

## RETAIL FOR LEASE

# DELUX RETAIL CENTER

24086 State Hwy 15, Saint Cloud, MN 56301



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,173 SF
<b>LEASE RATE:</b>	Negotiable
<b>2022 TAX/CAM:</b>	\$3.84/SF/Yr
<b>LOT SIZE:</b>	2.25 Acres
<b>BUILDING SIZE:</b>	15,360 SF
<b>ZONING:</b>	B3, General Business District

### PROPERTY OVERVIEW

Multi-tenant established retail center along highly traveled Hwy 15 just south of I-94 in St. Cloud, Minnesota. Healthy traffic count of 10,400+ vehicles per day along Hwy 15 and 3,000+ along County Road 47/136. Great signage opportunity with valuable exposure.

Current tenants include Snap Fitness, Delux Liquor, Revive Hair Salon, Cloud Tobacco & Vape, and Carpenters Union.

### PROPERTY HIGHLIGHTS

- Tenant Improvement Package/Build-to-Suit Available
- Retail / Office / Medical
- Building and Pylon Signage
- Ample Parking
- Tax/CAM \$3.84 PSF (2022)

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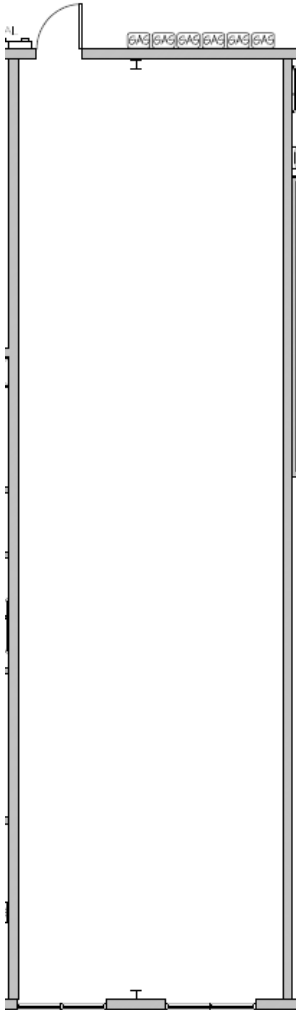
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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 103	1,173 SF	Net	Negotiable	Build-to-Suit

