 Mile	18,004
5 Mile	20,611

## 2024 Population by Ethnic Group

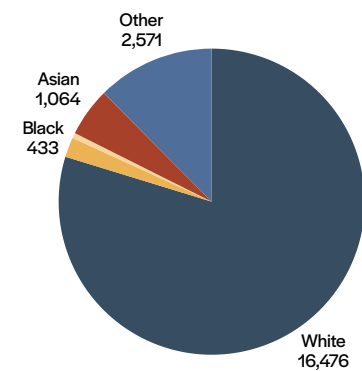
### 2024 Population - 1 Mile



### 2024 Population - 3 Mile



### 2024 Population - 5 Mile



Households	1 Mile	3 Mile	5 Mile
2029 Projection	1,024	7,723	8,786
2024 Estimate	1,037	7,747	8,808
2020 Census	1,080	7,714	8,740
Growth 2024–2029	-1.25%	-0.31%	-0.25%
Growth 2020–2024	-3.98%	0.43%	0.78%



## 2024 Avg Household Income

1 Mile: \$80,202 | 3 Mile: \$69,812 | 5 Mile: \$73,217

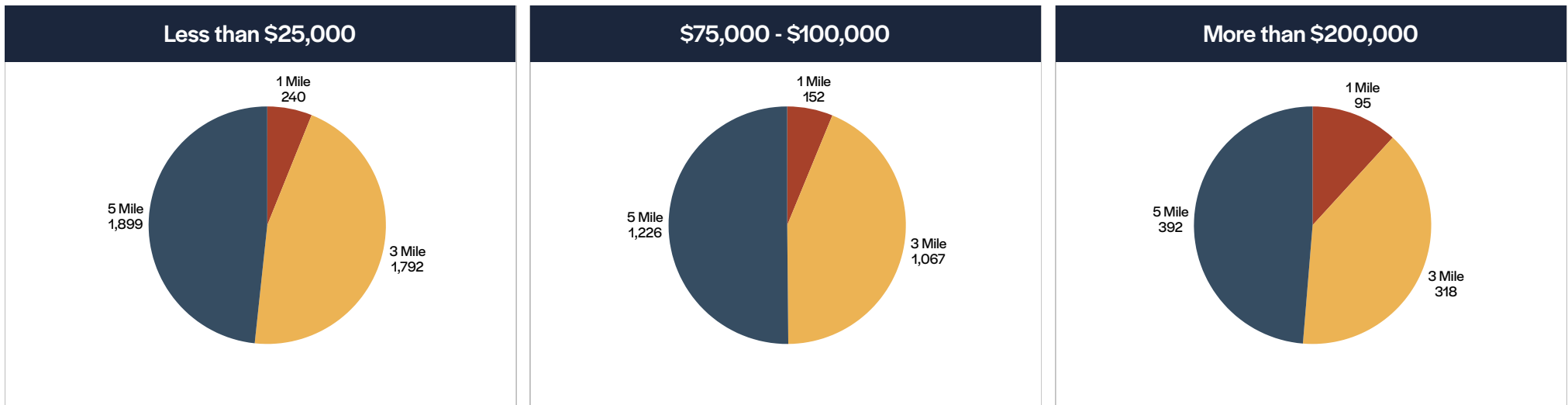


## 2024 Med Household Income

1 Mile: \$52,521 | 3 Mile: \$51,898 | 5 Mile: \$54,948

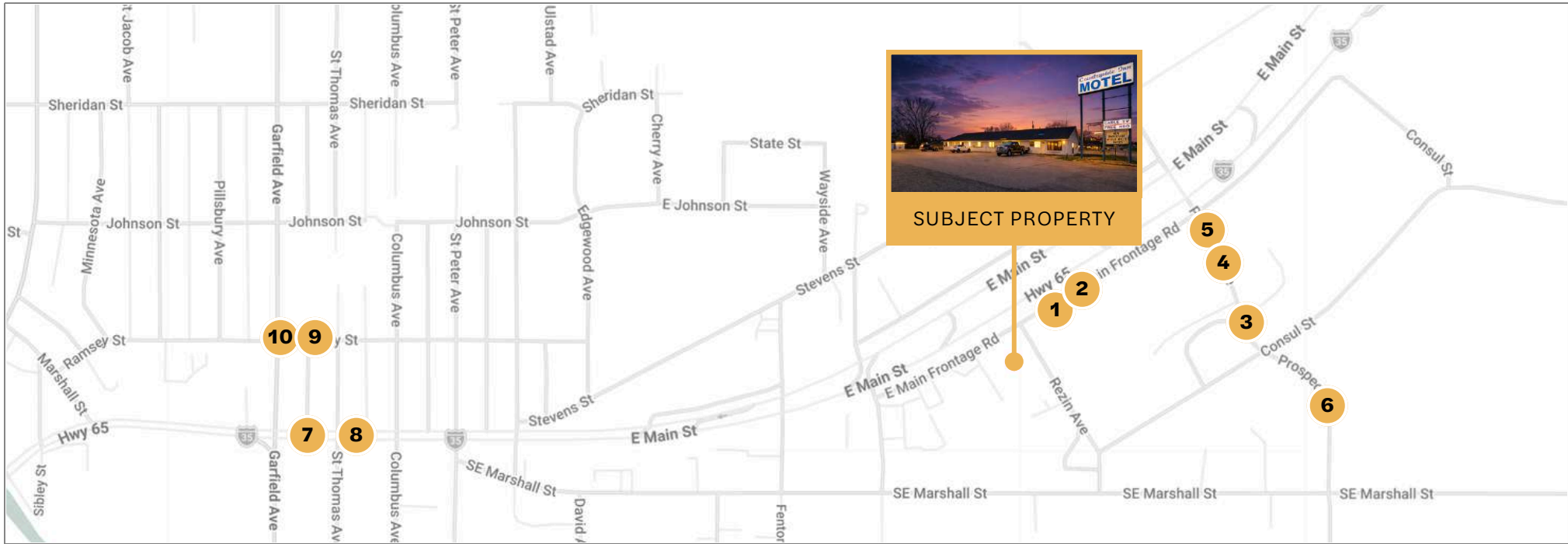
## 2024 Households by HH Income

1 Mile: 1,036 | 3 Mile: 7,746 | 5 Mile: 8,807



2024 Households by HH Income	1 Mile	3 Miles	5 Miles
Income: <\$25,000	240	1,792	1,899
Income: \$25,000 - \$50,000	248	1,965	2,168
