

# STILLWATER RETAIL CENTER

2001 Washington Avenue Stillwater, MN 55082



FOR MORE INFORMATION CONTACT:

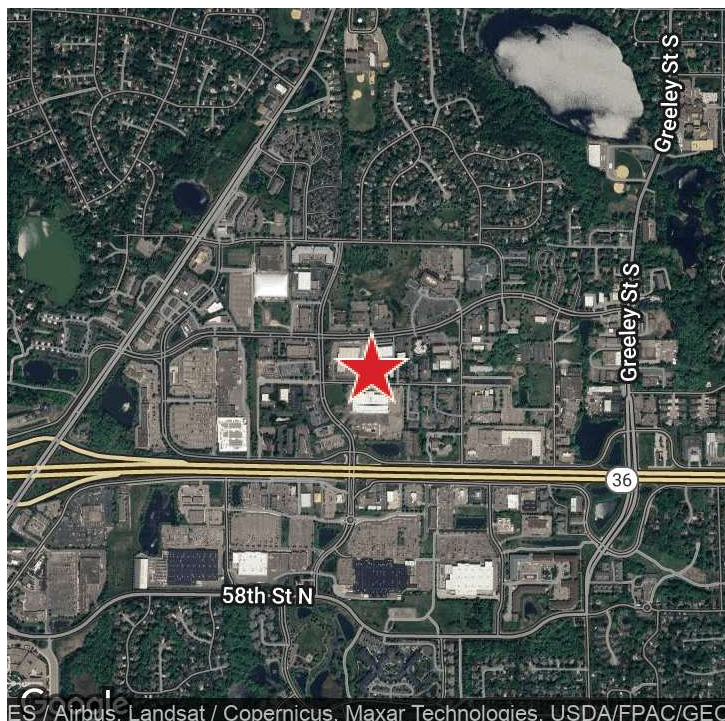
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# Executive Summary



## LEASE RATE

## BUILD TO SUIT OR GROUND LEASE

### OFFERING SUMMARY

Available SF: 41,429 SF

Acre: .951

PID #: 32.030.20.34.0008

Price: Ground Lease: \$1.95  
PSF

Zoning: C + I

### PROPERTY HIGHLIGHTS

- Flat Topography
- Excellent access off Washington Avenue
- High visibility to Highway 36
- Highway 36 traffic counts of approximately 38,000 daily
- Build to suit or ground lease
- Major Area Retailers: Walmart, Target, Cub Foods, Caribou, Harbor Freight

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## Aerial View



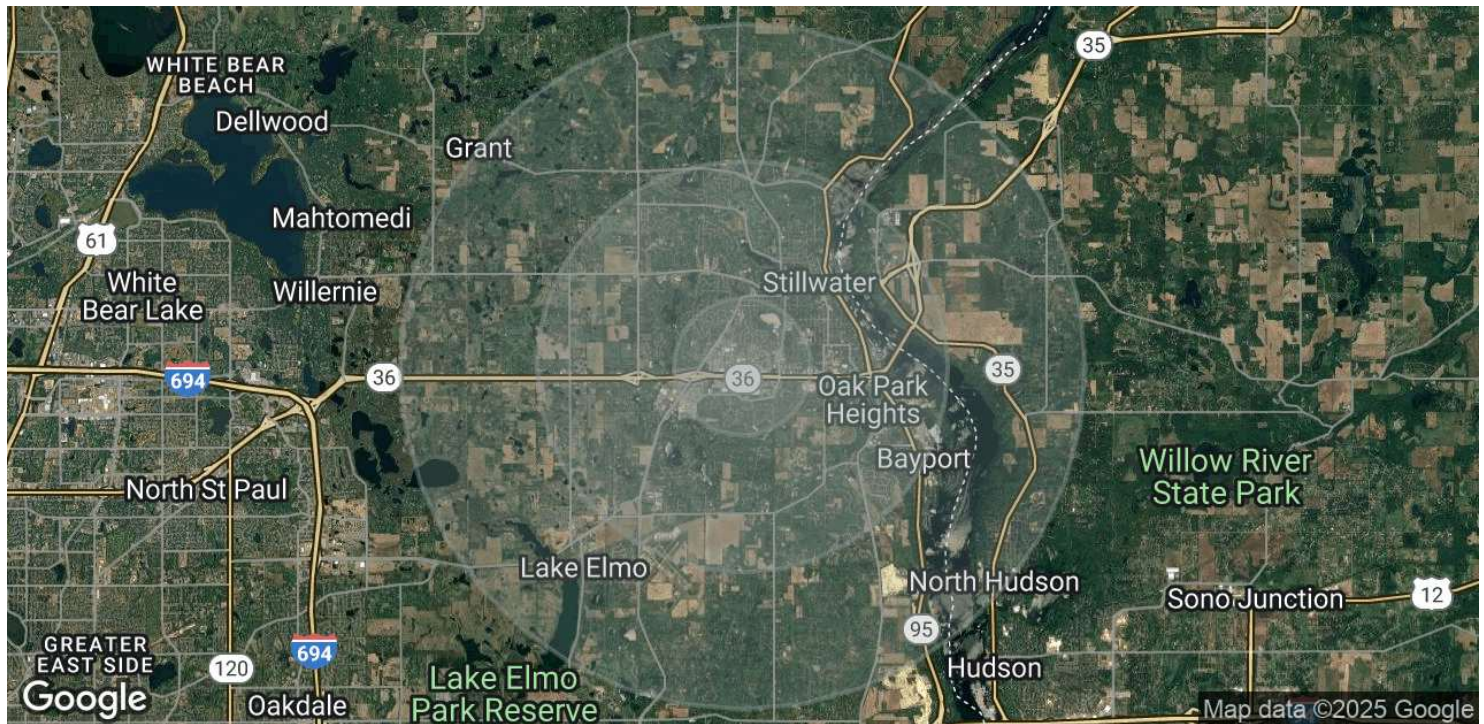
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# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,025	30,890	48,249
Average age	40.2	41.5	41.4
Average age (Male)	39.3	40.6	40.5
Average age (Female)	41.2	42.7	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,950	12,269	18,589
# of persons per HH	2.6	2.5	2.6
Average HH income	\$98,166	\$94,385	\$98,102
Average house value	\$316,611	\$323,448	\$341,467

\* Demographic data derived from 2020 ACS - US Census

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