



6426 FRONTAGE RD W, MEDFORD

RETAIL SPACE FOR LEASE



6426 Frontage Rd W,
Medford, MN 55049



14,150 SF +/-



\$5.00 / SF NNN
Est NNN: \$1.33 / SF

LOCATION

Situated less than 1 mile off Interstate-35, a key route connecting the Twin Cities to Southern Minnesota, this site offers excellent visibility and easy access for both local residents and commuters. With over 1,500 businesses in Steele County and proximity to Owatonna (population 26,572) and Faribault (population 24,707), this site serves as a prime location to attract local traffic, visitors from nearby communities, and commuters alike.

DESCRIPTION

- Floor plan includes a large open retail room, restrooms, and a loading/unloading area
- 1 loading dock door and 1 drive-in door
- Co-tenants include Furniture Mart, Ashley Furniture, and South Country Health Alliance
- Adjacent to Medford Outlet Center, which attracts 312,000 annual visits
- Large monument sign with excellent visibility from I-35 (34,140 VPD)
- 400 shared parking spaces on site
- Area tenants include McDonald's, Casey's, Design Homes, Nagel Sod and Nursery, Ritchie Bros Auctioneers, The Reptile & Amphibian Discovery Zoo, and several outlet stores like Old Navy, Eddie Bauer, Famous Footwear, combined with a strong Main Street community of local businesses
- In an area of above average income, with a median income of \$90,810 within a 3-mile radius

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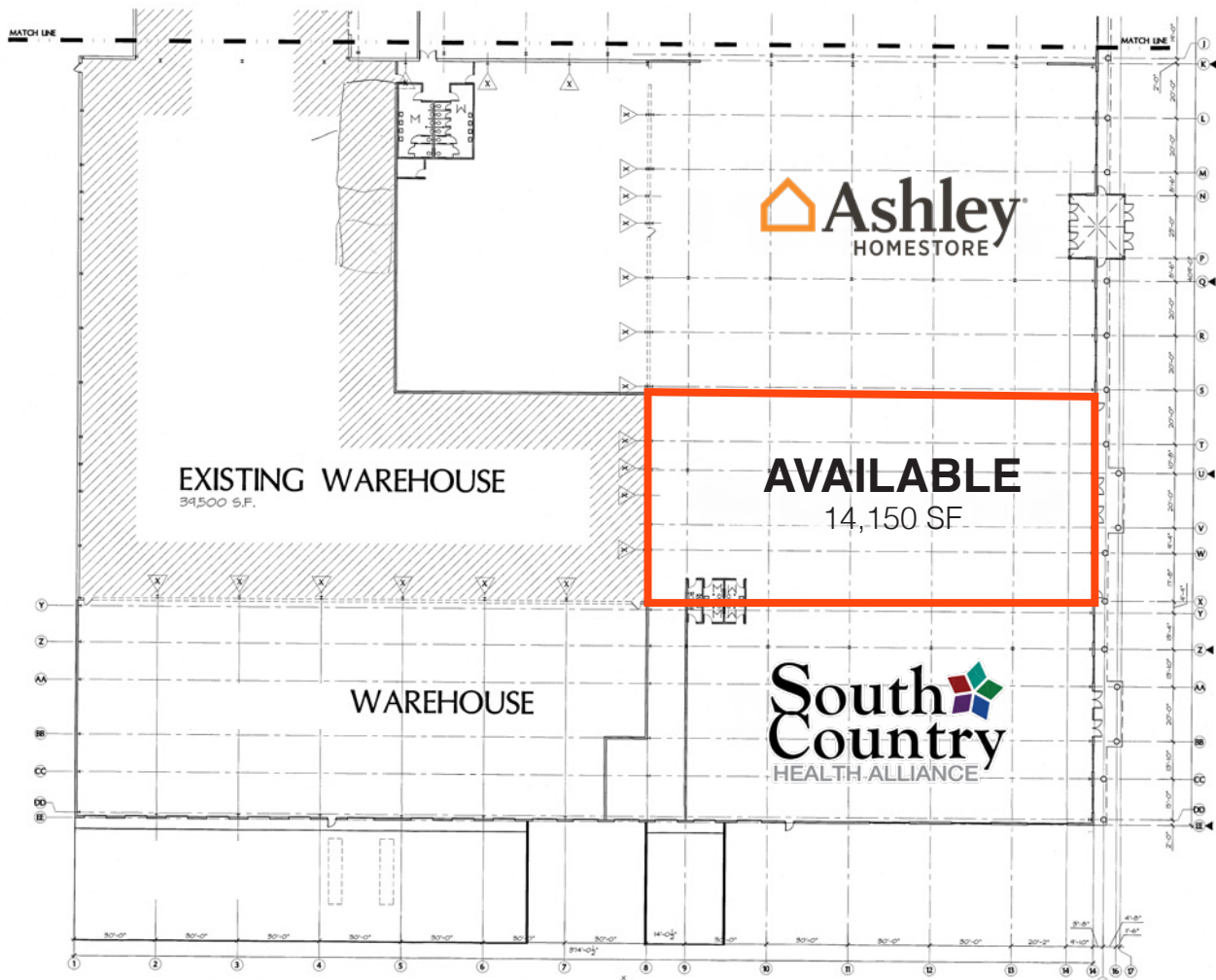
BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
14,150 SF	\$5.00/SF NNN	\$1.33/SF	\$6.33/SF	\$89,569.50	\$7,464.13

