

# ST. PETER - SUNRISE DRIVE - 622 FOR LEASE N/A



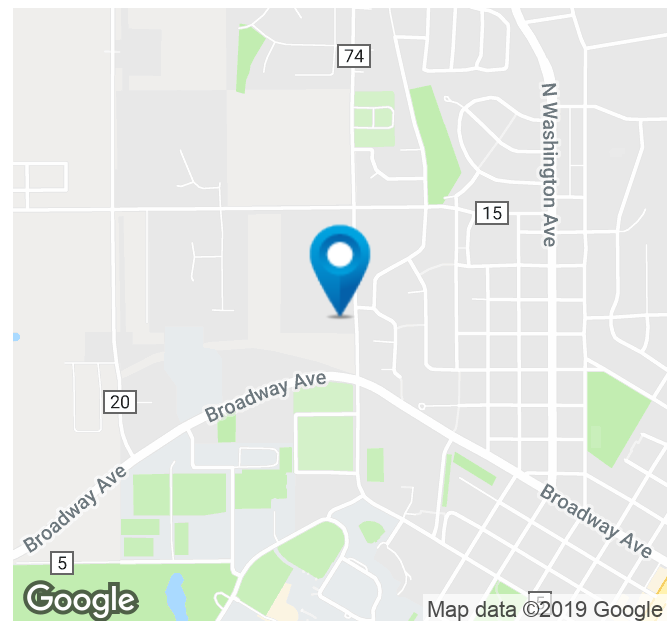
622 SUNRISE DRIVE, ST. PETER, MN 56082

## Property Description

Located along beautiful Sunrise Drive in St. Peter, MN, this well maintained former medical/dental building offers a floorplan that can be modified, private offices, abundant parking, easy access and great exposure for your business! Within walking distance to Gustavus, St. Peter High School, Veterans Memorial Park and downtown St. Peter. This a perfect site for a medical/dental clinic or office user. Remaining space can be subdivided.

## Property Highlights

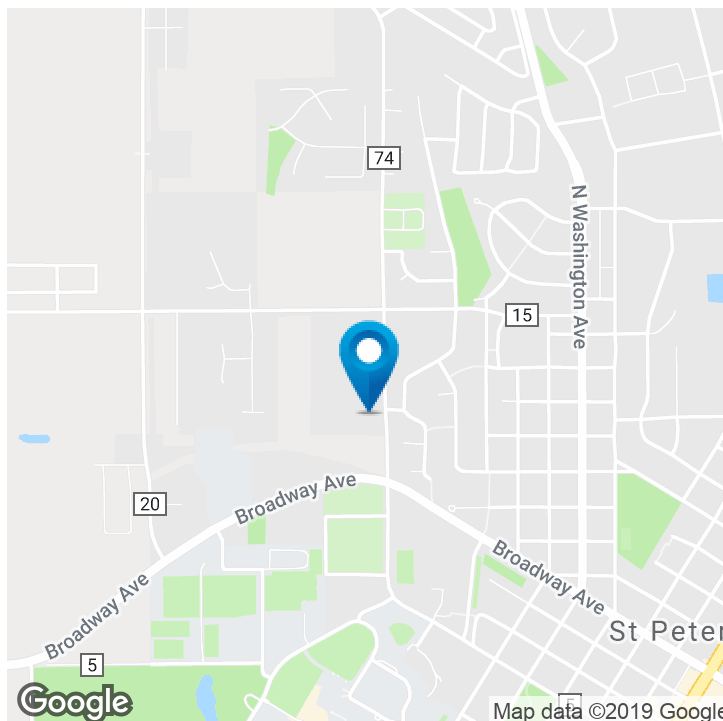
- Tranquil location
- Ample drive-up parking
- Easy to modify floor plan



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## ST. PETER - SUNRISE DRIVE - 622



## OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

0.0 Acres

Year Built:

1975

Building Size:

11,363 SF

Zoning:

Commercial

## AVAILABLE SPACES

| SPACE | LEASE RATE | LEASE TYPE | SIZE (SF) | CAM/SF |
|-------|------------|------------|-----------|--------|
|-------|------------|------------|-----------|--------|

## DEMOGRAPHICS

|                   | 5 MILES  | 10 MILES | 15 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 5,777    | 11,532   | 44,695   |
| Total Population  | 17,605   | 32,477   | 118,444  |
| Average HH Income | \$59,659 | \$64,208 | \$61,054 |

