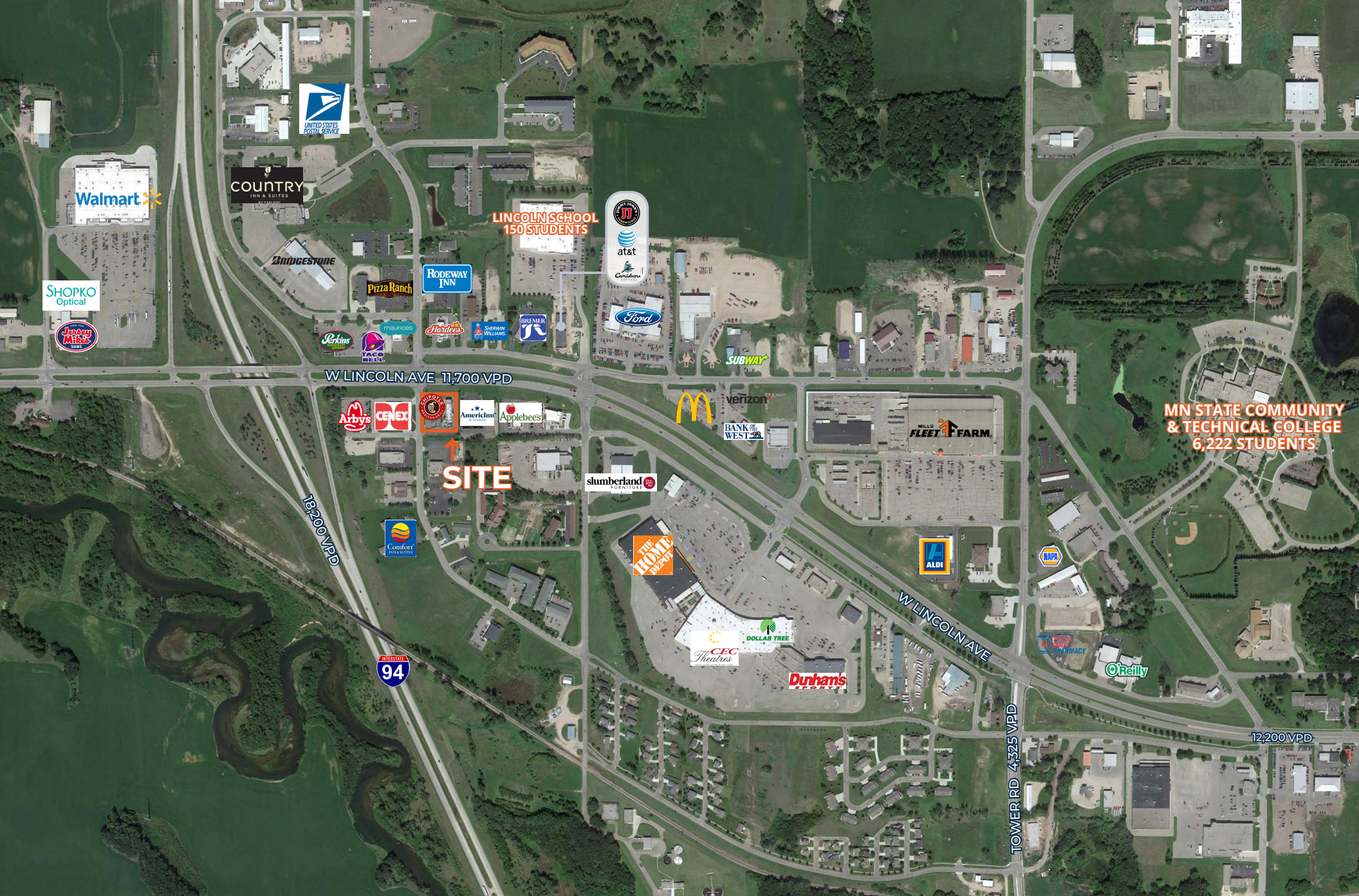




FOCUS COMMONS

Retail For Lease | 528 Western Ave | Fergus Falls, MN

CHRIS SIMMONS | 612.359.1675
DAVE CARLAND | 952.473.1210

FOCUS COMMONS OVERVIEW



SITE INFORMATION

Location: 528 Western Ave | Fergus Falls, MN 56537
Timing: Spring 2026 Delivery
Parking: 49 +/- stalls



AVAILABILITY

QSR A: Chipotle
QSR B: 2,540 sq. ft.



TRAFFIC COUNTS

I-94: 18,200 vpd
W Lincoln Ave: 11,700 vpd



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	935	12,418	15,129
Average HH Income	\$57,497	\$58,941	\$64,466
Median HH Income	\$42,458	\$43,708	\$46,987



TRADE AREA TENANTS



FOR MORE INFO CONTACT:

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JOHN JOHANNSON | 612.359.1680
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DAVE CARLAND | 952.473.1210
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FOCUS COMMONS SITE PLAN



AVAILABILITY

QSR A: Chipotle
QSR B: 2,540 sq. ft.



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