

# GROUND LEASE/BUILD TO SUIT MAPLEWOOD LAND



**HEALTH FAIRVIEW**  
ST. JOHN'S HOSPITAL

**MAPLEWOOD MALL**  
**KOHL'S** **BARNES & NOBLE BOOKSELLERS**  
**macy's** **JCPenney**

**SITE**

**OUTPARCEL SITE AVAILABLE  
1.58 ACRES**

**1740 BEAM AVE  
MAPLEWOOD, MN 55109**

10,800 VPD

10,400 VPD

9,400 VPD

10,700 VPD

20,202 VPD

17,994 VPD

KENARD STREET N. 2,000 VPD

SOUTHLAWN DRIVE N. 7,000 VPD

**Burlington** **JO-ANN**

**DOLLAR TREE**

**Lakeshore**

**HEALTH FAIRVIEW**

**McDonald's**

**Olive Garden**

**Red Lobster**

**WELLS FARGO**

**Huntington**

**Tanera Bread**

**IHOP**

**Red Lobster**

**MINNESOTA ONCOLOGY**

**HEALTH FAIRVIEW**

**Markham Pond Professional Center**

**Maplewood Office Park**

**sm:e orthodontics**

**Community Dental Care**

**ELK RIDGE**

**usbank** **OUTBACK**

**chili's**

**Allina Health**

**Metro Dentalcare**

**SHERWIN WILLIAMS**

**NOODLES & COMPANY**



# GROUND LEASE/BUILD TO SUIT

## MAPLEWOOD LAND

1740 BEAM AVE  
MAPLEWOOD, MN 55109



### PROPERTY INFORMATION

#### ⇒ PROPERTY OVERVIEW

##### AVAILABLE SITE

- ⇒ 1.58 Acres
- ⇒ Available for Ground Lease or Built to Suit
- ⇒ Zoned Business Commercial Modified
- ⇒ Established Commercial/Medical Corridor
- ⇒ Easy access to Interstate 694, Highways 61 and 36
- ⇒ PID: 032922410040

##### LEASE RATE

Negotiable

##### 2023 TAX

\$15,524.00

#### ⇒ TRAFFIC COUNTS

BEAM AVE:	10,400 VPD
SOUTHLAWN DRIVE N:	7,000 VPD (NORTH OF BEAM AVE)
WHITE BEAR AVE:	17,994 VPD (NORTH OF BEAM AVE)
	20,202 VPD (SOUTH OF BEAM AVE)



#### ⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	6,578	77,081	230,602
AVG. HH INCOME	\$104,259	\$103,829	\$99,792
DAYTIME POPULATION	11,404	76,232	206,033

