

SPECIAL PURPOSE FOR SALE

STILLWATER DEPOT

601 North Main Street, Stillwater, MN 55082



MN.

St. Croix River

Brown's Creek Trail

Parking Lot

Stillwater Marina
& Yacht Club

Parking Lot

Lofts of Stillwater

Terra Springs

Broadway St N

1st St N

PROPERTY OVERVIEW

What does this property want to be next?

Nestled along the beautiful St. Croix River in the quaint and historic town of Stillwater, MN the building is filled with quality workmanship and well maintained. This property has curb appeal in addition to expandable River Views.

What can you envision for the future?

Banquet / Dinner Theatre, Wellness / Health Fitness, Boutique Hotel, Restaurant, Multi Family Housing, Members Club, Sports Store, Museum. Now you say something and please call us today @651-775-3333

PROPERTY FEATURES

- 10,805 square foot building with 7805 SF on level One & 3000 SF on level Two; both with favorable expansion possibilities.
- 1.34 acres with convenient on-site parking next to (2) additional City Public parking lots with over 100 car spaces.
- Lighted 4 foot crawl space with Span Crete flooring under the entire building

SALE PRICE: \$2,590,000

PRICE / SF: \$239.70

LOT SIZE: 1.34 Acres

BUILDING SIZE: 10,805 SF

YEAR BUILT: 1993

RENOVATED: 2003

ZONING: C2

MARKET: Metro East

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14665 Galaxie Avenue, Suite 350
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Washington
County



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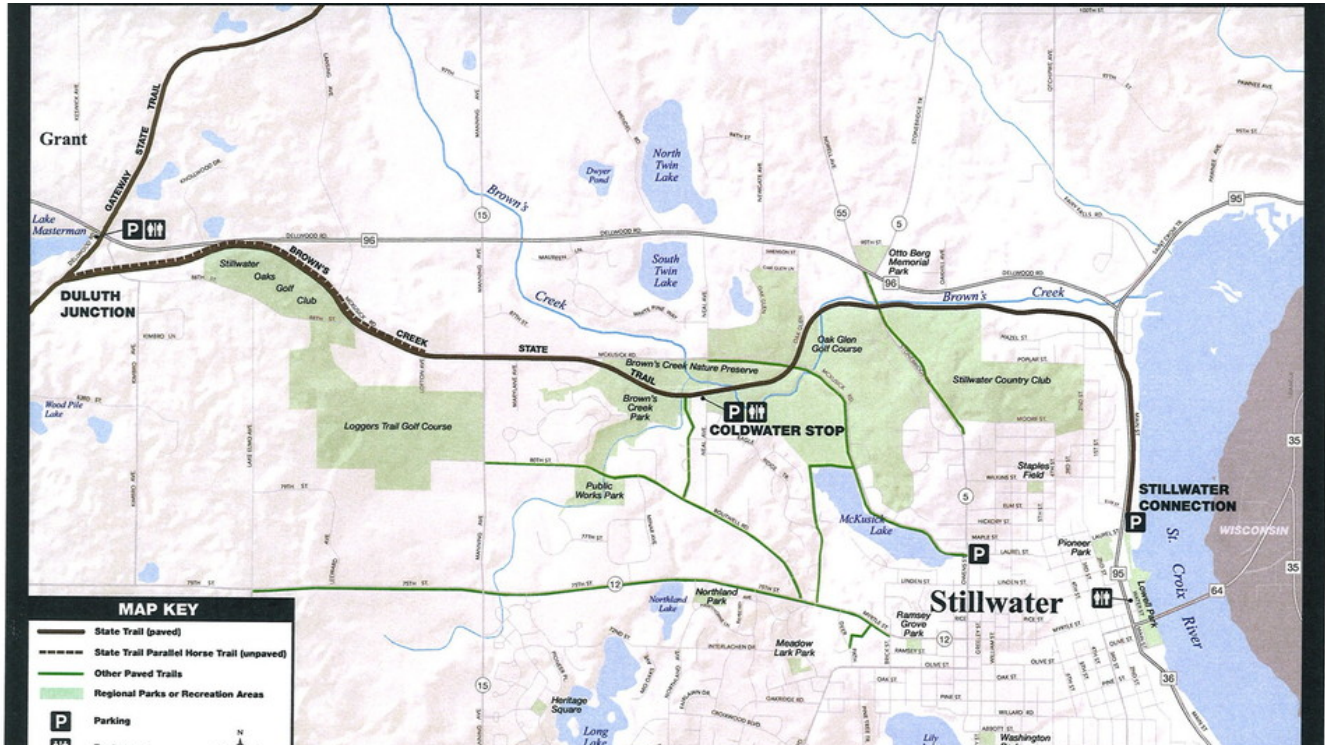
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STILLWATER PARK

