

Turnkey Restaurant Package



262 Central Ave
Long Praire, Mn



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Two-Story Downtown Building with Turnkey Restaurant Package

INVESTMENT HIGHLIGHTS

- **High Visibility downtown location**
- **Historic Vintage Store Front**
- **2,160 sf (main floor restaurant)**
- **Lot 5,787 sf**
- **Ample street parking & signing opportunities**
- **Provides close access to Hwy US 71, State Hwy 27 and State Hwy 287.**
- **Fully-Outfitted Turn-Key Restaurant**
- **114 seat restaurant**
- **Large 2nd Floor with excellent potential for apartments, offices or additional commercial development.**
- **Great for 2nd generation reestaurant users.**
- **Ideal for restaurant owners, investors or development projects.**
- **Financial Package available upon request**



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PROPERTY PHOTOS



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Demographics

	1 mile	3 miles
Population	3,866	4,564
Households	1,430	1,697
Median Age	36.90	37.50
Median HH Income	\$50,999	\$61,648
Daytime Employees	2,708	2,860
Population Growth '25 - '30	↑ 2.13%	↑ 1.07%
Household Growth '25 - '30	↑ 3.22%	↑ 3.08%

Traffic

Collection Street	Cross Street	Traffic ...	Last Me...	Distance
2nd Ave N	4th St N E	4,179	2025	0.18 mi
1st Avenue North	3rd St N W	4,190	2023	0.19 mi
MIN 27	Lake St N W	4,198	2025	0.19 mi
Central Avenue	Central Ave SW	8,336	2025	0.20 mi
Lake Street North	Riverside Dr S	8,600	2022	0.21 mi
Lake St N	Riverside Dr S	8,524	2025	0.23 mi
Lake Street South	2nd Ave SW N	10,900	2022	0.24 mi
Riverside Drive	Lake St N E	2,600	2022	0.24 mi
2nd Avenue South	1st St SW E	2,300	2022	0.27 mi
Lake St S	2nd Ave SW N	10,910	2025	0.27 mi

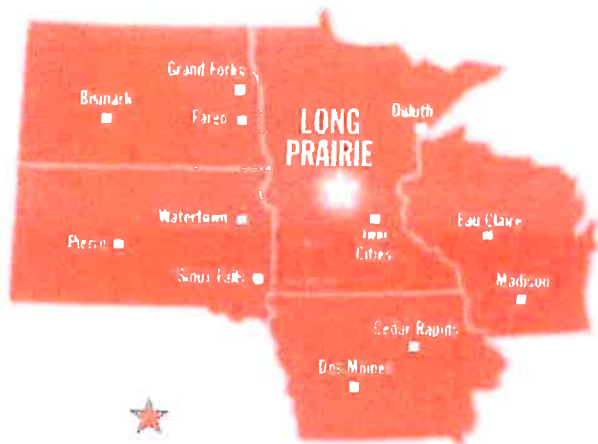


Long Prairie: A Vibrant Community Where ALL are Welcome

Established along the banks of the Long Prairie River, Long Prairie is a charming and diverse community known for its festivals, hard-working people, agricultural base and thriving small businesses. Long Prairie also benefits from larger industries, a CentraCare medical and wellness campus, and modern school facilities.

Long Prairie is rural and peaceful. Residents enjoy the area's natural beauty, recreational parks, seasonal concerts, cultural activities, and the ability to raise a family in a close-knit friendly community.

From a business perspective, Long Prairie's Central Minnesota location is ideal – providing access to U.S. Highway 71, State Highway 27 and State Highway 287. Long Prairie also boasts of an industrial park, a regional airport and a business incubator designed to help companies grow. Here, businesses and families receive the support they need to thrive.



Southwest Industrial Park - Prairie Business Development Center