

NORTHLAND PLAZA



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN)
AVAILABLE SF:	580 - 4,700 SF
LOT SIZE:	1.501 Acres
BUILDING SIZE:	9,760 SF

SPACES	LEASE RATE	SPACE SIZE
SUITE 101/102	\$10.00 SF/yr	2,400 - 4,700 SF
SUITE 103/104	\$10.00 SF/yr	580 - 1,720 SF

PROPERTY DESCRIPTION

Retail and office space available for lease, located right off the highly traveled County Road 75 in St. Joseph, MN; 22,974 Average Annual Daily Traffic (2021 AADT). Property is located near CentraCare, Coborn's, Dollar General, and is conveniently only 2.5 miles from I-94 and 5 miles from St. Cloud.

PROPERTY HIGHLIGHTS

- 580 SF up to 4,700 SF available
- Current layouts include open space with private offices.
- Great signage visibility from County Road 75
- Ample Parking
- 2025 CAM/Taxes \$4.50 psf

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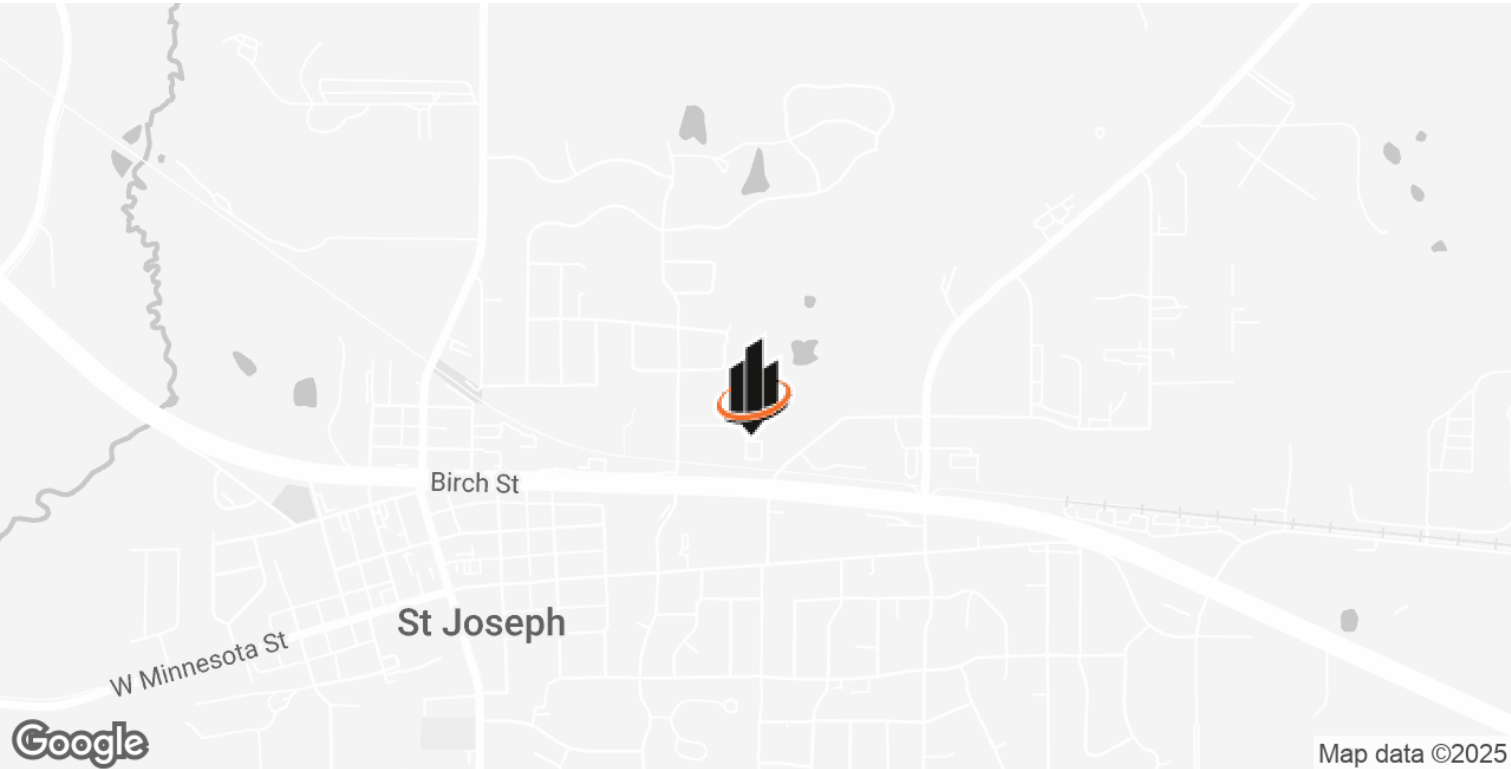
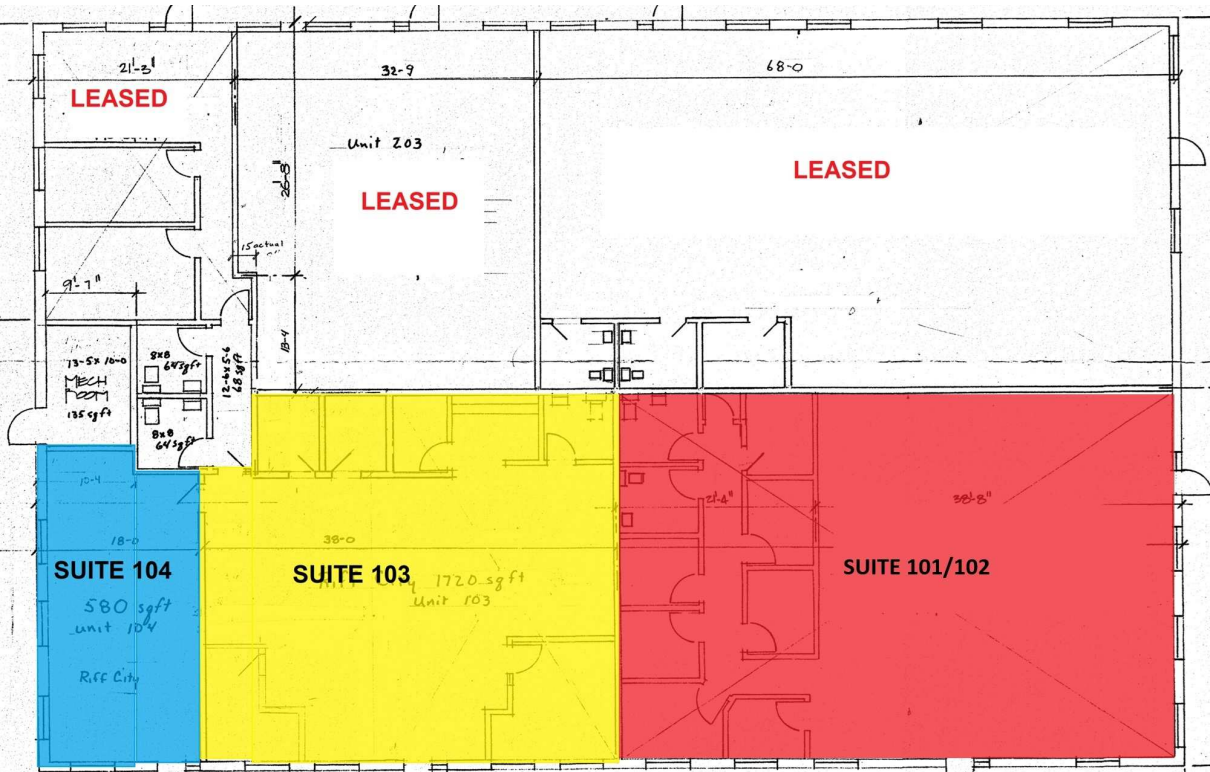
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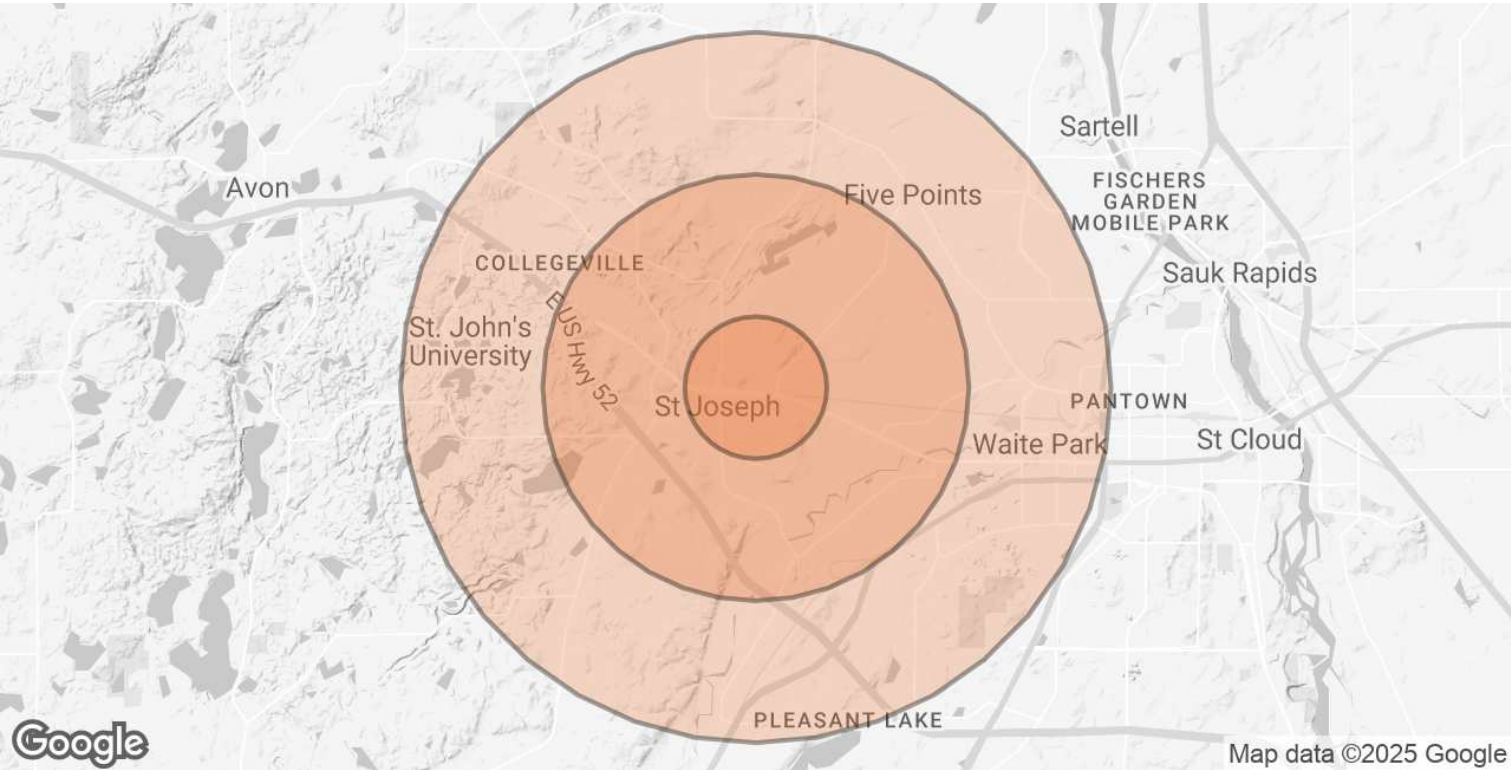
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FLOOR PLAN & LOCATION



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,978	11,653	32,724
AVERAGE AGE	29.8	31.9	35.1
AVERAGE AGE (MALE)	36.6	36.4	36.8
AVERAGE AGE (FEMALE)	27.2	31.2	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	618	4,132	13,063
# OF PERSONS PER HH	3.2	2.8	2.5
AVERAGE HH INCOME	\$73,421	\$74,745	\$70,308
AVERAGE HOUSE VALUE	\$176,674	\$181,301	\$180,683

2020 American Community Survey (ACS)

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