



# For Lease

## North Village

1240 32nd Avenue North, St. Cloud, MN 56303



### PROPERTY HIGHLIGHTS

- ±1,000 SF retail suite at North Village
- Former nutrition retail space
- Open, functional layout with service counter and plumbing in place
- Large storefront windows providing strong visibility and natural light
- Direct walk-up access from parking area
- Neutral finishes allow for efficient rebranding
- Convenient on-site parking
- Well-established North St. Cloud neighborhood location
- 2026 Estimated Cam: \$4.43/SF RE Tax: \$2.47/SF

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$7.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	1,000 SF
<b>BUILDING SIZE:</b>	10,485 SF

### PROPERTY DESCRIPTION

This 1,000 SF retail suite at North Village offers a clean, open layout with excellent visibility and strong existing infrastructure, making it well-suited for a variety of neighborhood-serving retail or service uses. Formerly occupied by a nutrition concept, the space features durable flooring, a service counter, existing plumbing, and flexible open areas that can be easily adapted for retail sales, wellness, personal services, or light food concepts.

The storefront provides large glass windows and direct walk-up access, creating strong street presence and natural light throughout the space. Interior finishes are neutral and modern, allowing an incoming tenant to rebrand efficiently without a full gut renovation. The suite is positioned within a locally recognized center with monument signage, convenient parking, and easy access from 32nd Avenue N.

Located in a well-established North St. Cloud commercial corridor, the property benefits from surrounding residential density and nearby daily-use businesses, making it an ideal option for businesses seeking an affordable, visible location.



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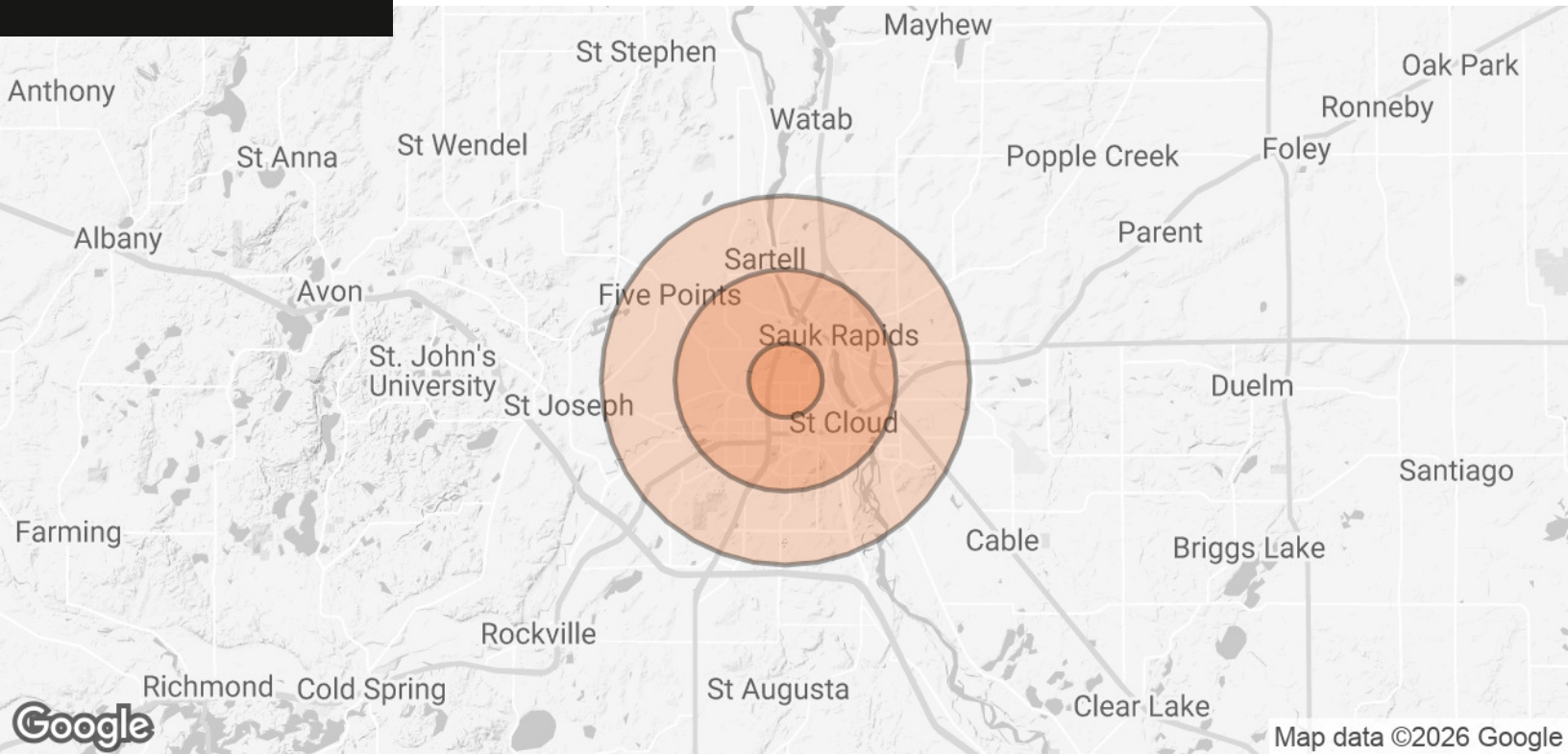




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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,717	75,437	112,586
AVERAGE AGE	41	38	38
AVERAGE AGE (MALE)	40	37	37
AVERAGE AGE (FEMALE)	42	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,187	30,339	44,757
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$72,438	\$74,198	\$82,161
AVERAGE HOUSE VALUE	\$205,838	\$234,199	\$262,287

Demographics data derived from AlphaMap



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