



RICE
REAL ESTATE
SERVICES

2nd Street Retail

St. Cloud, MN 56301

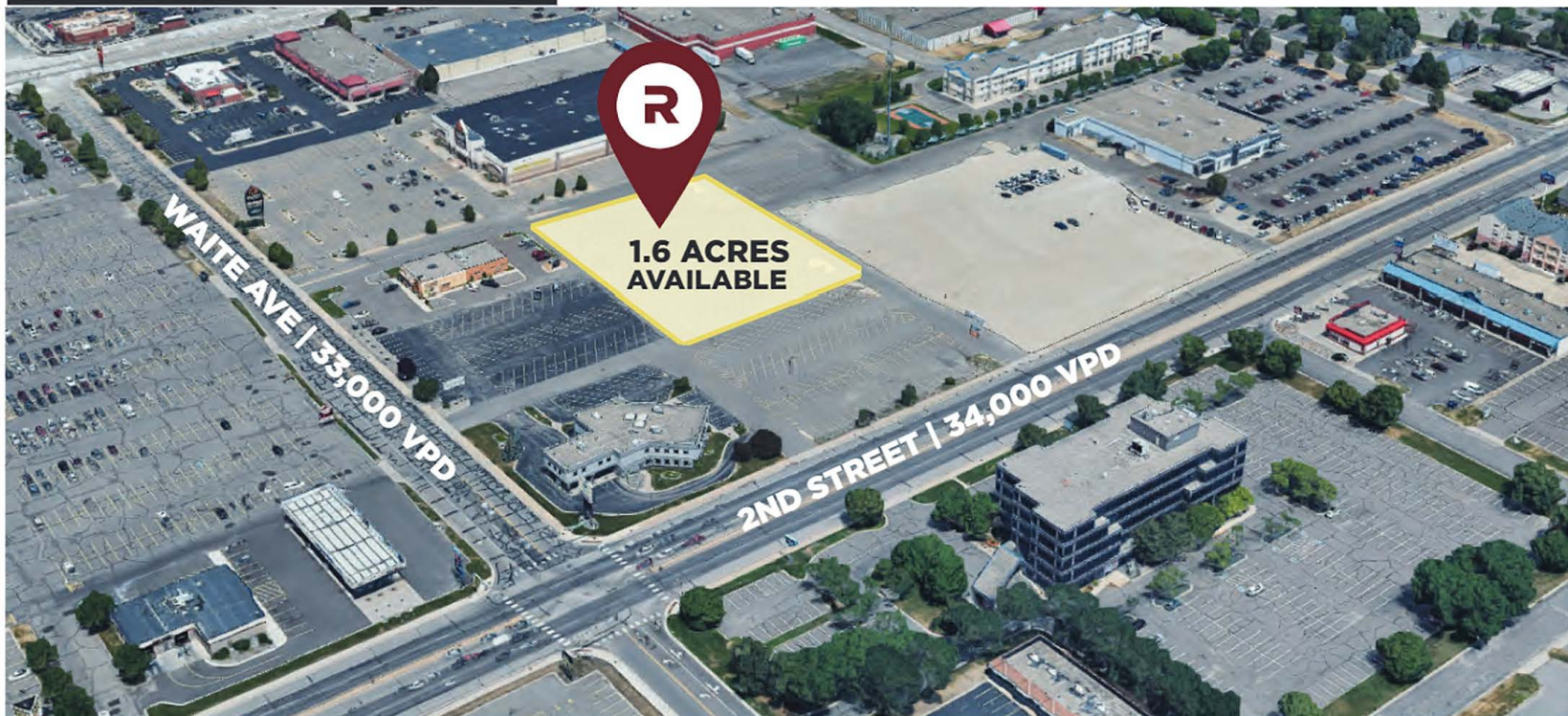
SALE PRICE

\$1,400,000 or \$20/psf

Property Features

- Located in St. Cloud's main retail corridor along HWY 23 / 2nd St S
- 128,458 daytime population within 5 miles
- St. Cloud serves as Central Minnesota's main shopping destination
- C5 Highway commercial district

Retail Site
OUT LOT
FOR SALE



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	8,356	60,389	104,775
HOUSEHOLDS	3,848	24,029	41,286
AVG HOUSEHOLD INCOME	\$53,949	\$67,933	\$69,607
DAYTIME POPULATION	23,586	88,182	128,458

FOR MORE INFO: RICEPROPERTIES.COM | 320.252.0404

CONTACT
BEN COPPERTHITE

Broker

612.242.4869

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We obtained the information above from sources we believe to be reliable. However, we do not claim to make a guarantee, warranty or representation about such information. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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