Income: \$50,000 - \$75,000	201	1,454	1,640
Income: \$75,000 - \$100,000	152	1,067	1,226
Income: \$100,000 - \$125,000	46	575	716
Income: \$125,000 - \$150,000	12	246	325
Income: \$150,000 - \$200,000	42	329	441
Income: \$200,000+	95	318	392

# Traffic Count Report



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	E Main St	Prospect Ave	0.14 NE	2022	12,769	MPSI	0.09
2	E Main St	Prospect Ave	0.14 NE	2025	13,228	MPSI	0.09
3	Prospect Ave	Consul St	0.04 SE	2025	1,035	MPSI	0.22
4	Prospect Avenue	Consul St	0.06 NW	2022	1,050	AADT	0.22
5	Prospect Ave	Consul St	0.06 NW	2023	976	MPSI	0.22
6	Prospect Ave	Consul St	0.06 NW	2025	921	MPSI	0.29
7	East Main Street	Marshall St	0.04 W	2022	15,100	AADT	0.69
8	E Main St	Marshall St	0.04 W	2023	15,078	MPSI	0.69
9	Ramsey St	Garfield Ave	0.00 E	2024	6,332	MPSI	0.72
10	Ramsey St	Garfield Ave	0.00 E	2025	6,298	MPSI	0.72