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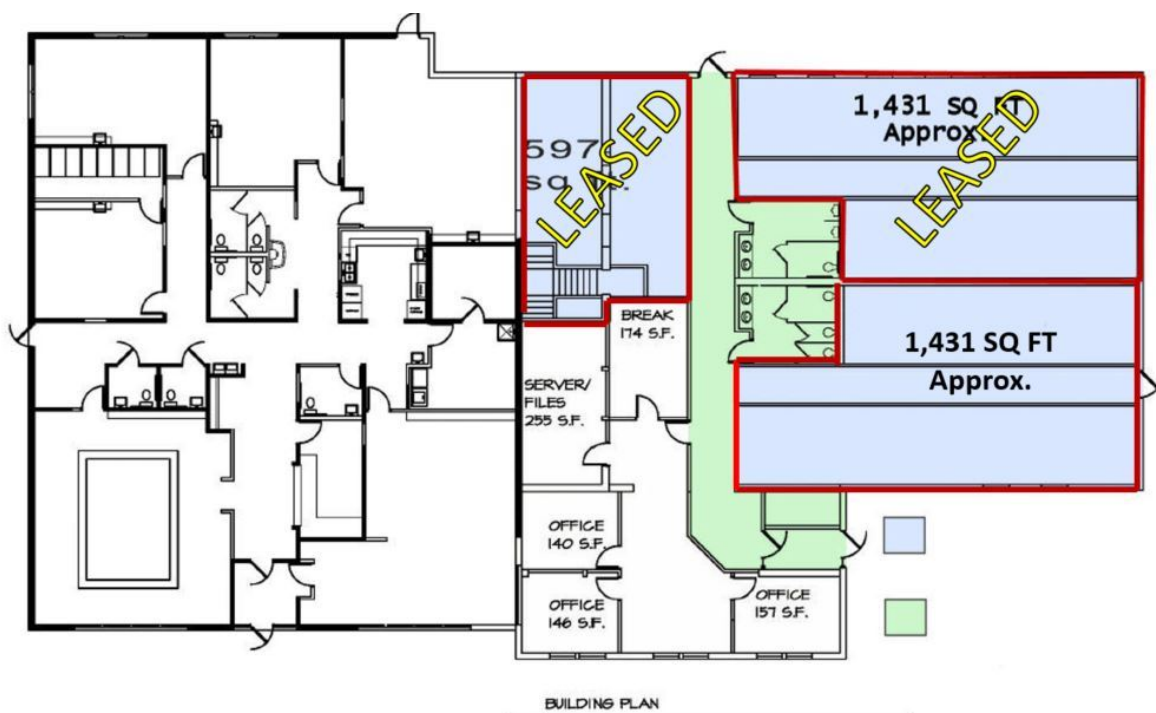
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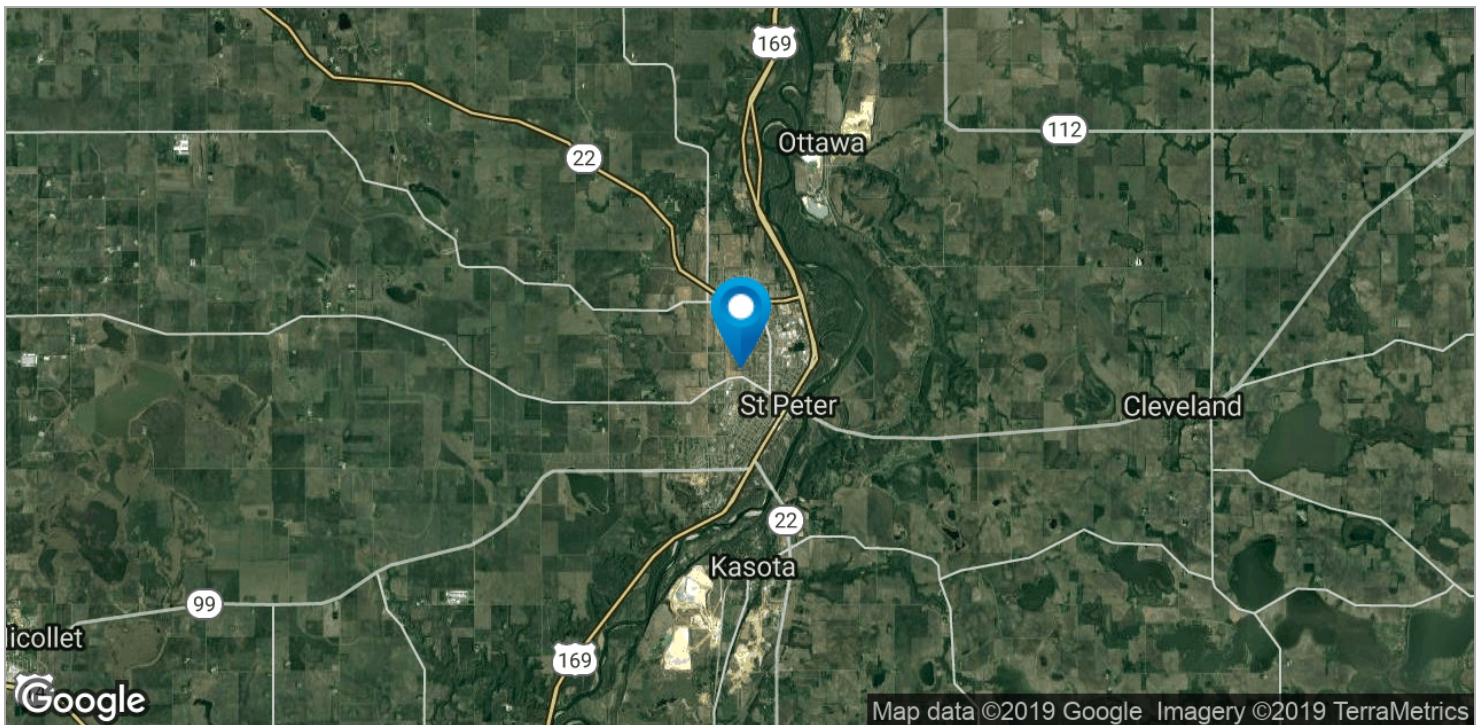
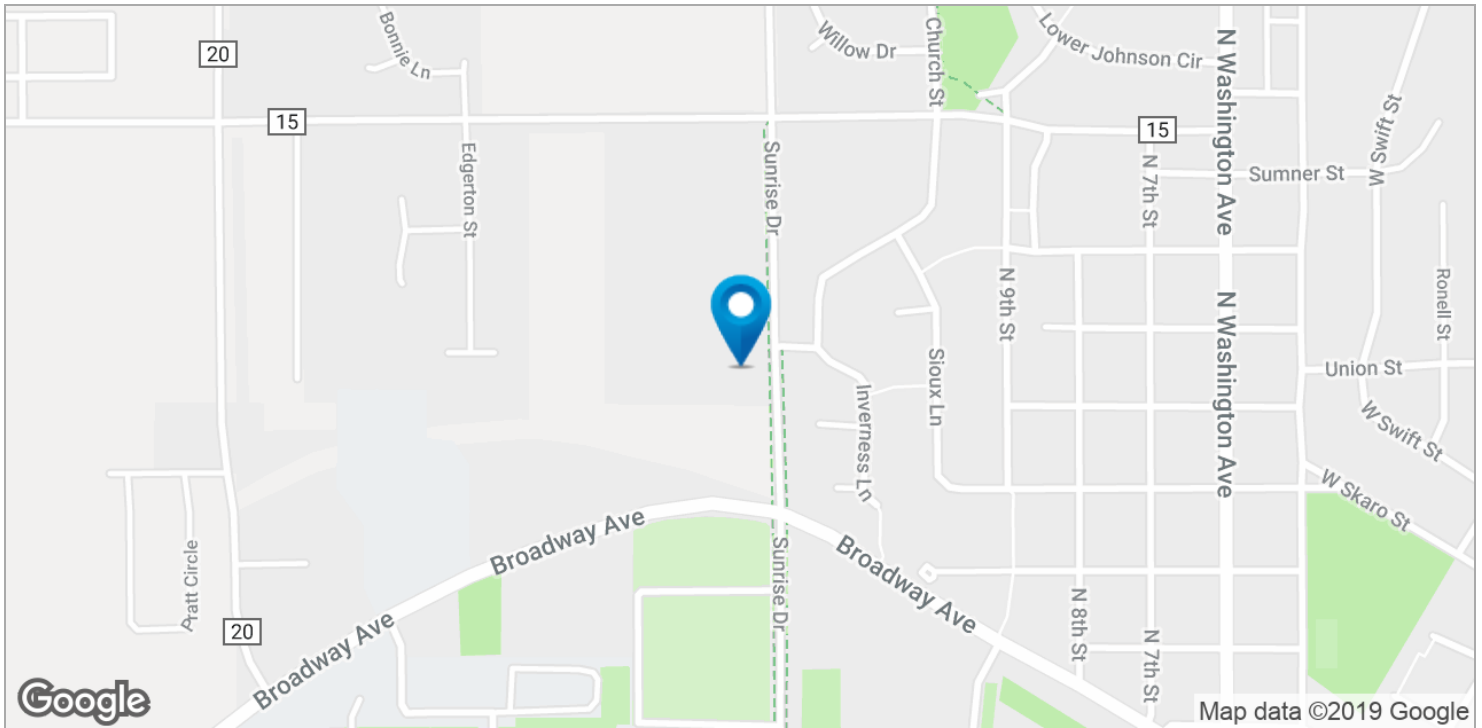
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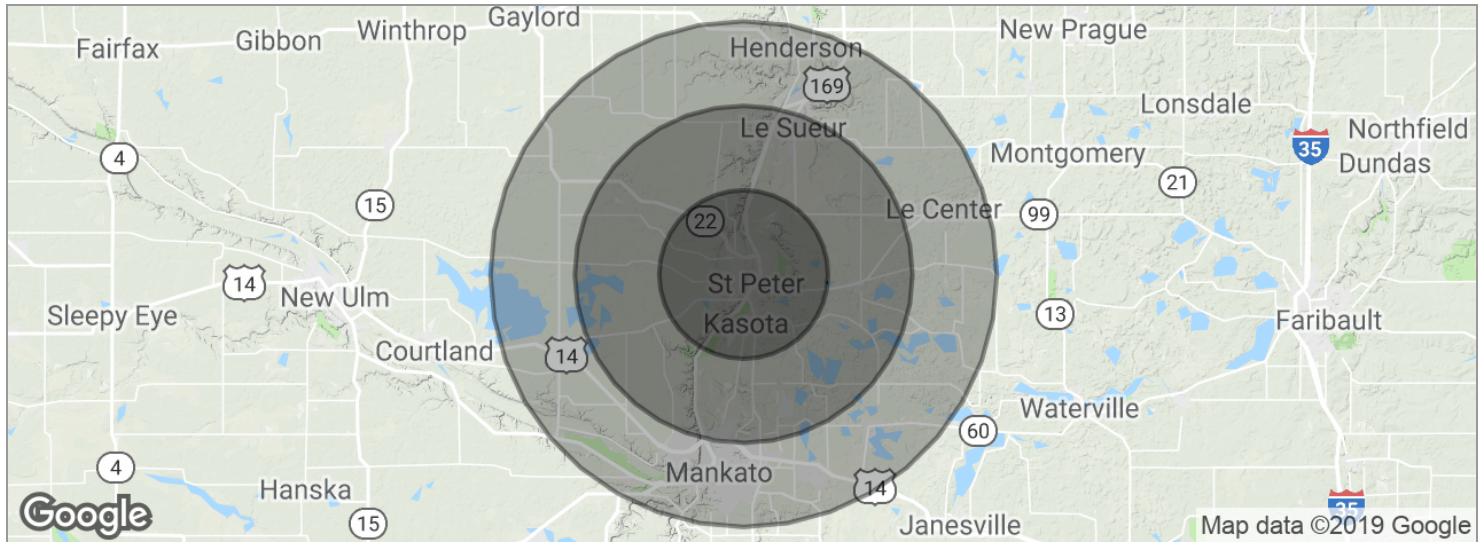
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## ST. PETER - SUNRISE DRIVE - 622



| POPULATION          | 5 MILES   | 10 MILES  | 15 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 17,605    | 32,477    | 118,444   |
| Median age          | 29.4      | 33.4      | 32.2      |
| Median age (male)   | 28.6      | 32.6      | 31.2      |
| Median age (Female) | 30.0      | 34.2      | 33.7      |
| HOUSEHOLDS & INCOME | 5 MILES   | 10 MILES  | 15 MILES  |
| Total households    | 5,777     | 11,532    | 44,695    |
| # of persons per HH | 3.0       | 2.8       | 2.7       |
| Average HH income   | \$59,659  | \$64,208  | \$61,054  |
| Average house value | \$205,046 | \$219,582 | \$204,718 |

\* Demographic data derived from 2010 US Census

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