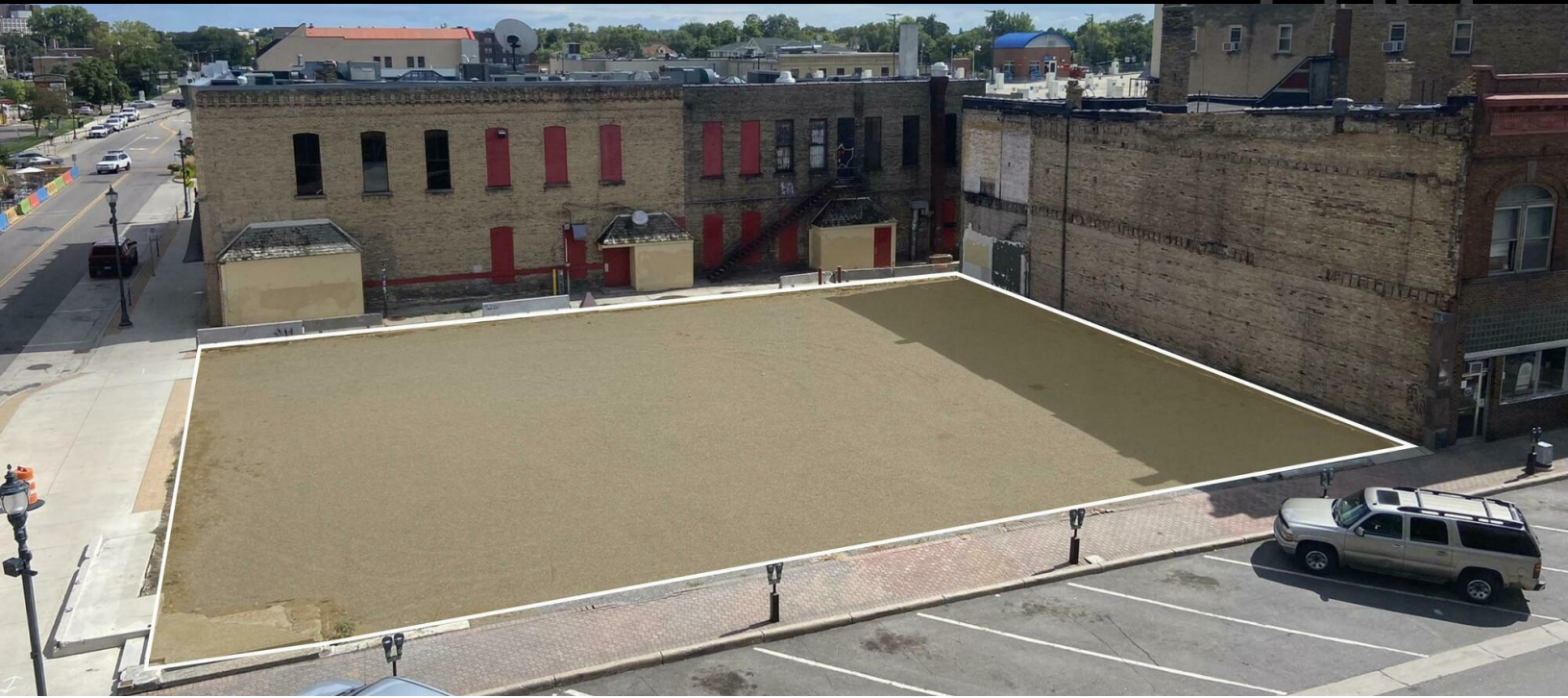


DOWNTOWN ST. CLOUD CORNER DEVELOPMENT LOT

506 WEST SAINT GERMAIN STREET, ST. CLOUD, MN 56301



PROPERTY DESCRIPTION

Located on the corner of 5th Avenue South and West St. Germain in historic Downtown St. Cloud, this sought after build-to-suit corner is poised for future development success. The lot is located just two blocks from Division Street which is St. Cloud's most densely traveled road with an average daily traffic count of nearly 32,000 vehicles per day. Nearby major thoroughfare access includes Highway 10 located just 1 mile away, Highway 15 located 2.5 miles away, and Interstate 94 located 5 miles away. Other nearby amenities include a strong mix of established and developing downtown businesses, multiple parking ramps and lots, the River's Edge Convention Center, and the St. Cloud State University campus. A concept drawing has been completed which shows what the potential of this prime corner could be.