# Location **Overview**

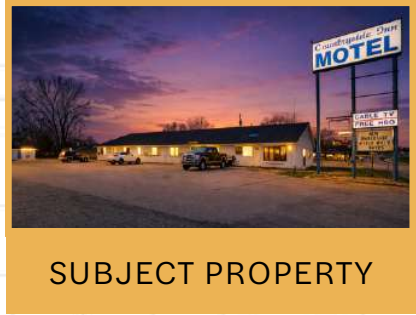
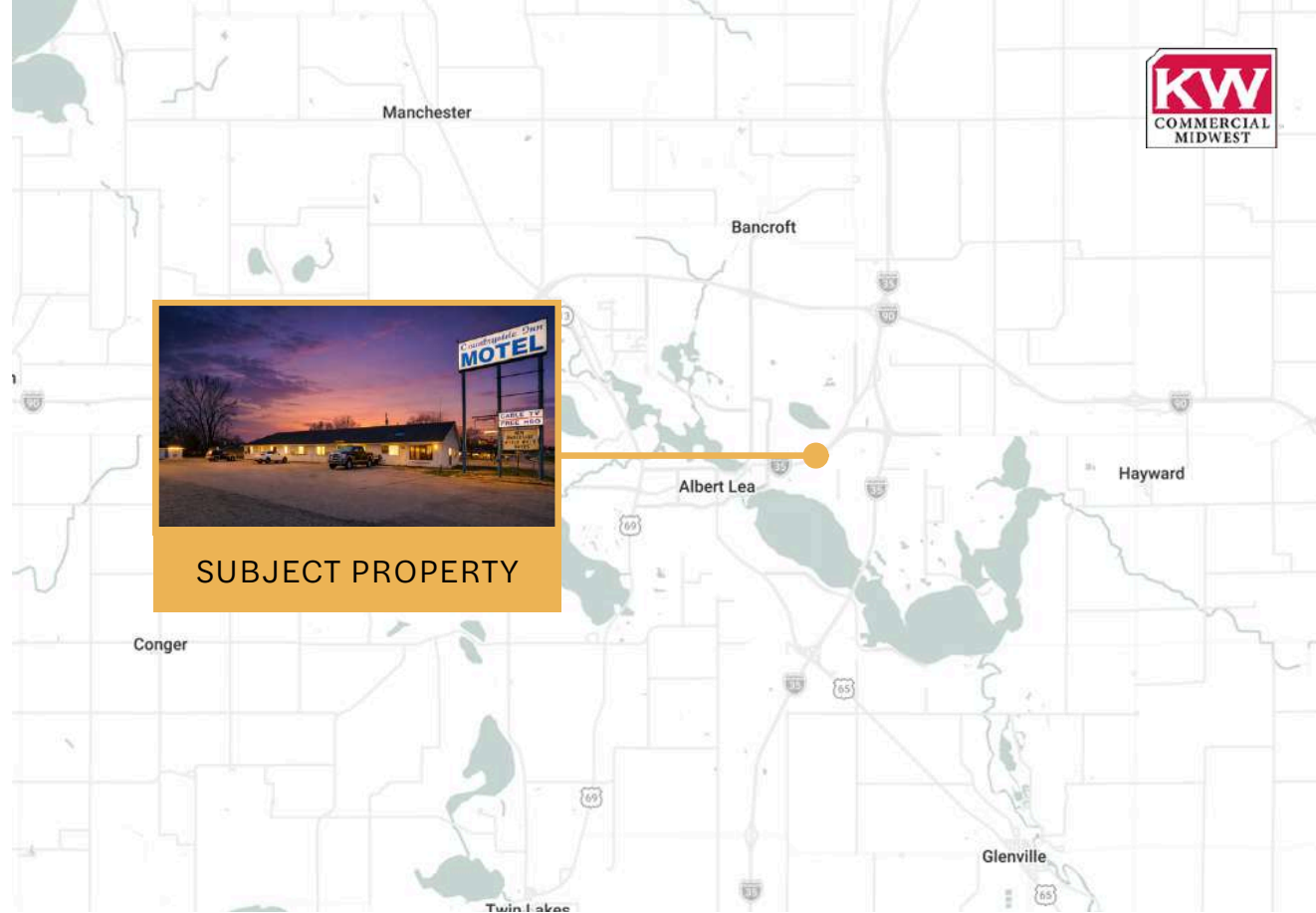
49-Room Motel Opportunity at Major Midwest Travel Corridor



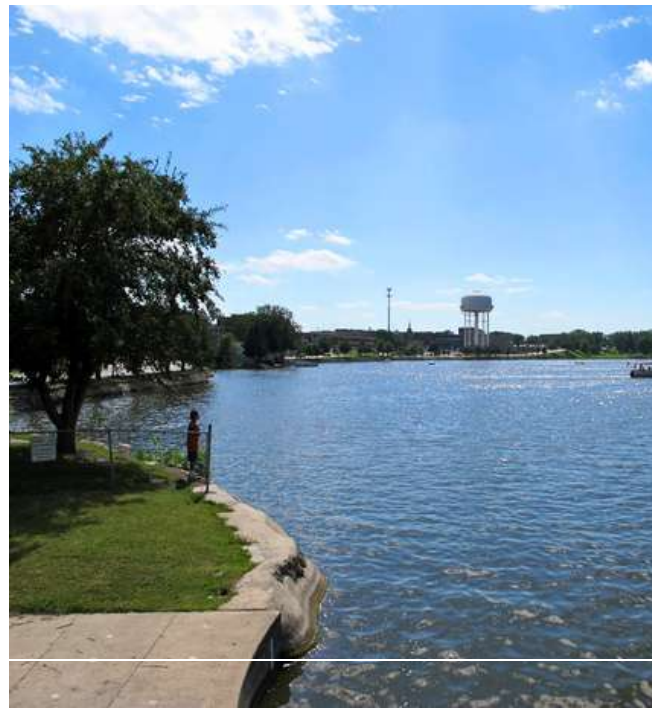


Albert Lea, Minnesota is a strategically positioned regional hub located at the intersection of Interstate 35 and Interstate 90, two of the most heavily traveled corridors in the Midwest. This connectivity supports consistent north-south and east-west travel, making the city a reliable stop for interstate travelers, contractors, and business activity.


