

Sale or Lease



RE/MAX
Synergy

OFFERING MEMORANDUM



5630 St Croix | 5630 Saint Croix Trl, North Branch, MN 55056



5630 St Croix

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Exclusively Marketed by:

Zak Carchedi

Carchedi Group Real Estate Advisors - RE/MAX Synergy

Realtor

(651) 263-2943

Zak@Carchedisells.com

Cathy Carchedi

Carchedi Group Real Estate Advisors-RE/MAX Synergy

Realtor

(651) 248-6897

Cathy@Carchedisells.com



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01

Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	5630 Saint Croix Trl North Branch MN 55056
COUNTY	Chisago
BUILDING SF	87,888 SF
LAND ACRES	8.31
LAND SF	361,857 SF
YEAR BUILT	2008
YEAR RENOVATED	2008

FINANCIAL SUMMARY

SALE PRICE	\$4,750,000.00
PRICE PSF	\$54.04
LEASE PRICE - Part or Full Space Available	\$12/sqft/yr -Negotiable

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population 2024	3,738	11,637	14,211
Median HH Income 2024	\$76,080	\$99,883	\$101,355
Average HH Income	\$90,666	\$114,396	\$117,651





02

Location

Location Summary

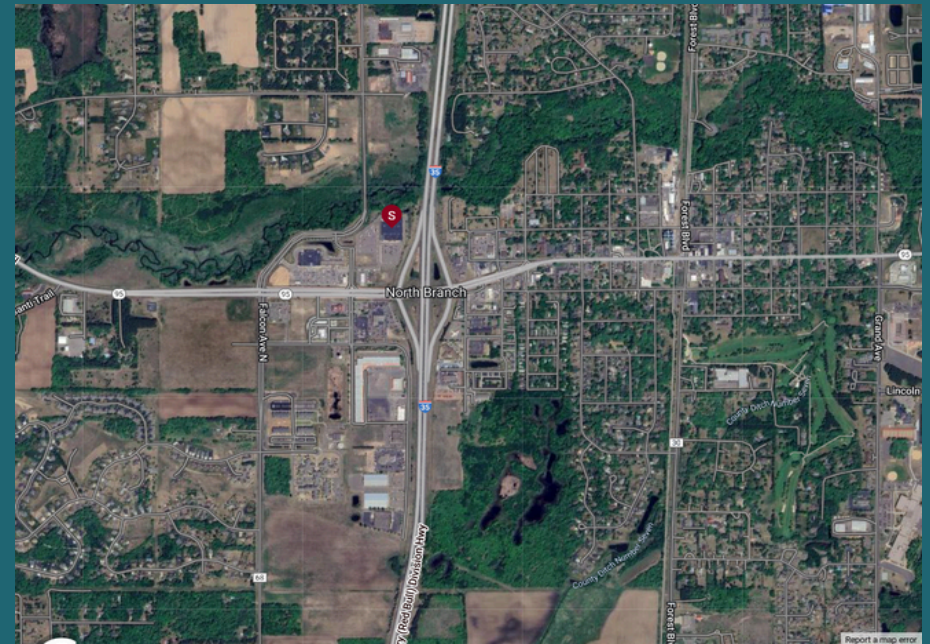
Drive Times (Heat Map)

5630 ST CROIX

About the Area

- The property is located in North Branch, Minnesota, a rapidly growing city in Chisago County.
- The area surrounding the property offers a mix of commercial businesses, including many nationally known brands such as Starbucks, Chipotle, Caribou and County Market. Fast-food restaurants include KFC, Taco-Bell, McDonald's, Burger King and Subway. Also, many service providers including 4 banks 3 Holidays and 2 Kwik Trip gas stations.
- North Branch is conveniently situated along Interstate 35, only 40 miles from Minneapolis and St. Paul, as well as HWY 95 giving access to Wild River State Park, the St. Croix River and into Wisconsin.
- The property is in close proximity to residential neighborhoods, North Branch area schools and medical facilities such as M-Health Medical Center. This makes it a convenient location for local residents and commuters with over 59,900 vehicles passing through North Branch each day.
- The city of North Branch has seen recent economic growth with new developments and infrastructure improvements including 4 new large housing developments. These factors creates an attractive location for businesses looking to establish a presence in a thriving community.

