

TOWNSHIP THEATER SHOPS

1190 COUNTY ROAD J, WHITE BEAR TOWNSHIP, MN 55127

RETAIL FOR LEASE



OFFERING SUMMARY

AVAILABLE SF:	Suite 103/104: 4,568 SF
LEASE RATE:	Negotiable
RE TAX / CAM:	\$11.28 PSF (2026)
SIGNAGE:	Pylon and Building
PARKING:	Surface Lots
ZONING:	B2-General Business District
TRAFFIC COUNT:	49,184 VPD Along I-35E

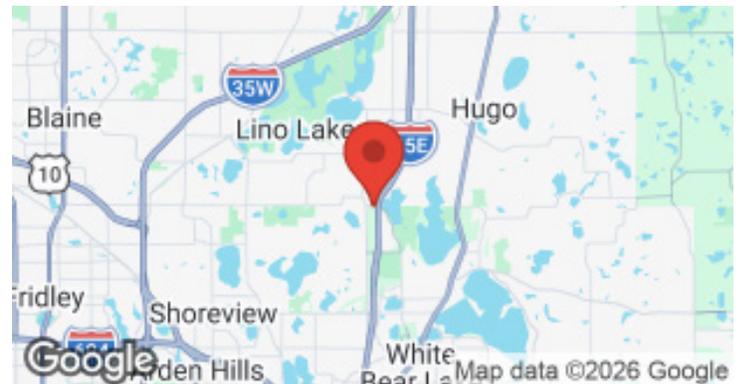
PROPERTY OVERVIEW

Nicely appointed, established retail center located at the busy intersection of County Road J and I-35E.

Township Theater Shops is comprised of two retail buildings: 1190 County Road J E and 1210 County Road J E. Current tenants include: Muddy Cow Bar & Grill, Orchid Restaurant, Glamour Beauty, Northway Tobacco, Domino's and more.

PROPERTY HIGHLIGHTS

- Property is Adjacent to the Emagine Theater (17 Screens)
- Pylon & Building Signage Available - Pylon Visible from I-35E
- Strong Demographics for the Area
- Easy Access to I-35E