The city offers a well-established commercial environment anchored by East Main Street, which serves as a primary retail and service corridor. Combined with access to lakes, parks, and outdoor recreation, Albert Lea supports steady year-round visitation and lodging demand.



SUBJECT PROPERTY



# Area Amenities

 Albert Lea Muni Airport

  
RIVERLAND  
Community College

  
Walmart

  
Albert Lea  
City Arena

 Fountain Lake Park

  
Walgreens  
SUBWAY  
McDonald's

  
Loves  
Travel Stops

  
MAYO CLINIC  
HEALTH SYSTEM

Fountain  
Lake

  
BURGER KING  
Auto Zone

  
PETRO  
Stopping Centers  
  
McDonald's  
Caribou  
COFFEE


DOLLAR GENERAL

  
Domino's  
Pizza




SUBJECT PROPERTY

  
Magaksica Wildlife  
Management Area

  
Freeborn County  
Government Center

  
Hardee's

Pickerel Lake

 Albert Lea  
Industrial Park

  
Marathon  
Health

Alber Lea Lake

**Albert Lea, Minnesota serves as a strategic regional hub in southern Minnesota, positioned at the intersection of Interstate 35 and Interstate 90, two of the most heavily traveled corridors in the Midwest. This connectivity supports consistent flow from both north-south and east-west travel, making the area a reliable stopover market for travelers, contractors, and regional business activity. The city's infrastructure and accessibility reinforce its role as a stable lodging and service economy.**

The local economy is anchored by a mix of healthcare, manufacturing, retail, and government employment, with major demand drivers including Mayo Clinic Health System, regional industrial users, and a network of small-to-mid-sized businesses. Albert Lea's commercial corridors, particularly East Main Street, serve as primary retail and service arteries, supporting daily traffic and sustained consumer activity.

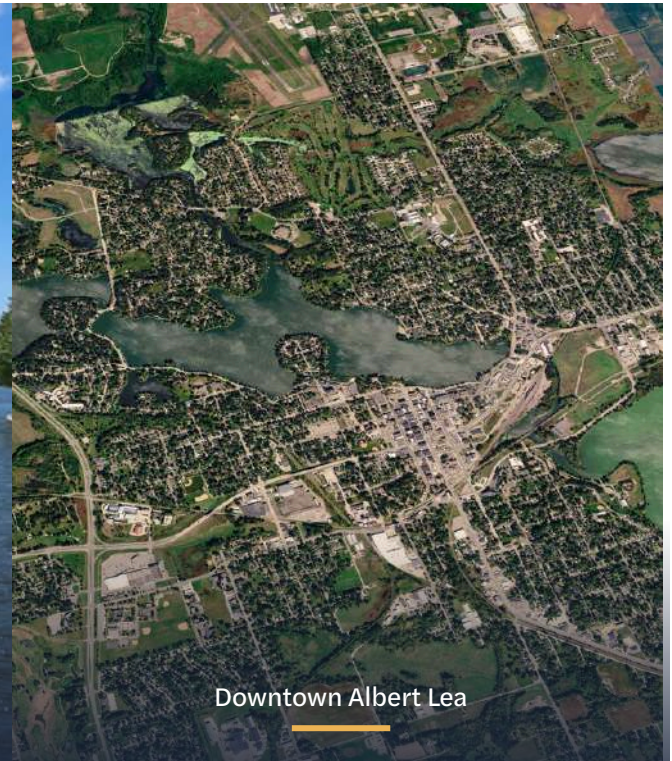
In addition to its economic base, Albert Lea is widely recognized for its natural amenities and recreational appeal, with multiple lakes, parks, and outdoor destinations such as Fountain Lake attracting year-round visitors. This blend of regional accessibility, employment stability, and tourism-driven demand creates a consistent lodging environment that supports both short-term stays and extended occupancy patterns.



Mayo Clinic Health System



Fountain Lake



Downtown Albert Lea

Riverland Community College is a key higher education institution serving southern Minnesota, with a campus located directly in Albert Lea. The college offers a range of academic, technical, and workforce development programs, supporting a steady flow of students, faculty, and visitors throughout the year.



The institution plays an important role in the region's workforce pipeline, with strong ties to local employers and industries. Its presence contributes to consistent lodging demand driven by student activities, visiting faculty, training programs, and regional events, reinforcing the property's positioning within an active service and travel corridor.



