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# RETAIL SPACE FOR LEASE

931 Wildwood Rd, <u>White Bear Lake, MN</u>

#### PROPERTY HIGHLIGHTS

- Highly visible retail center on Wildwood Road.
- Achored Tenants are Anytime Fitness, American Family Insurance, Walgreens.
- Surrounding community: Festival Foods, Aldi, Caribou Coffee, Chucks & Don's and Central Bank.
- Excellent visibility and location.
- ▶ Abundant parking available.





#### **LEASE DETAILS**

Lease Type	Retail
Asking Rent	Negotiable
CAM/Tax	\$6.50/sqf
Suite #	925, 935, 937, 941, 945
Available SF	Suite 925 (4,601 SF)
	Suite 935 (2,870 SF)
	Suite 937 (1,663 SF)
	Suite 941 (1,250 SF)
	Suite 945 (1,950 SF)
Tenant Improvement	Negotiable
Availability Date	Immediately
Traffic Count	14,300 + V.P.D. on CR120







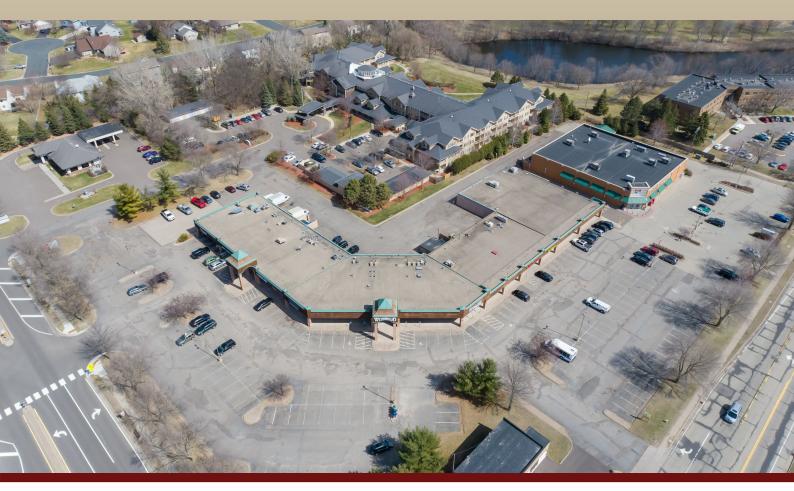






#### **PROPERTY DETAILS**

Property Type	Retail
Property ID	30-030-21-33-0733 / 30-030-21-33-0067
Property Status	Existing
Total SF	30,000
Total Floors	1
Year Built	1990
Tenancy Type	Multi
Class	В
Parking Spaces	194
Land Area	4 Acres
Zoning	Retail





## 3D VIRTUAL WALKTHROUGH

#### 931 Wildwood Rd, White Bear Lake, MN 55115



#### Unit 925 | 4,601 SF

Click the image on the left for 3d virtual walkthrough





#### Unit 935 | 2,870 SF

Click the image on the left for 3d virtual walkthrough

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#### Unit 937 | 1,663 SF

Click the image on the left for 3d virtual walkthrough

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#### Unit 941 | 1,250 SF

Click the image on the left for 3d virtual walkthrough

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#### Unit 945 | 1,250 SF

Click the image on the left for 3d virtual walkthrough

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Whether you're looking to buy, sell, lease, or rent; our agents will work hard to find what you need. Our team becomes your team when you choose to do business with us, because our business wouldn't work without you.

At Caspian we strive to provide the best service possible and our group of talented brokers is 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 and 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.



#### **CONFIDENTIALITY & DISCLAIMER STATEMENT**

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