\* Source- ESRI 2022

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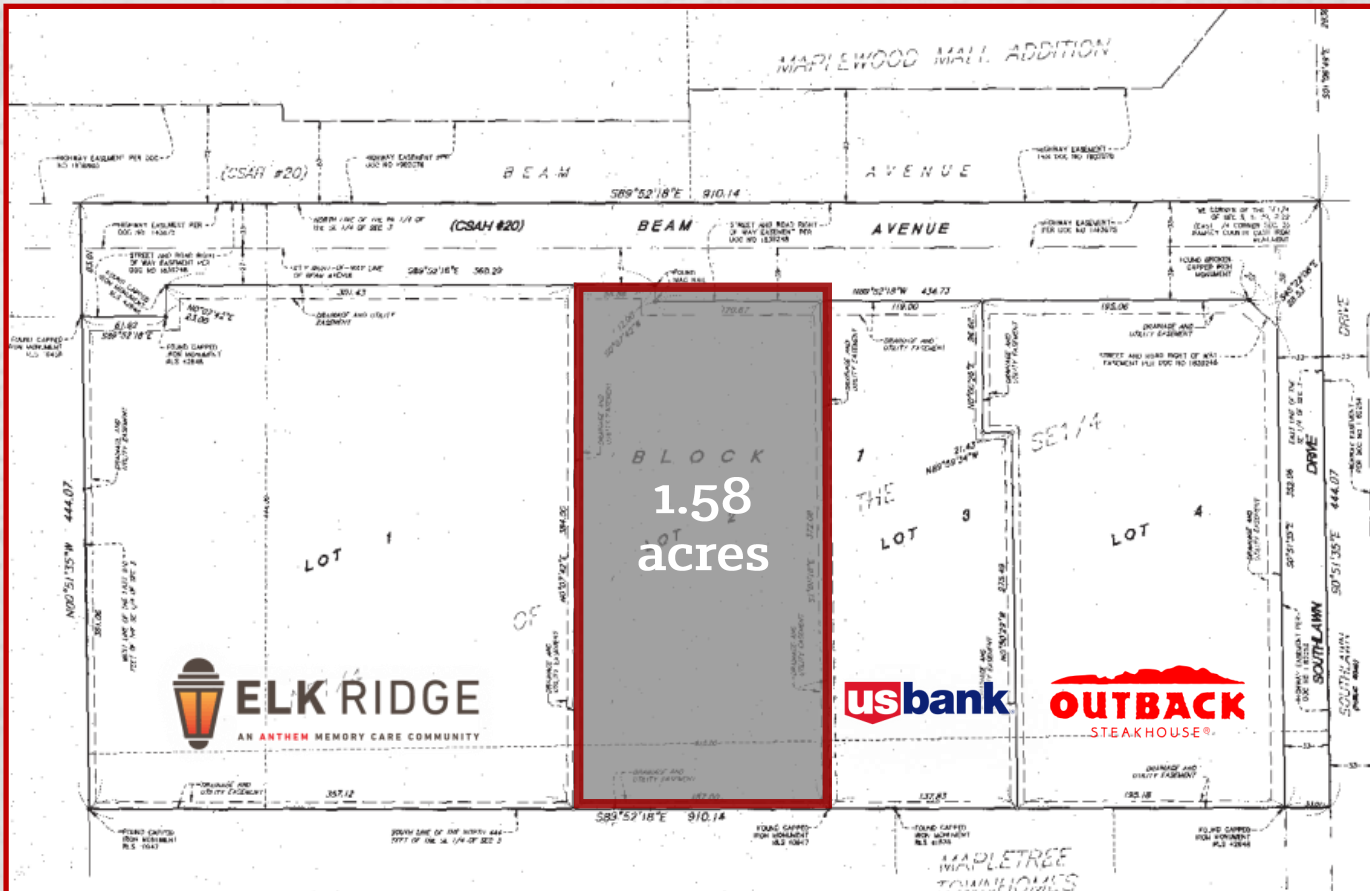
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MAPLEWOOD, MN 55109



### SITE PLAN



#### OUTPARCEL INFO

-1.58 ACRES

-AVAILABLE FOR GROUND  
LEASE OR BUILD TO SUIT

-ZONED BUSINESS  
COMMERCIAL MODIFIED

-EASY ACCESS TO  
INTERSTATE 694 &  
HIGHWAYS 61 & 36

-ESTABLISHED  
COMMERCIAL/MEDICAL  
CORRIDOR



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ATLAS Commercial Real Estate

