

RETAIL FOR LEASE

HERITAGE BUSINESS CENTRE

2835 W. St. Germain Street, Saint Cloud, MN 56301



OFFERING SUMMARY

AVAILABLE SF:	1,524 SF
LEASE RATE:	Negotiable
2021 TAX/CAM:	\$4.88 SF/Yr
LOT SIZE:	2.14 Acres
BUILDING SIZE:	25,300 SF
ZONING:	C5 Highway Commercial

PROPERTY OVERVIEW

Excellent opportunity for a retailer, restaurant, retail/office user looking to lease space in this dense retail corridor of St. Cloud.

Co-tenants include Affinity Plus Federal Credit Union, SPOT Rehabilitation, Inc., Lutheran Social Services, Energy Blend, and National Karate.

PROPERTY HIGHLIGHTS

- High Visibility Along West St. Germain Street
- Monument Signage
- 100% Sprinklered
- Area retailers include Ten Voorde Ford, Miller Marine, Miller Auto Plaza, Costco, and Walmart
- Over 4,900 VDP Along West St. Germain Street

KW COMMERCIAL
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Apple Valley, MN 55124

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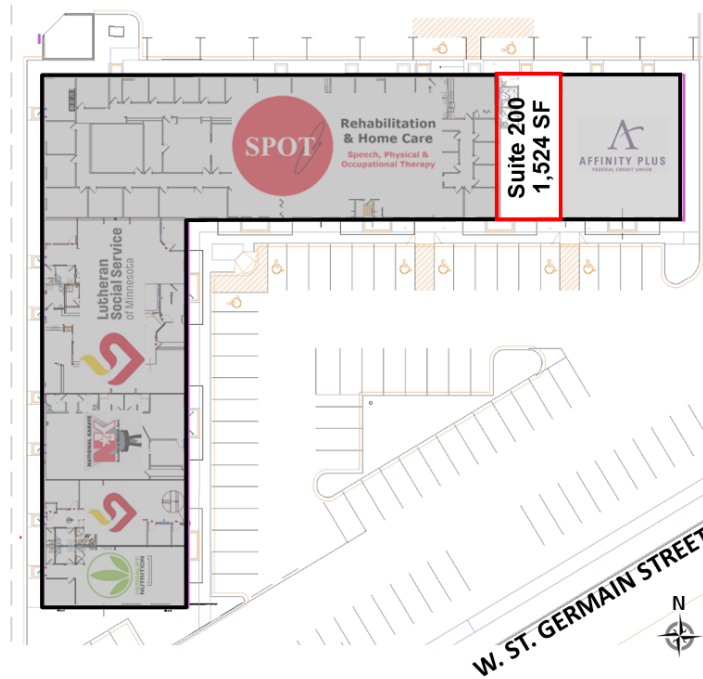
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	1,524 SF	Net	Negotiable	In-line

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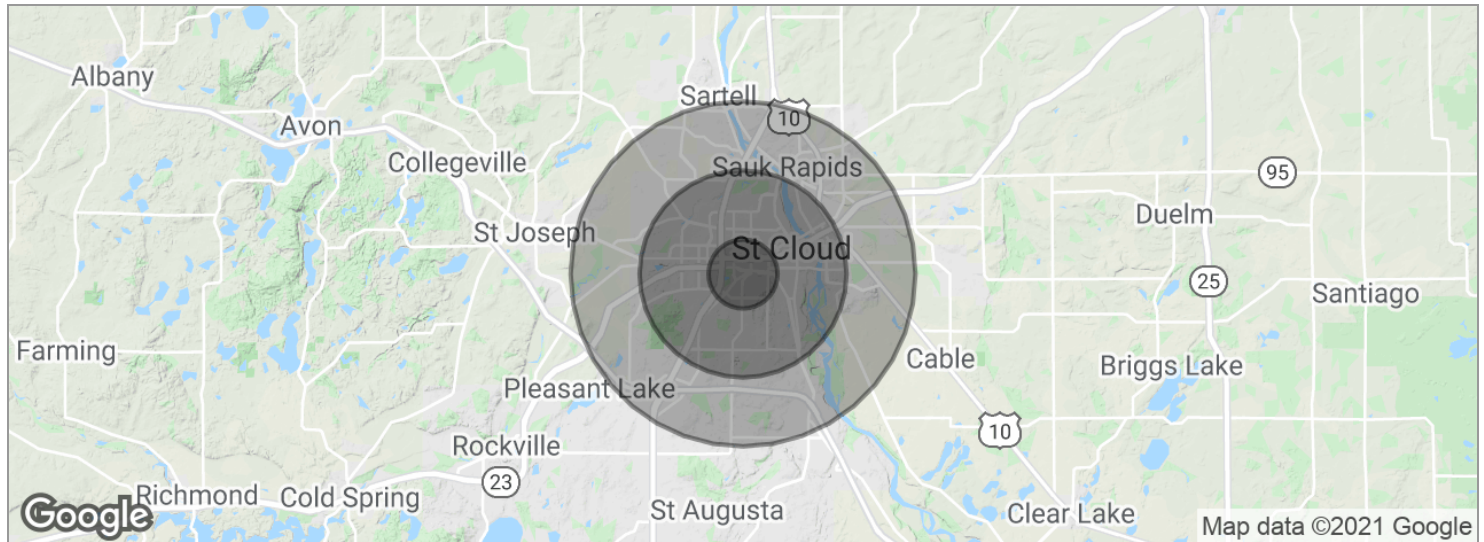
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,709	58,197	111,174
Median age	29.3	32.3	32.1
Median age (male)	28.8	31.2	31.0
Median age (Female)	31.2	33.5	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,835	23,774	44,918
# of persons per HH	2.4	2.4	2.5
Average HH income	\$50,908	\$56,176	\$57,321
Average house value	\$150,282	\$172,951	\$182,751

** Demographic data derived from 2010 US Census*

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