



MID-AMERICA®
Real Estate-Minnesota, LLC



CENTRE *Place*

St. Cloud, Minnesota

CENTRE Place

\$5,900,000
Offering Price

7.25%
Year 1
Cap Rate

14.13%
10 Year
Leveraged IRR

\$427,504
Year 1 NOI

THE OFFERING

Centre Place (the “Property”) is an unanchored retail center located along highly trafficked Division Street, the primary retail artery in the St. Cloud trade area. The Property is positioned directly across from Crossroads Center, the dominant shopping destination serving Central Minnesota.

Address 4170 West Division St
St. Cloud, MN 56301

Primary Tenants: Sleep Number, US Post Office, Smile Orthodontics, Erbert & Gerbert’s

Square Feet 18,866 SF

Land Size 1.49 Acres

Occupancy 100%

Year Built 1996

Traffic Counts 26,690 VPD on Division St
8,400 VPD on Waite Park



STRONG HISTORICAL OCCUPANCY

The Property features a highly durable tenant mix with deep operating history. More than 80% of the GLA is occupied by tenants with over a decade of tenancy, highlighted by **Erbert & Gerbert’s (22 years), Sun Tan City (19 years), USPS (18 years), Sleep Number (14 years), and Hajime Asian Bistro (10 years)**.



STABLE AND RESILIENT FUNDAMENTALS

The Property benefits from a stable rent roll with built-in growth, delivering a **3.4% CAGR and a 3.6-year weighted average lease term**, providing both near-term income visibility and longer-term upside.



EXCELLENT LOCATION WITHIN THE TRADE AREA

The Property is prominently located along Division Street, the primary east-west retail corridor serving the St. Cloud regional trade area. Positioned directly across from Crossroads Center, the location benefits from strong visibility, accessibility, and consistent traffic generated by the area’s dominant retail hub.



DOMINANT REGIONAL HUB

Crossroads Center is the only enclosed regional mall within a 45-mile radius and draws approximately **4.5 million** visitors annually. The center serves a broad and established trade area extending well beyond the City of St. Cloud to include Waite Park, Sartell, Sauk Rapids, and St. Joseph. **The expanded trade area is estimated to include over 560,000 residents.**



COLLEGE TOWN

The St. Cloud retail trade area is supported by a diverse mix of post-secondary institutions, including a large public university, community colleges, and private liberal arts colleges. Collectively, these schools contribute an **estimated 23,000 full-time students, providing a consistent and resilient consumer base that supports year-round retail demand.**





54.9K
Households



140k
Population



35.2
Median Age



\$92.6K
Average HH Income



\$308.3K
Median Home Value



SCHEELS

JCPenney



DSW
DESIGNER SHOE WAREHOUSE®

HomeGoods®

noodles & COMPANY



HOM FURNITURE

Freddy's STEAKBURGER
SportClips
QDOBA MEXICAN EATS

BARNES & NOBLE



ULTA BEAUTY

33,000 VPD

Perkins

Crossroads Center

Chick-fil-A
4/24 in MN

Caribou COFFEE
#1 in the nation



26,690 VPD

Crew CARWASH

BEST BUY

Division St

Michaels

Applebee's
GRILL + BAR

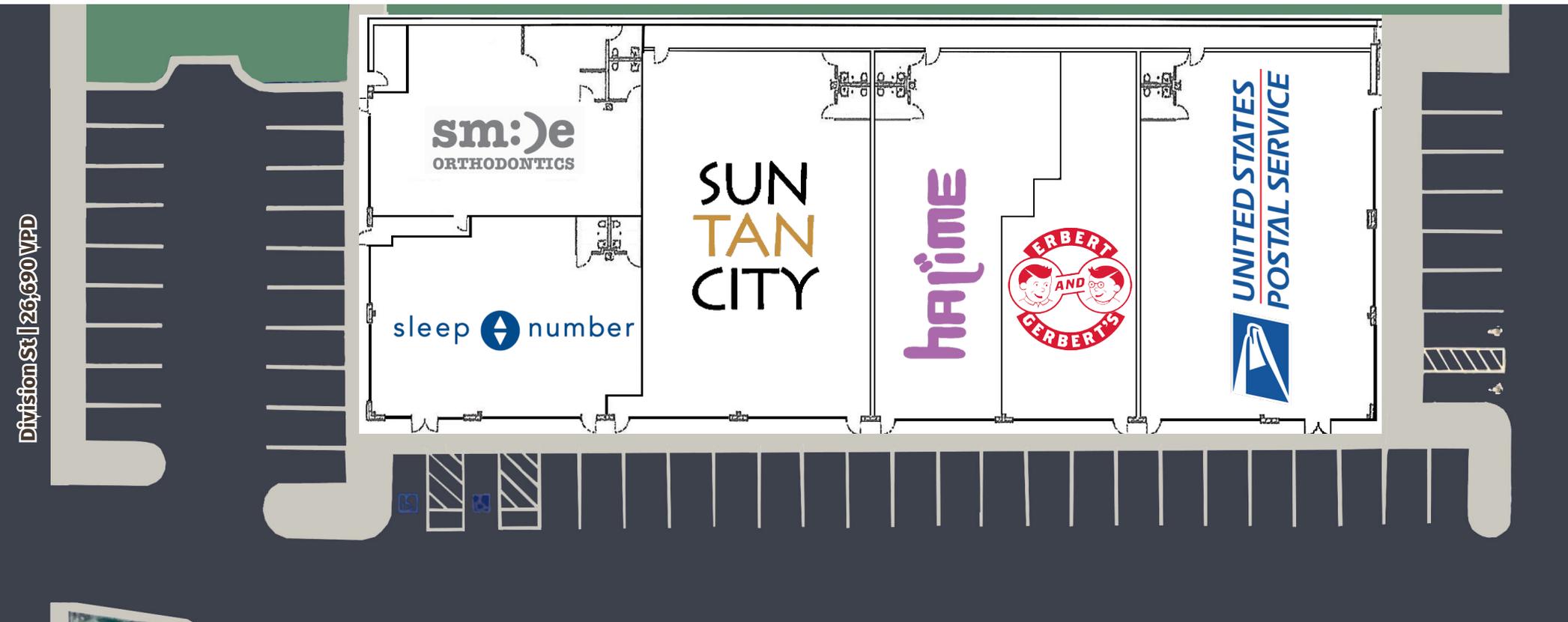
Ashley HOMESTORE

Waite Park N

8,400 VPD

CENTRE Place

Property Building Plan



SUITE	TENANT	SF
100	Smile Orthodontics	3,075
120	Sun Tan City	3,307
135	Erbert and Gerbert's	1,982

SUITE	TENANT	SF
110	Sleep Number	3,212
130	Hajime Restaurant & Bar	3,180
140	USPS	4,110

For further information contact owner's exclusive representatives.



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CENTRE
Place

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