



DanTree Court

301 4th Ave NE, Waite Park Minnesota 56387



8,776 SF

Retail / Office Center



0.41 Acres

Commercial Site



40% Occupied

Value-Add Opportunity

\$950,000

OFFERING PRICE

EXCLUSIVELY OFFERED BY

RIC Properties



Established Retail & Office Center with Significant Upside

DanTree Court presents investors with the opportunity to acquire an established neighborhood retail and office property at a basis well below replacement cost, while driving rental income and higher net upside through lease-up.

Strategically located along 4th Avenue NE with immediate access to Minnesota Highway 15, the property benefits from excellent visibility, convenient accessibility, and strong surrounding traffic generators.

INVESTMENT HIGHLIGHTS

- ✓ Offered at \$950,000
- ✓ 8,776 SF retail/office center
- ✓ 0.41-acre commercial site
- ✓ Approximately 40% occupied
- ✓ Existing in-place income
- ✓ Significant value-add through lease-up
- ✓ Monument signage on 4th Ave NE
- ✓ Excellent parking
- ✓ Diverse tenant mix
- ✓ Strong visibility near MN Highway 15



8,776 SF
BUILDING SIZE



40%
OCCUPIED



42,388 VPD
MN HIGHWAY 15



DanTree Court offers a well-located retail and office property with excellent visibility, convenient access to MN Highway 15, ample parking, and significant upside through lease-up.



OFFERING PRICE
\$950,000



BUILDING SIZE
8,776 SF



SITE SIZE
0.41 ACRES



PRICE PER SF
\$108.23

PROPERTY METRICS

Offering Price	\$950,000
Building Size	8,776 SF
Rentable Area	7,848 SF
Site Size	0.41 Acres
Price Per SF	\$108.23
Year Built	1978
Occupancy	40%
Property Type	Retail / Office
Parcel ID	82.44115.0000

DEMOGRAPHIC SNAPSHOT

METRIC	1 MILE	3 MILES	5 MILES
2025 Population	2,919	22,485	31,899
2025 Households	1,238	8,508	12,309
Avg. Household Income	\$65,395	\$69,402	\$75,261
Median Age	32.7	34.1	34.3
Daytime Employment	2,301	12,657	25,434

Source: ESRI Business Analyst 2025 Estimates



TRAFFIC COUNTS



MN HIGHWAY 15
42,388 VPD
(MnDOT 2024)



3RD STREET
6,891 VPD
(MnDOT 2024)



WAITE AVENUE
6,084 VPD
(MnDOT 2024)

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LOCATION HIGHLIGHTS

- Prime commercial location along MN Highway 15
- Immediate access to major retail corridors and local services
- Excellent visibility and accessibility
- Surrounded by national retailers, restaurants, and service providers
- Convenient access to MN Highway 15, 4th Ave NE, and the greater St. Cloud trade area

NEARBY NATIONAL RETAILERS WITHIN 1 MILE



TRAFFIC COUNTS



MN HIGHWAY 15
42,388 VPD
(MnDOT 2024)



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WAITE AVENUE N
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For additional information or to schedule a property tour,
please contact the exclusive listing agents.

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**EXPERIENCED. LOCAL. RESULTS DRIVEN.**

RIC Properties is a full-service commercial real estate firm
specializing in sales, leasing, and property management throughout Minnesota.