FLOOR PLAN

Concept only; subject to change



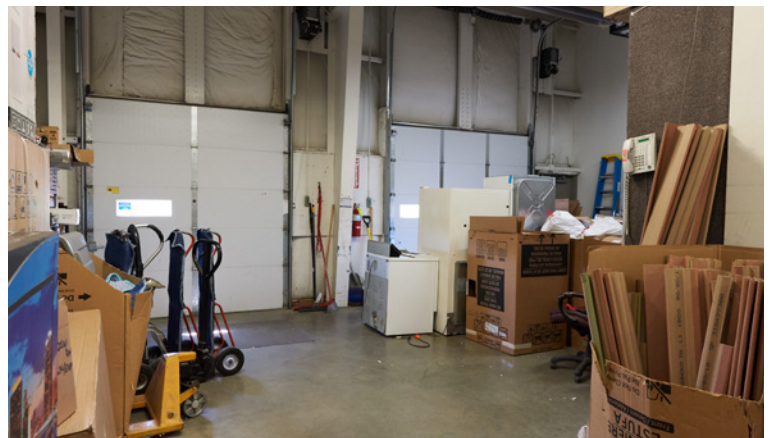
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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SITE MAP



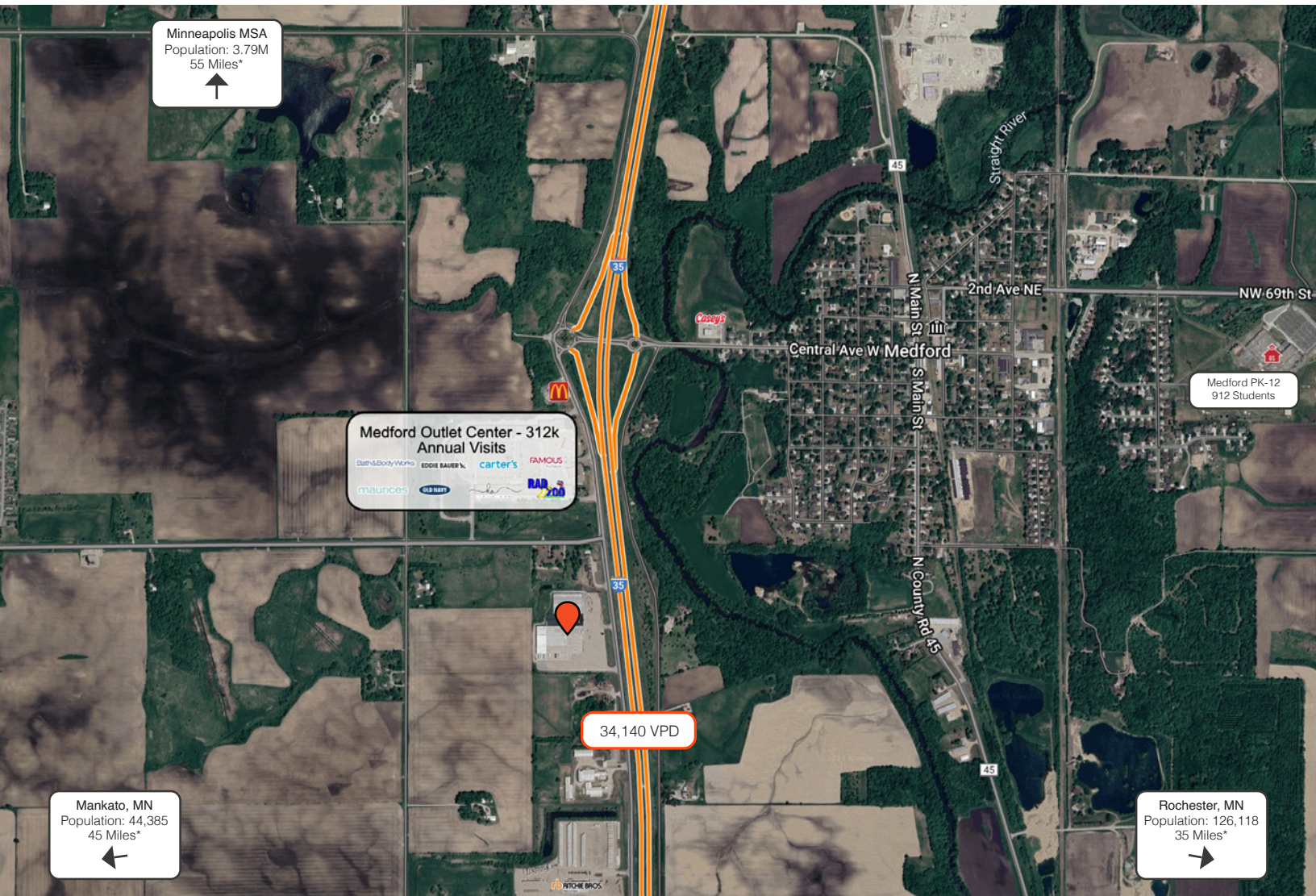
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AREA MAP