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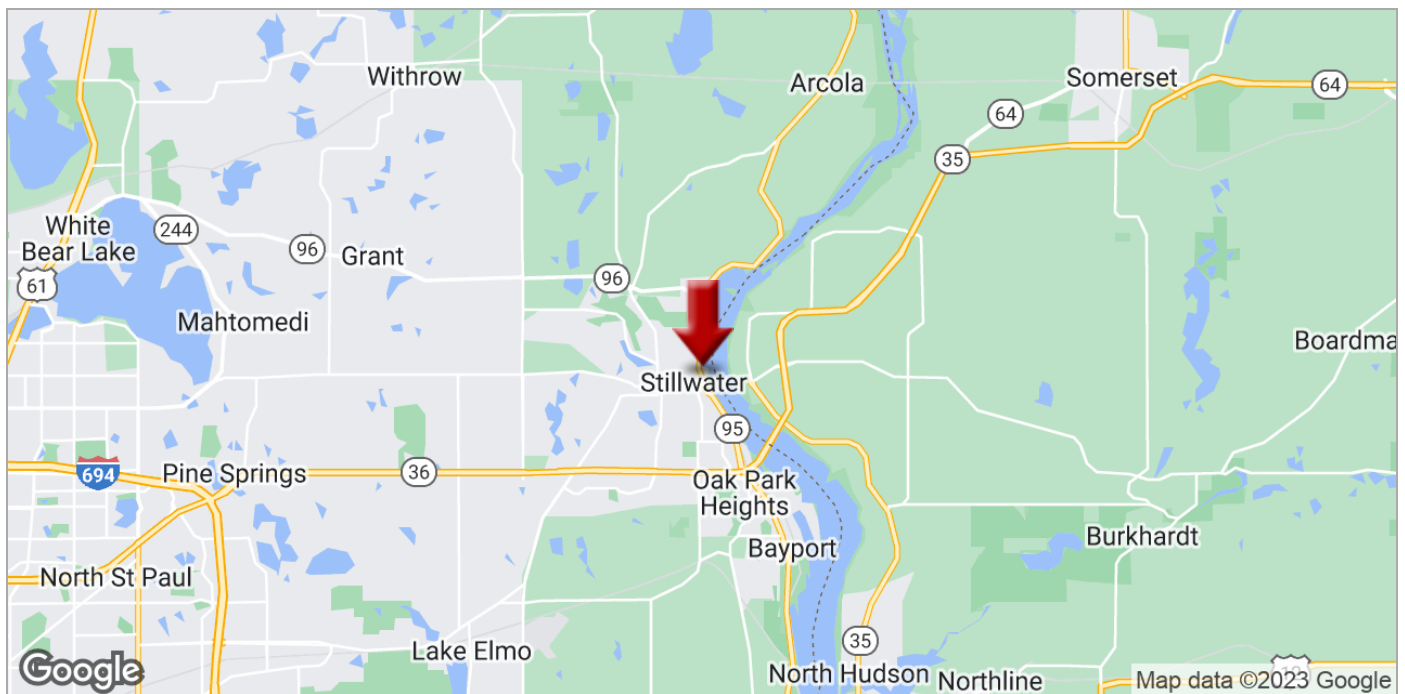
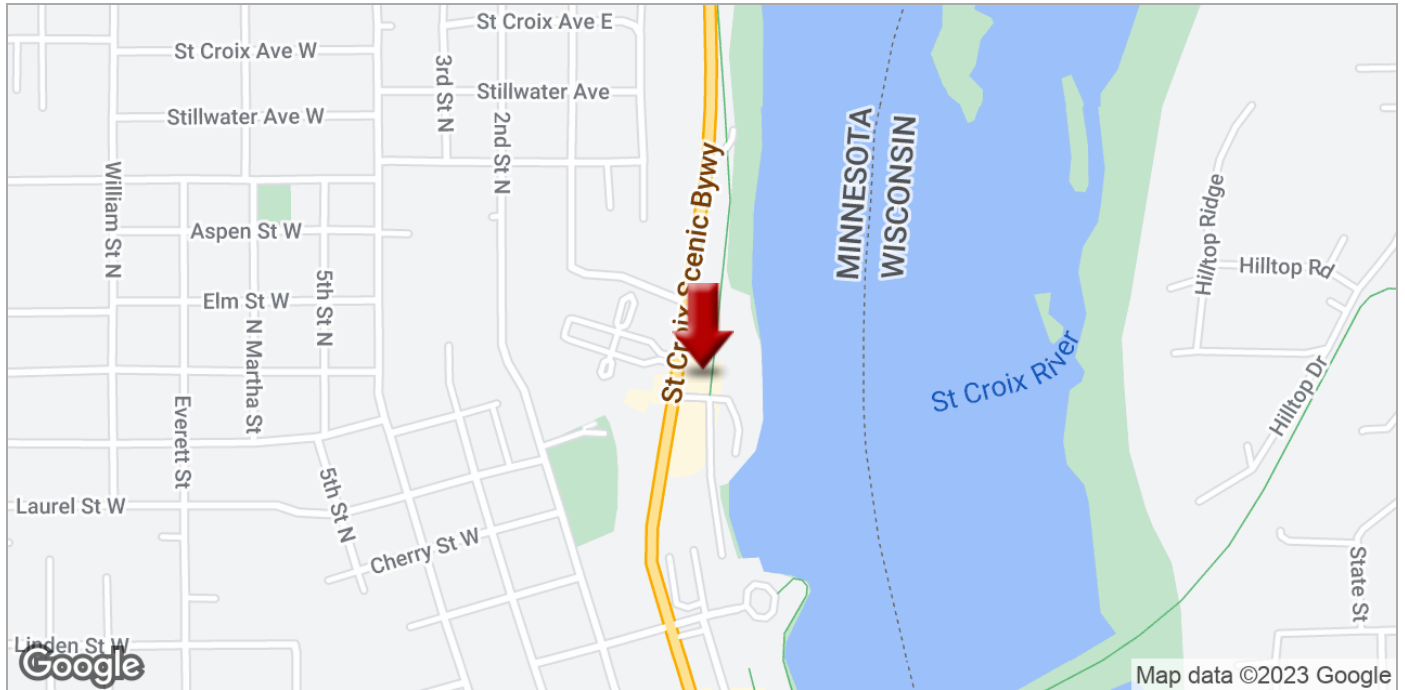
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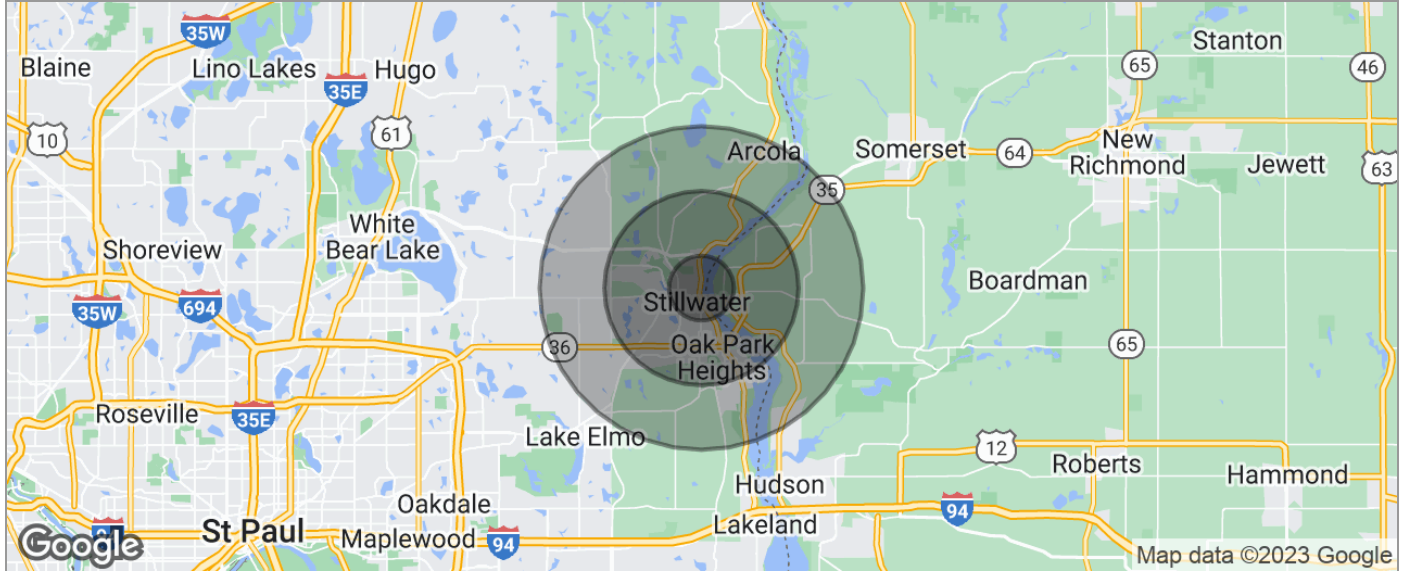
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,142	26,215	44,777
MEDIAN AGE	42.2	41.3	41.2
MEDIAN AGE (MALE)	41.3	40.3	40.1
MEDIAN AGE (FEMALE)	44.9	42.6	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,048	10,497	17,543
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$83,717	\$89,446	\$94,499
AVERAGE HOUSE VALUE	\$273,876	\$299,514	\$318,121
RACE	1 MILE	3 MILES	5 MILES
% WHITE	93.0%	93.4%	94.8%
% BLACK	2.5%	2.0%	1.3%
% ASIAN	0.3%	1.3%	1.4%
% HAWAIIAN	0.0%	0.2%	0.2%
% INDIAN	0.8%	0.4%	0.2%
% OTHER	0.2%	0.4%	0.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.8%	1.6%	1.4%