PROPERTY HIGHLIGHTS

- Currently zoned C-3 as a Central Business District
- Surrounding business types include: restaurants, retail, government, hospitality and office
- Central corner of Downtown St. Cloud
- Available city frontage parking along West St. Germain
- Nearby Metro Transit hub
- Convenient accessibility from all directions via Highway 10, Highway 23, Highway 15 and Interstate 94

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10,000 SF
Lot Size:	10,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	435	1,807	6,250
Total Population	1,101	4,455	15,867
Average HH Income	\$55,103	\$53,853	\$48,829

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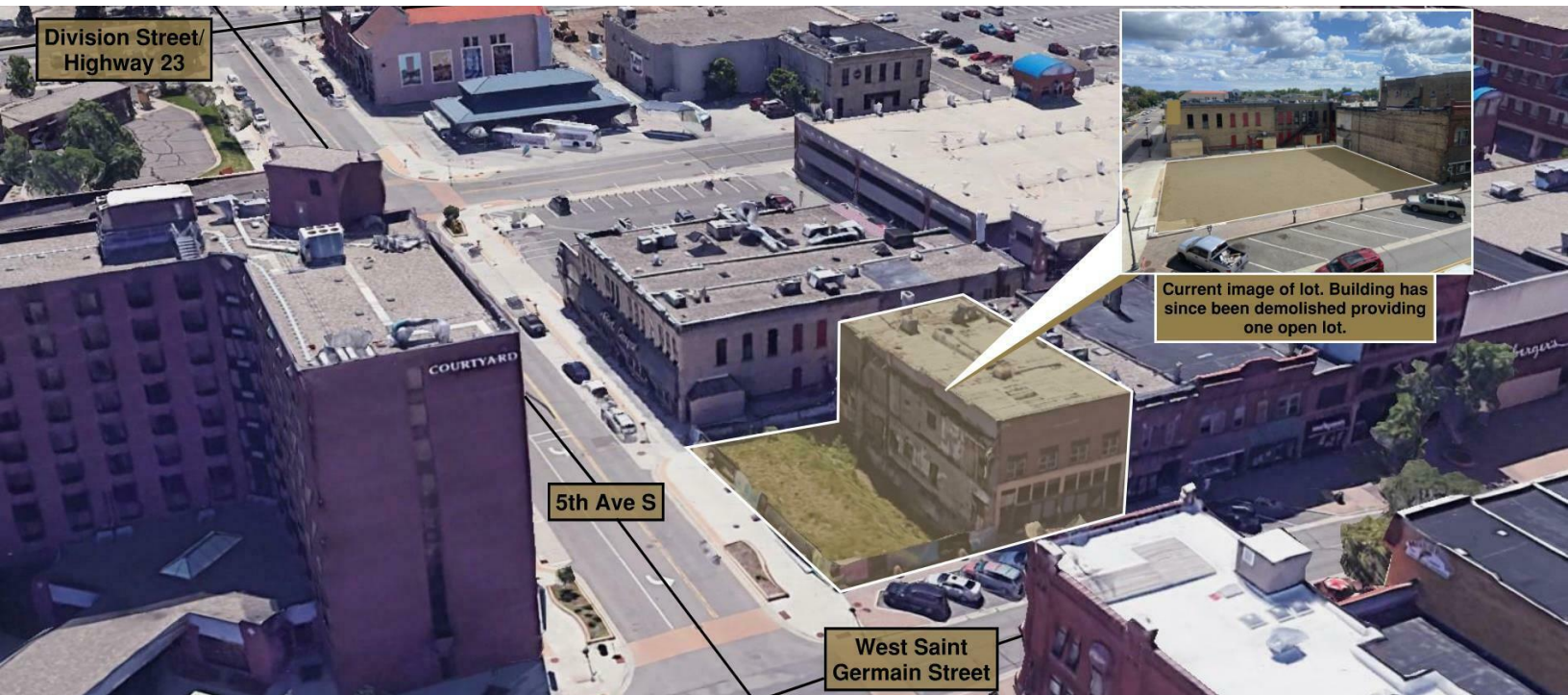


Land

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