*distance from subject site

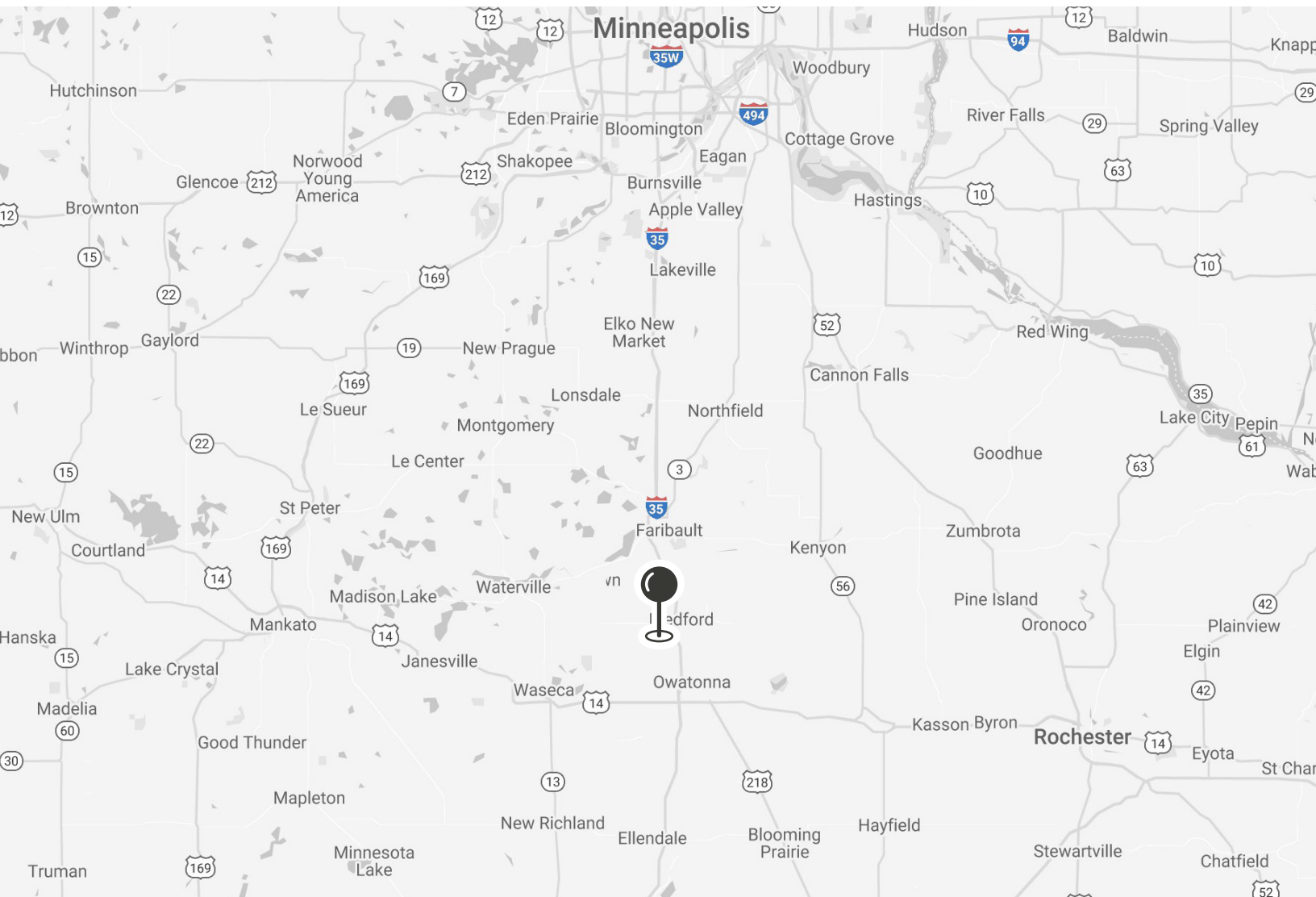
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MSA MAP