**~3,000**  
STUDENTS



**MULTIPLE PROGRAMS**  
WORKFORCE & TECHNICAL



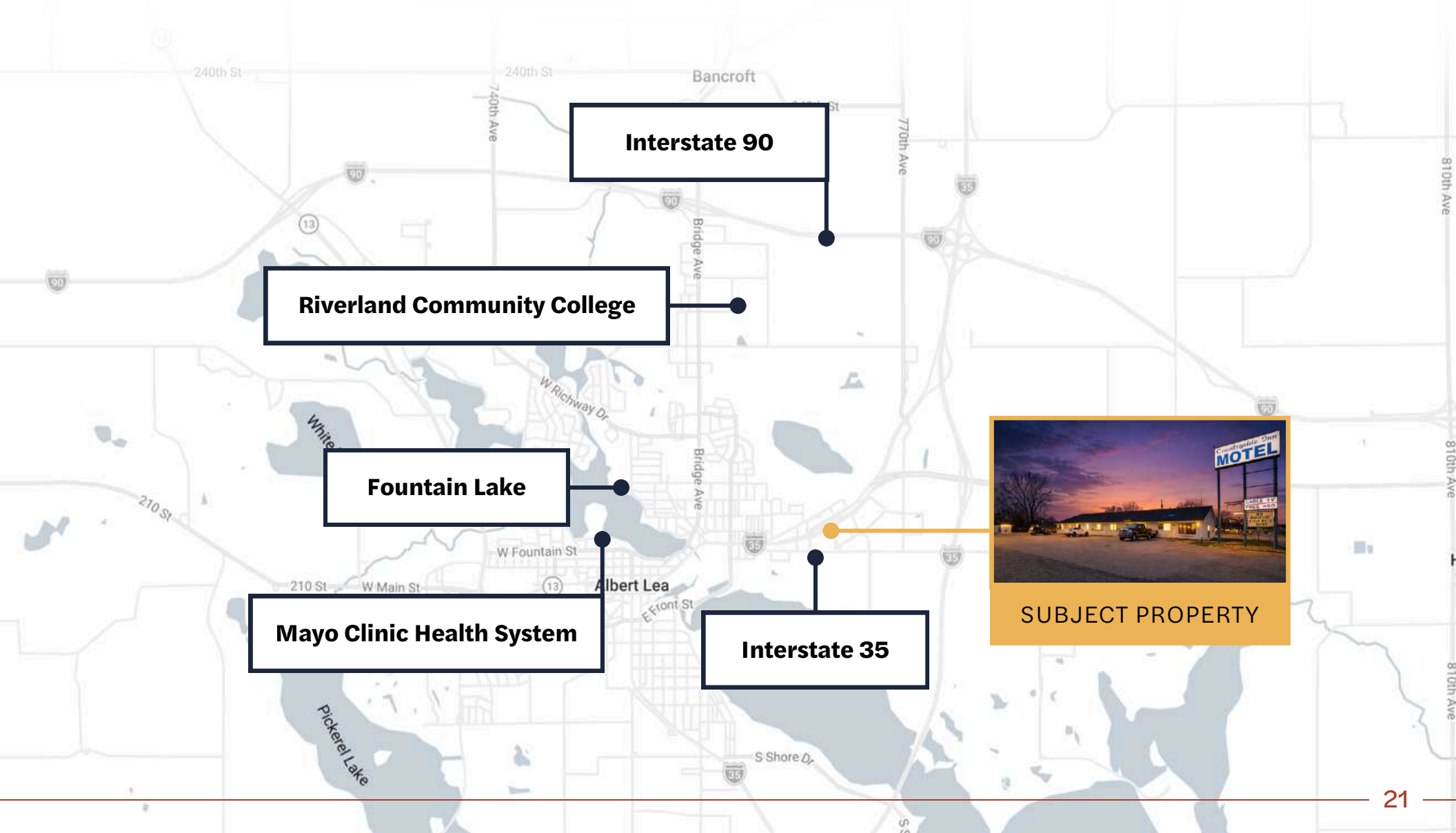
**3 CAMPUSES**  
SOUTHERN MINNESOTA



**1940**  
ESTABLISHED

Strategically located at the intersection of Interstate 35 and Interstate 90, the property benefits from direct access to two major transportation corridors that support consistent regional and interstate travel. This positioning captures a steady flow of long-distance travelers, contractors, and business-related traffic.

The property also benefits from proximity to Albert Lea's lakes and recreational amenities, including Fountain Lake and surrounding parks. Combined with established commercial corridors and limited new hospitality supply, the location supports strong accessibility, visibility, and long-term lodging demand fundamentals.



**SUBJECT PROPERTY**



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