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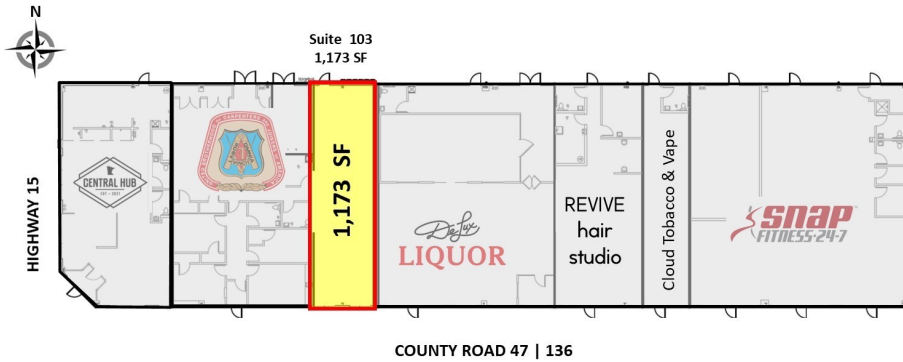
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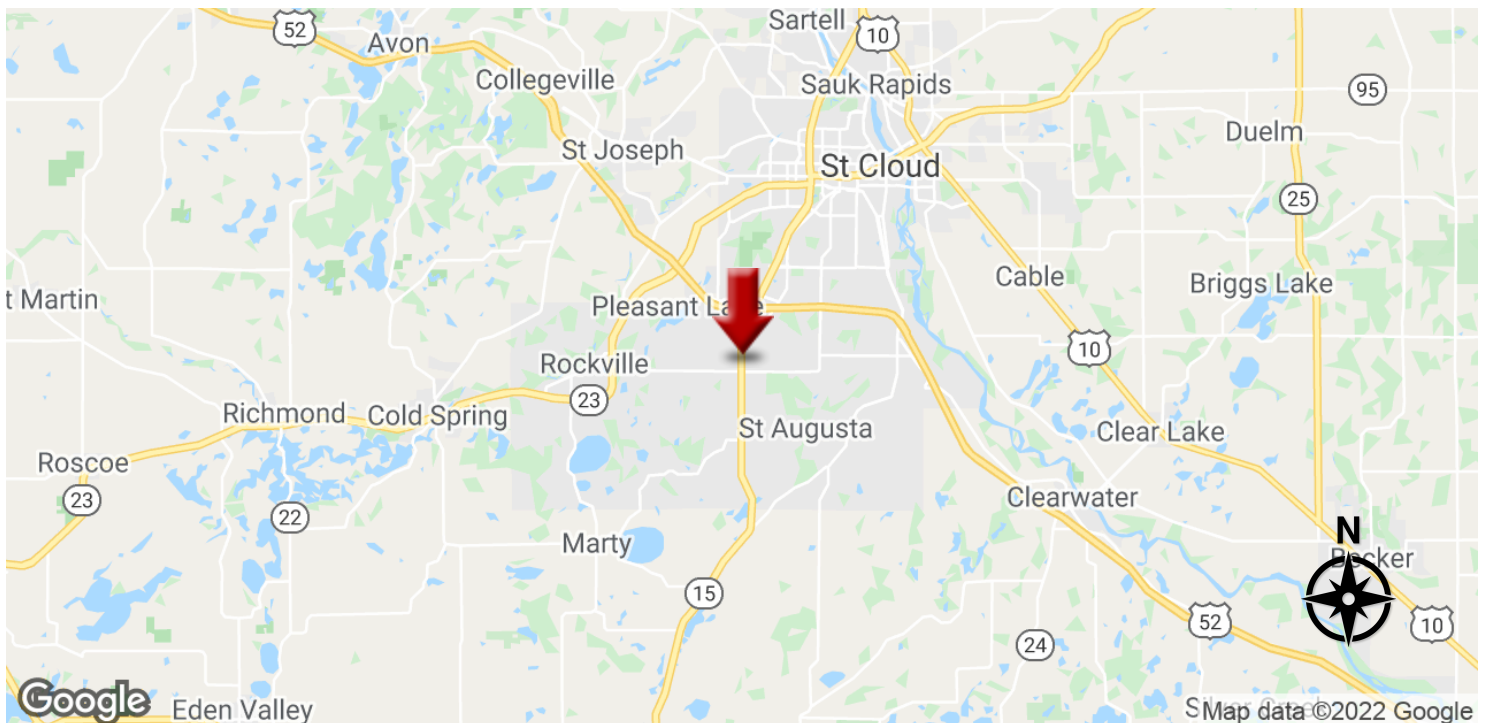
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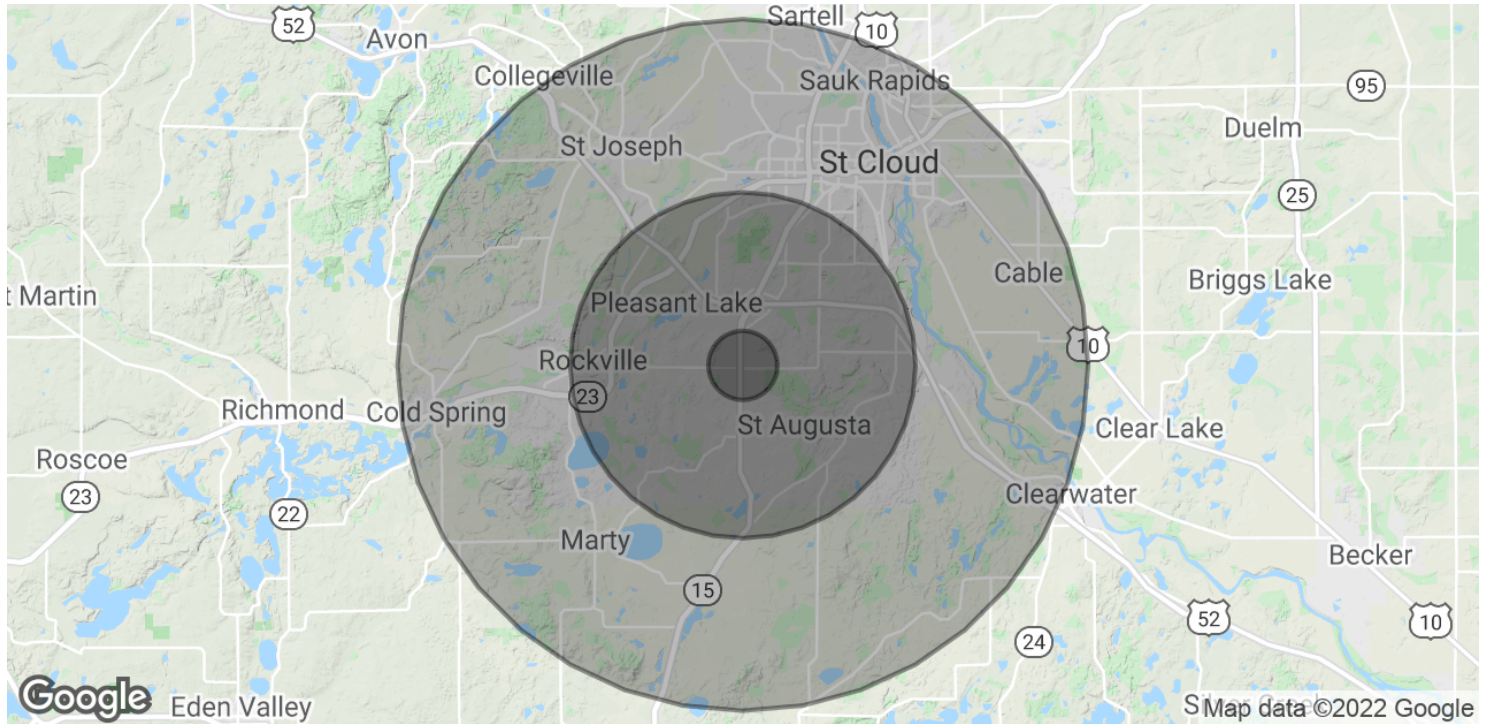
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	306	20,615	131,439
Median age	34.5	31.1	31.7
Median age (Male)	34.4	30.6	31.3
Median age (Female)	34.7	33.3	33.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	113	8,682	50,650
# of persons per HH	2.7	2.4	2.6
Average HH income	\$85,838	\$61,743	\$59,770
Average house value	\$276,687	\$231,366	\$193,737

\* Demographic data derived from 2010 US Census

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