

# Prime Midtown Square Offices and Retail Spaces For Lease

3333 W Division Street St  
Cloud, MN





Located in the heart of the city, Midtown Square beckons entrepreneurs and retailers with its strategic positioning and vibrant atmosphere. Multiple leasing opportunities are available, providing a spectrum of options to cater to various business needs. Our leasing terms are flexible and negotiable, ensuring that your business finds the perfect fit within Midtown Square.

- Flexible pricing

- Upcoming major renovations in 2024.

- Join a prestigious community of established businesses in a well-known area, surrounded by recognized and respected tenants.



Asking Rent	Negotiable (\$10-18/SQF)
County	Stearns County
Property Type	Retail/Storefront/Office
CAM/Tax	\$6.00/SQF
Available SF	49,434 SQF
Minimum SF	400
Max SF	15,372 SQF
Total SF	226,848 SF
Year Built	1981
Year Renovated	2021 (upcoming Major renovations in 2024)
Traffic Count	31,310 VPD

Unit	Usable SQF	Price
127B	3,198 SF	\$4,979
141	2,501 SF	Negotiable
142B	2,892 SF	Negotiable
145	2,219 SF	Negotiable
141C&141D	1,786 SF	\$2,381
10	1,803 SF	\$2,404
123	1,917 SF	\$2,556
218	4,109 SF	\$5,479
217	4,139 SF	\$5,519
216	3,286 SF	\$4,381
203	4,392 SF	\$4,392
305	1,004 SF	\$1,339















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# 2023 DEMOGRAPHIC SUMMARY

POPULATION

**157,638**

1.35% 1-YEAR DECLINE

MEDIAN HOUSEHOLD INCOME

**\$68,212**

4.55% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

**\$205,500**

6.2% 1-YEAR GROWTH

EMPLOYED POPULATION

**84,300**

1.4% 1-YEAR DECLINE

MEDIAN AGE

**34.9**

0.287% 1-YEAR INCREASE

POVERTY RATE

**12.8%**

6.05% 1-YEAR INCREASE

## EMPLOYMENT

**84.3k**  
2021 VALUE  
± 2,037

**-1.4%**  
1 YEAR DECLINE  
± 3.41%

UNITED STATES \ MINNESOTA \ ST. CLOUD, MN



## Stearns County, MN Housing Market

Stearns County Housing Market Trends  
What is the housing market like in Stearns County today?

In December 2023, Stearns County home prices were up 2.9% compared to last year, selling for a median price of \$258K. On average, homes in Stearns County sell after 25 days on the market compared to 33 days last year. There were 110 homes sold in December this year, down from 112 last year.

From 2020 to 2021, employment in Stearns County, MN declined at a rate of -1.4%, from 85.5k employees to 84.3k employees. The most common job groups, by number of people living in Stearns County, MN, are Office & Administrative Support Occupations (9,850 people), Management Occupations (8,663 people), and Sales & Related Occupations (7,550 people). This chart illustrates the share breakdown of the primary jobs held by residents of Stearns County, MN.







Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.


At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



**SEAN STARK** | Director

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