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



TOWNSHIP THEATER SHOPS

1190 COUNTY ROAD J, WHITE BEAR TOWNSHIP, MN 55127



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



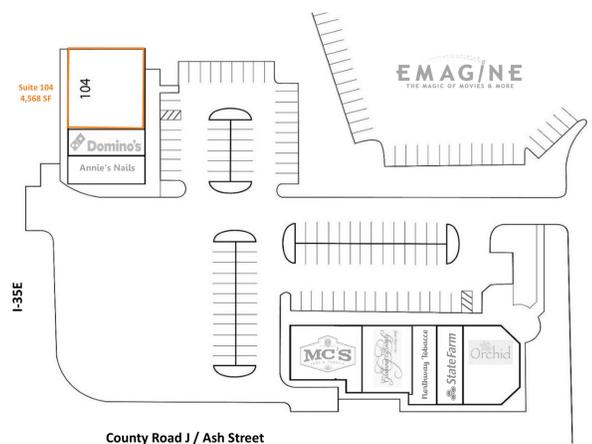
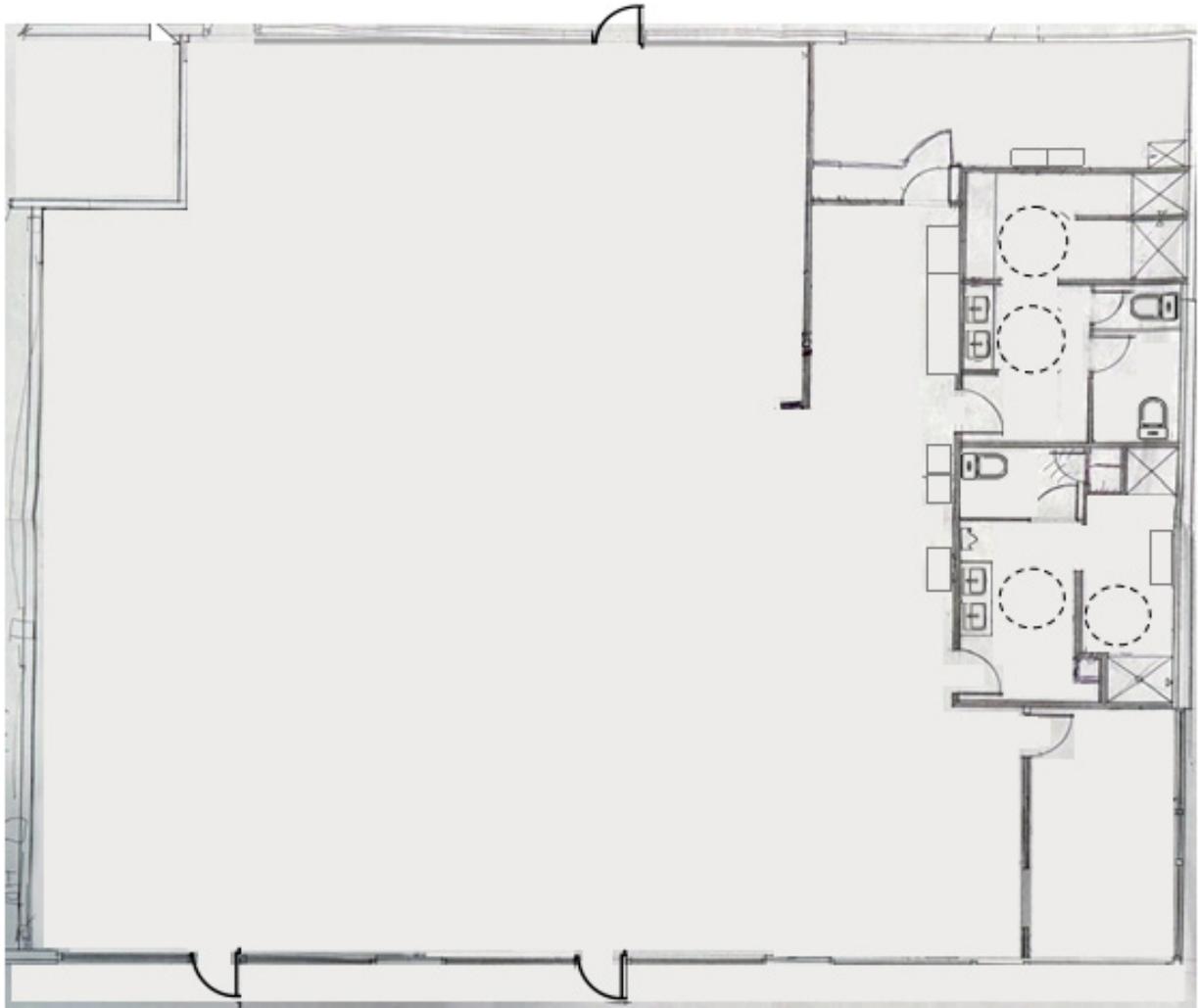
4,568 SF

1190 COUNTY ROAD J, WHITE BEAR TOWNSHIP, MN 55127

SUITE 103/104

SUITE 103/104:

4,568 SF - Gym/Fitness Space Build Out
Potential to subdivide



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

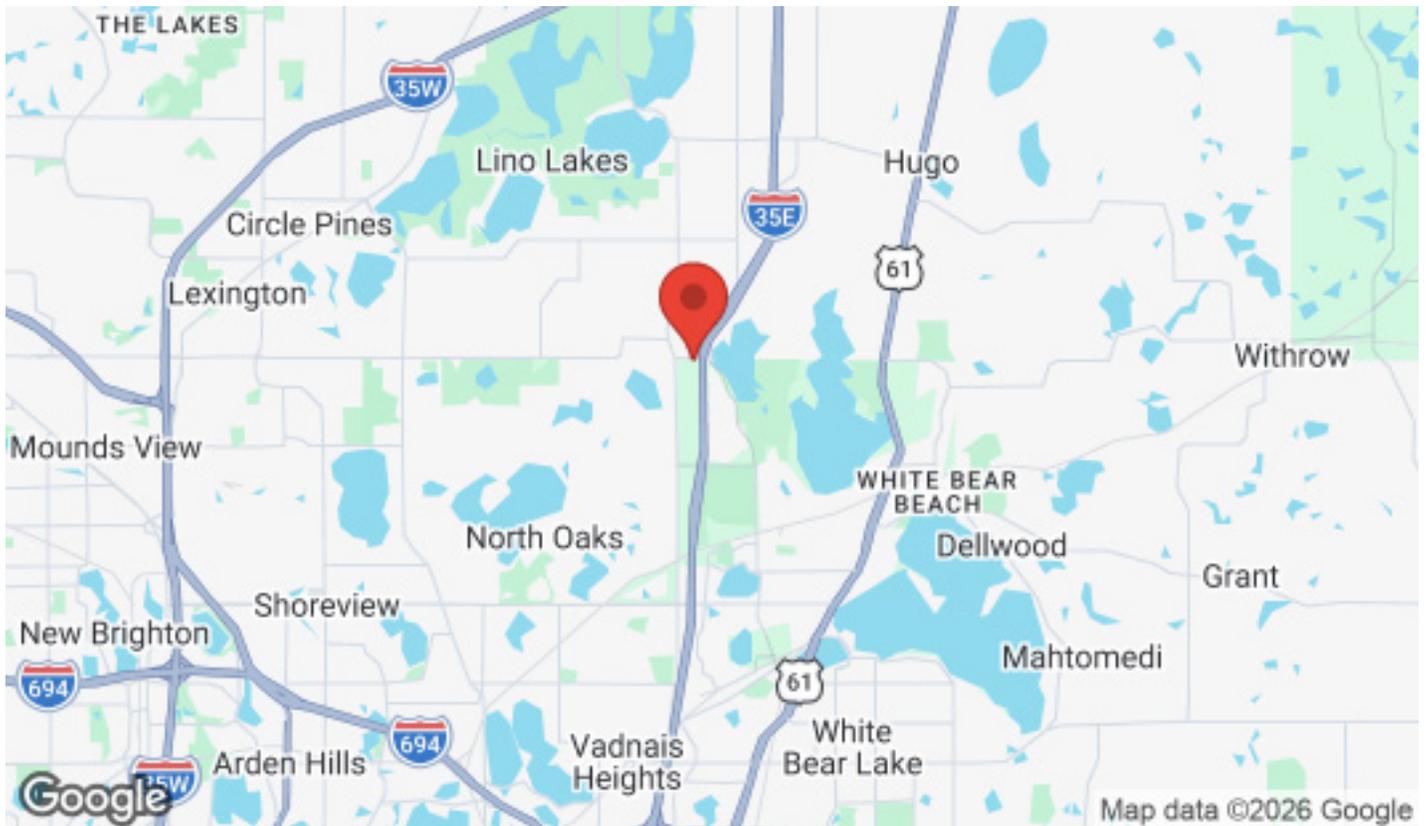
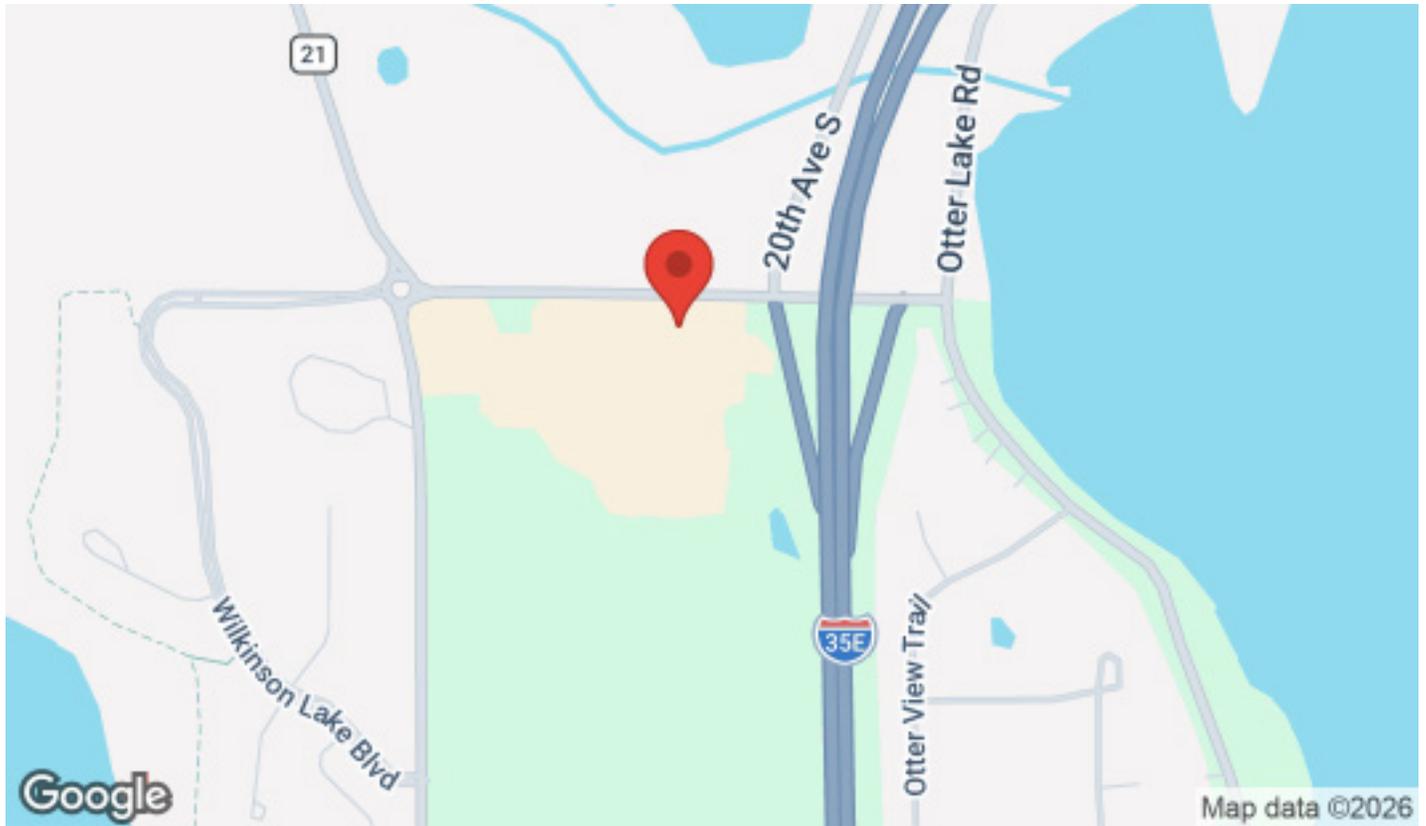
DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