* Demographic data derived from 2020 ACS - US Census

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BEST BUSINESS REPORT

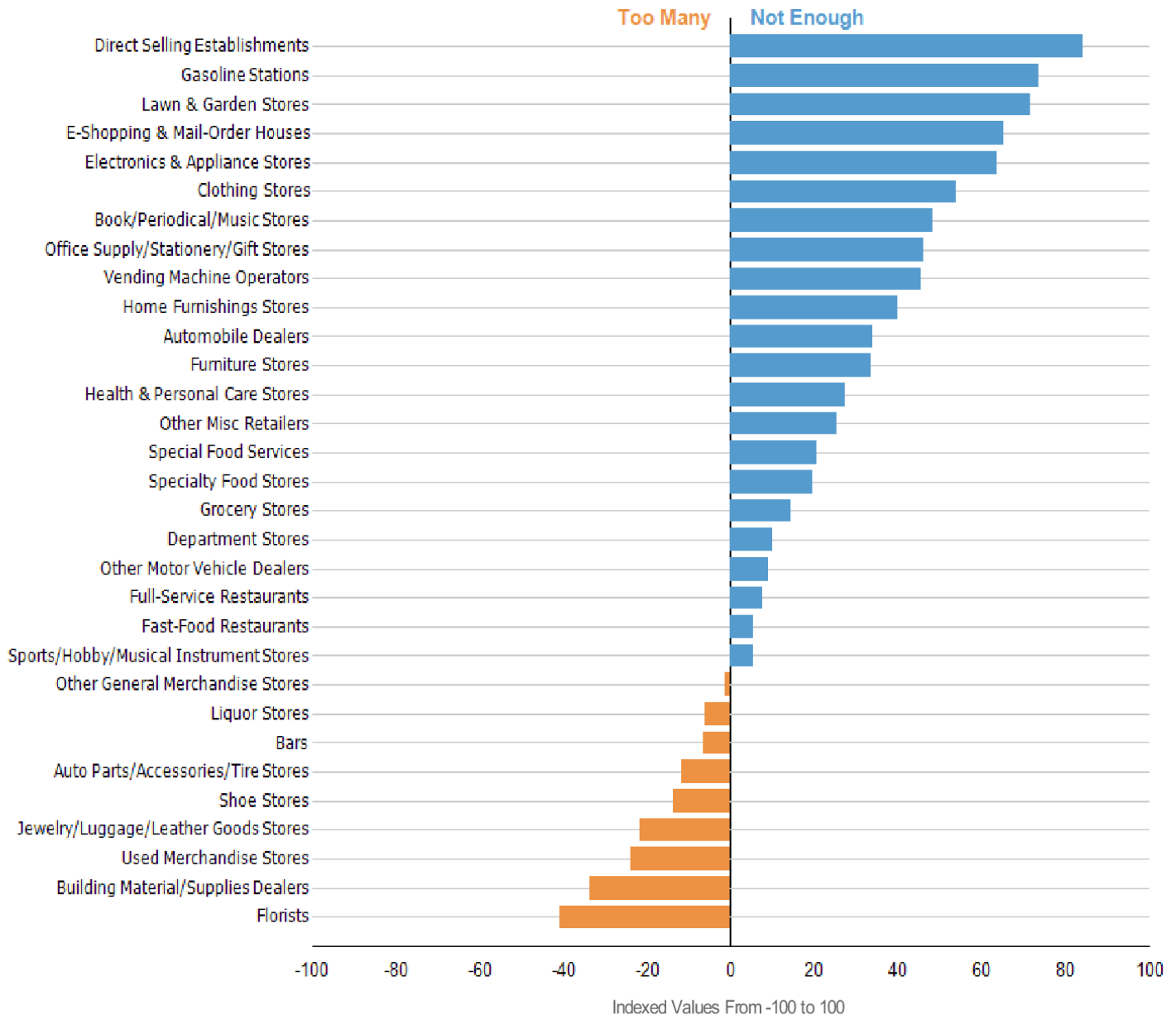
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This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The orange business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2014

Update Frequency: Annually



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