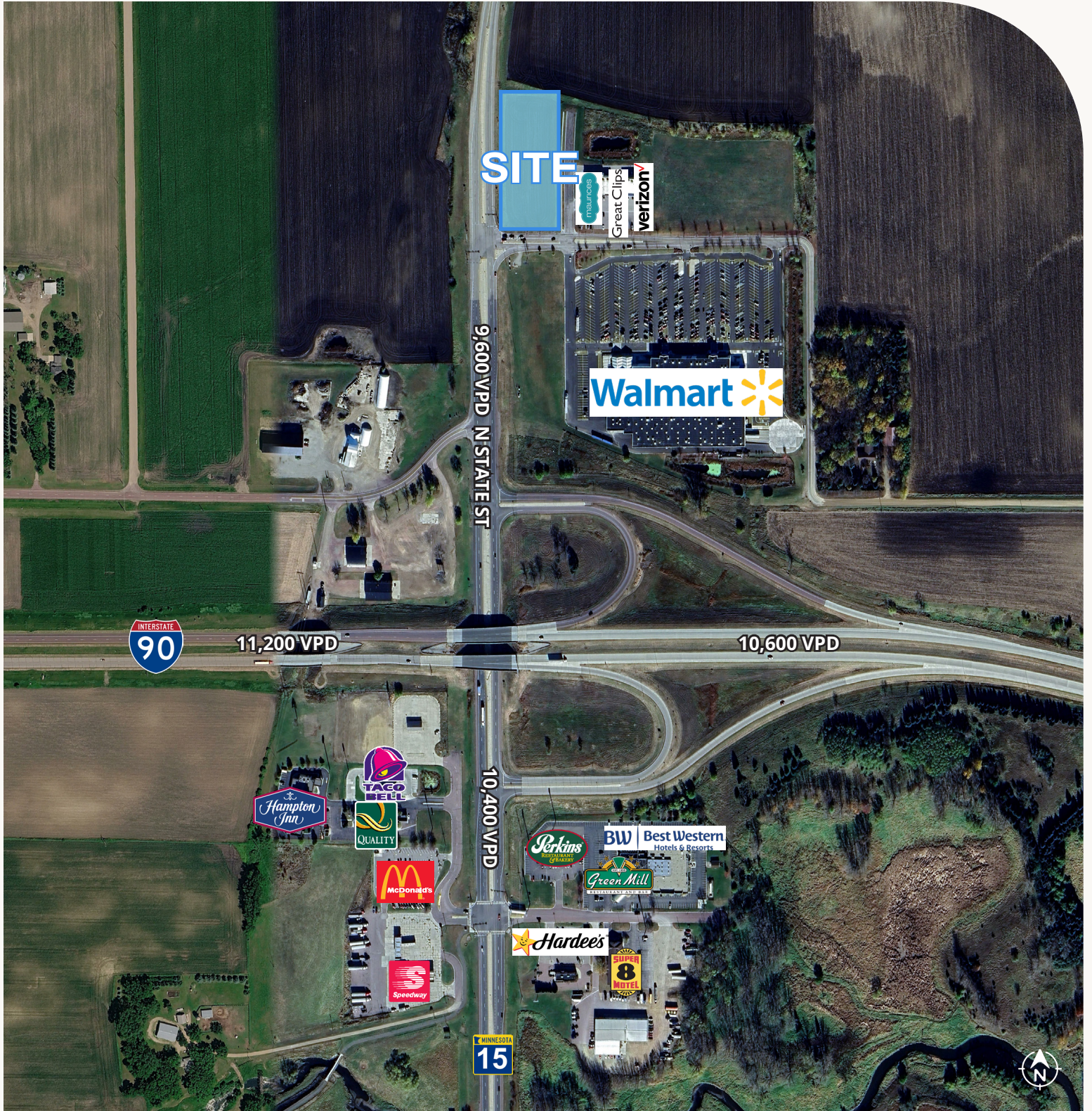


# Fairmont Land

FOR SALE OR LEASE

1240 Gemini Drive | Fairmont, MN



# Property Details

## LOCATION

- 1240 Gemini Drive | Fairmont, MN

## LOT SIZE AVAILABLE

- 1.16 acres

## TRAFFIC COUNTS

- 9,600 VPD - MN 15
- 11,200 VPD - I-90

## HIGHLIGHTS

- Regional commercial hub for Martin County in southern Minnesota.
- Area retailers include Hy-Vee, Walmart, Walgreens and Dunham's Sports.
- Located just north of Iowa border.