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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DEMOGRAPHICS

Medford, Minnesota is a small yet thriving city located 55 miles south of Minneapolis and 45 miles north of Mankato, providing convenient access to major markets in the Twin Cities Metropolitan Area and southern Minnesota. Medford is just 35 miles from Rochester, home to the world-renowned Mayo Clinic. Known for its welcoming community and business-friendly environment, Medford attracts visitors with local attractions like the Medford Outlet Center, which draws shoppers from around the region. The city is positioned along Interstate 35, offering businesses easy connectivity to both Minneapolis-St. Paul and the southern parts of the state, making it an appealing choice for businesses seeking to serve both urban and rural markets.

Medford's local economy is supported by a mix of small businesses, regional retailers, and industries ranging from agriculture to manufacturing. The city benefits from a supportive local government and a skilled workforce, contributing to its reputation as a reliable place to do business. Medford's location, combined with its strategic access to major transportation routes, offers businesses the opportunity to tap into a diverse market while enjoying a collaborative and growth-oriented business climate. Discover the advantages Medford offers and position your business for future success.

	1-mile	3-mile	5-mile	Medford	
Year	2024			2024	2029
Population	902	2,568	9,164	1,368	1,383
Daytime Population	1,007	2,614	10,394	1,502	-
Median Household Income	\$80,167	\$90,810	\$81,396	\$92,658	\$107,407

EMPLOYMENT BY INDUSTRY

Manufacturing | **175** Health Care & Social Assistance | **99**

Accommodation & Food Services | **69** Retail Trade | **68**

Finance & Insurance | **50** Education | **51**

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SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	819	2,305	9,005
2020 Total Population	855	2,455	9,034
2020 Group Quarters	12	25	134
2024 Total Population	902	2,568	9,164
2024 Group Quarters	12	24	130
2029 Total Population	928	2,610	9,439
2023-2028 Annual Rate	0.57%	0.32%	0.59%
2024 Total Daytime Population	1,007	2,614	10,394
Workers	560	1,259	5,396
Residents	447	1,355	4,998
Household Summary			
2010 Households	311	857	3,339
2010 Average Household Size	2.62	2.68	2.65
2020 Total Households	329	903	3,387
2020 Average Household Size	2.56	2.69	2.63
2024 Households	348	944	3,441
2024 Average Household Size	2.56	2.69	2.63
2029 Households	361	967	3,573
2029 Average Household Size	2.54	2.67	2.61
2023-2028 Annual Rate	0.74%	0.48%	0.76%
2010 Families	225	639	2,334
2010 Average Family Size	3.10	3.13	3.18
2024 Families	246	696	2,310
2024 Average Family Size	2.91	3.07	3.21
2029 Families	256	713	2,386
2029 Average Family Size	2.88	3.04	3.19
2023-2028 Annual Rate	0.80%	0.48%	0.65%
2024 Housing Units	353	972	3,671
Owner Occupied Housing Units	86.4%	84.2%	71.2%
Renter Occupied Housing Units	12.2%	13.0%	22.5%
Vacant Housing Units	1.4%	2.9%	6.3%
Median Household Income			
2024	\$80,167	\$90,810	\$81,396
2029	\$94,518	\$106,889	\$99,050
Median Age			
2010	36.7	36.4	35.9
2020	39.2	39.0	38.9
2024	40.4	40.2	39.7
2029	40.9	40.6	40.3
2024 Population by Sex			
Males	467	1,328	4,668
Females	435	1,240	4,496
2029 Population by Sex			
Males	478	1,345	4,760
Females	450	1,265	4,679
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	56	119	394
Total Employees:	598	1,990	6,686

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