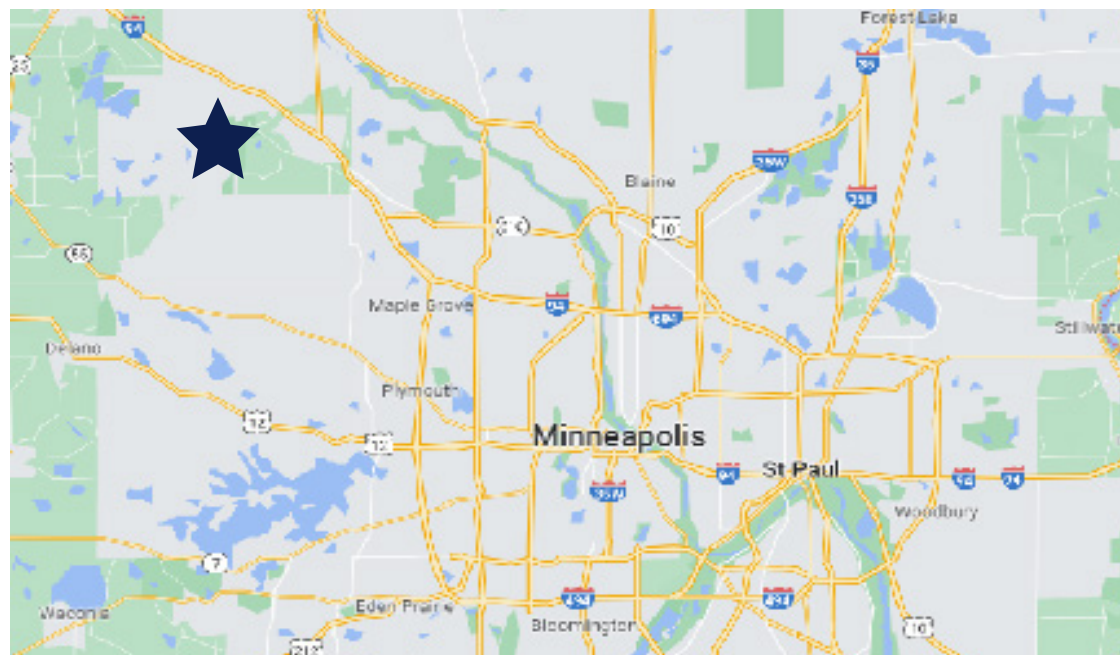


ADDRESS	701 Central Ave E
CITY, STATE	St. Michael, MN
LOT SIZE	80,000 SF
SPACE AVAILABLE	8,700 SF (Divisible)
SALE PRICE	\$1,400,000
LEASE RATE	Negotiable
TAX 2022	\$40,024
YEAR BUILT	1980
LOT SIZE	1.83 Acres
PARKING	40



HIGHLIGHTS:

- Traffic counts average 19,400 vehicles per day in front of the property on Central Ave E
- Area retailers include Cub Foods, CVS, Walgreens, Subway, Domino's, O'Reilly Auto Parts, and more
- Drive thru opportunity
- Free standing building
- Located in the main trade area of St. Michael
- Across Central Ave from Cub Foods, the only grocer in the city
- Near multiple corporate headquarters like; J&B's, Die Technology and Nanotech Precision, and New Plastics Plus, Inc.
- Trade area seeing large amounts of commercial development
- Located 25 minutes from downtown Minneapolis and 35 minutes from St. Cloud
- Ranked #3 best city to live in Minnesota according to Life in Minnesota
- The St. Michael Public School District is ranked #16 in the state by U.S. News

2021 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,479	27,997	47,572
MEDIAN AGE	34.1	32.8	33.8
MEDIAN HH INCOME	\$99,433	\$105,734	\$110,660
AVERAGE HH INCOME	\$98,589	\$112,755	\$122,700

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