GROUND LEASE/BUILD TO SUIT

# MAPLEWOOD LAND

1740 BEAM AVE  
MAPLEWOOD, MN 55109

69,000 VPD



COUNTY RD D  
3,150 VPD

COUNTY Rd D 11,600 VPD

KENARD STREET N. 2,000 VPD

SOUTHLAWN DRIVE N. 7,000 VPD

WHITE BEAR AVE - 20,516 VPD  
17,994 VPD

19,750 VPD

10,800

10,400 VPD

BEAM AVE 9,400 VPD

SITE

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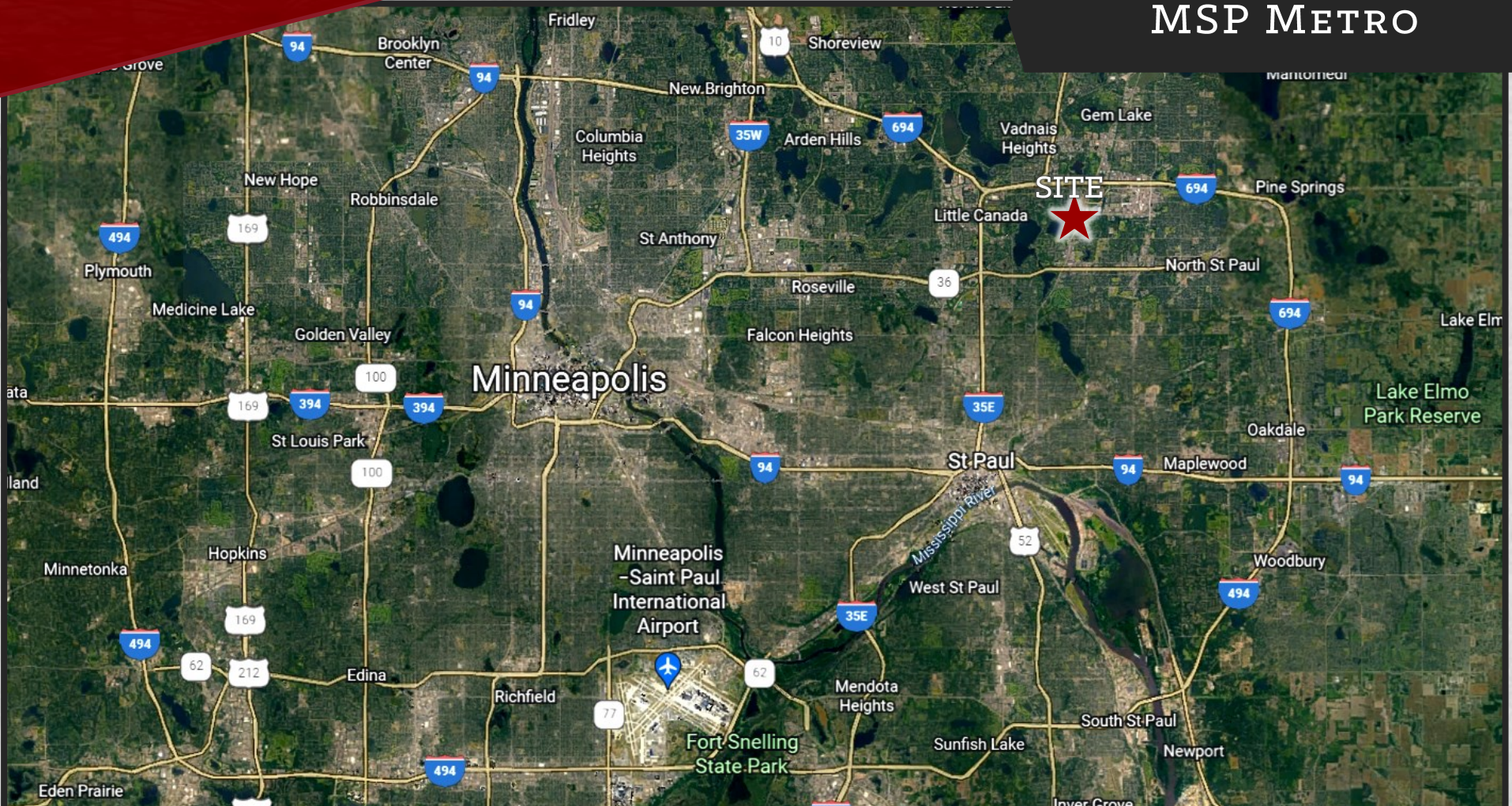
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MSP METRO



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