LOCATION MAPS

1190 COUNTY ROAD J, WHITE BEAR TOWNSHIP, MN 55127

TOWNSHIP THEATER SHOPS



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



AERIAL MAP

1190 COUNTY ROAD J, WHITE BEAR TOWNSHIP, MN 55127

TOWNSHIP THEATER SHOPS



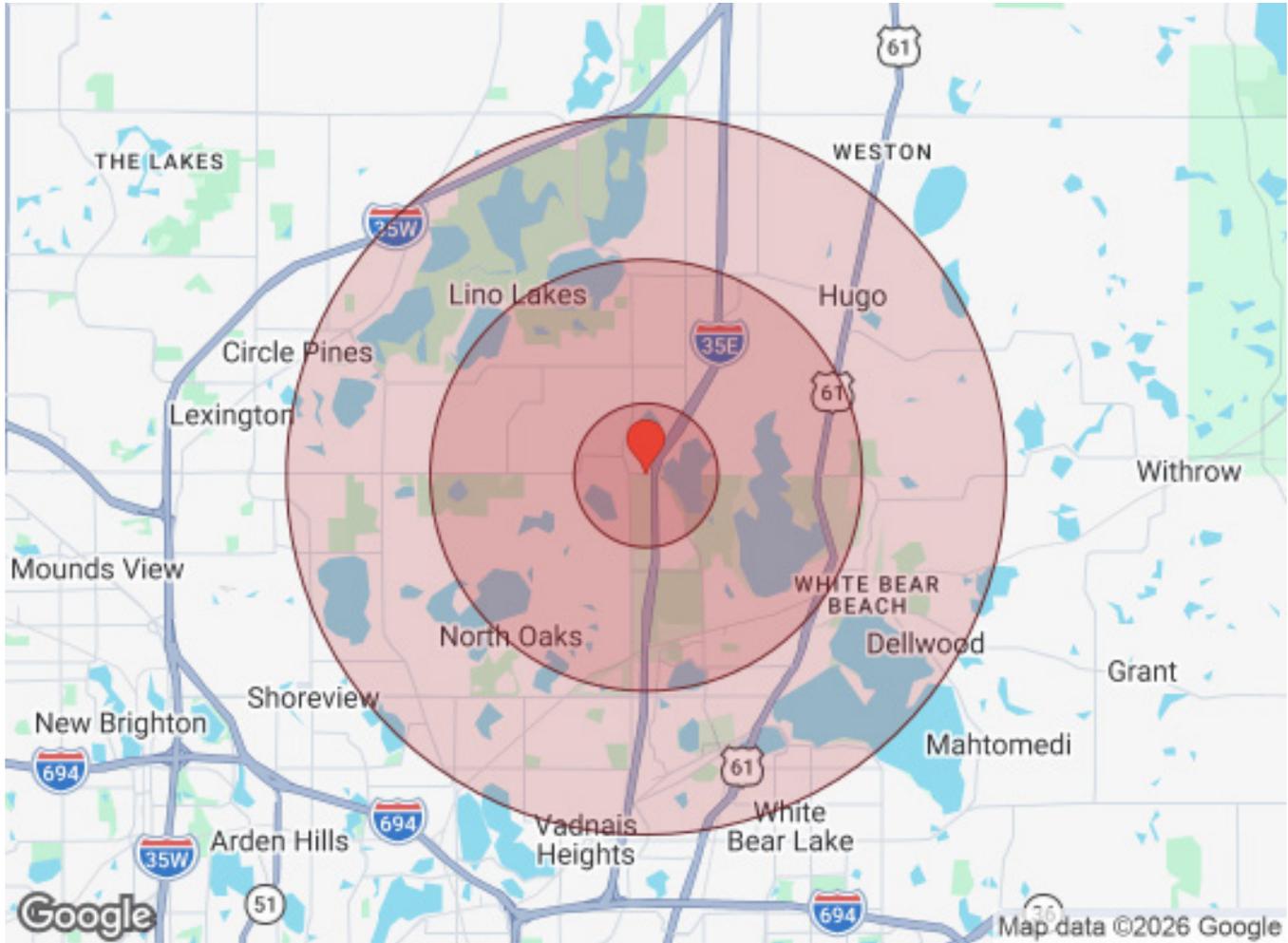
AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



DEMOGRAPHICS

1190 COUNTY ROAD J, WHITE BEAR TOWNSHIP, MN 55127



Population	1 Mile	3 Miles	5 Miles
Male	924	11,658	42,311
Female	971	11,570	42,973
Total Population	1,895	23,228	85,284

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	352	4,296	15,398
Ages 15-24	258	3,567	12,547
Ages 25-54	762	9,076	32,810
Ages 55-64	285	3,223	11,859
Ages 65+	238	3,066	12,670

Income	1 Mile	3 Miles	5 Miles
Median	\$91,152	\$91,152	\$82,373
< \$15,000	45	338	1,316
\$15,000-\$24,999	N/A	322	1,551
\$25,000-\$34,999	50	331	1,849
\$35,000-\$49,999	82	906	3,498
\$50,000-\$74,999	144	1,444	5,762
\$75,000-\$99,999	134	1,665	5,502
\$100,000-\$149,999	138	1,983	7,165
\$150,000-\$199,999	74	676	2,683
> \$200,000	63	874	3,100

Housing	1 Mile	3 Miles	5 Miles
Total Units	760	8,699	33,797
Occupied	739	8,342	32,463
Owner Occupied	697	7,310	28,412
Renter Occupied	42	1,032	4,051
Vacant	21	357	1,334



AMK PROPERTIES TEAM
 Suntide Commercial Realty
 2550 University Avenue W. #305-S
 St. Paul, MN 55114
 651-603-0321

DAVID LUND
 Senior Associate
 (651) 354-5637
 dlund@suntide.com
 40468728, Minnesota