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,792	14,291	33,562
MEDIAN HH INCOME	\$59,157	\$62,640	\$66,491
AVERAGE HH INCOME	\$79,779	\$84,139	\$86,897

*\*Sources: 2026 est. ESRI & MNDOT avgs are per day total cars*

## AREA RETAILERS

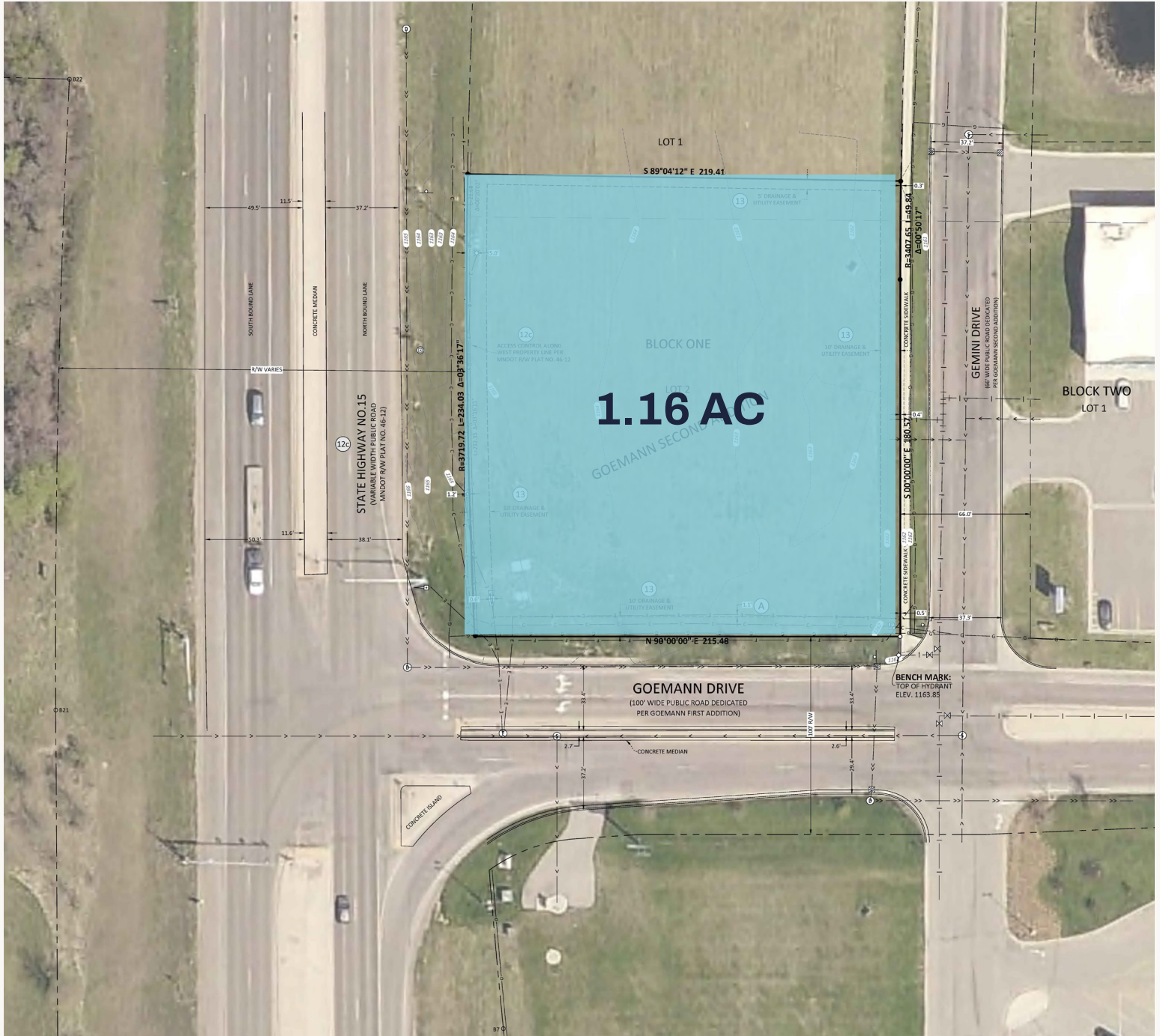


Transwestern

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# Title Survey



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SITE



Walmart

Hardee's  
3W Best Western

Tractor Supply Co.

Pizza Ranch

3M

Subway

Taco John's

Dunkin' Donuts

Dollar Tree

Fareway

Slumberland

HiVee

Bomgaars

FAIRMONT  
ELEMENTARY  
SCHOOL  
956 STUDENTS

FAIRMONT  
MUNICIPAL  
AIRPORT



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