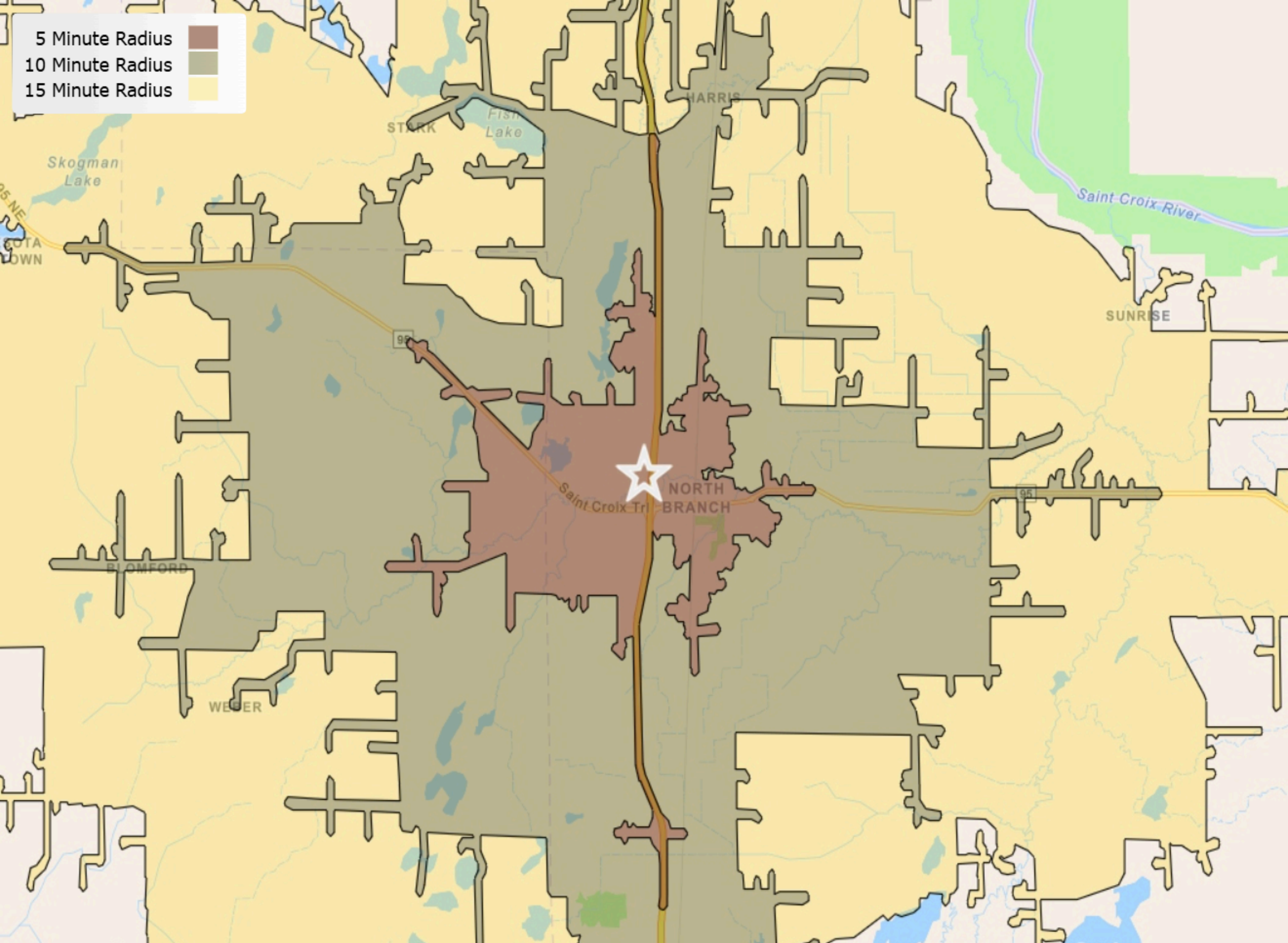
Regional Map



Locator Map



5 Minute Radius
10 Minute Radius
15 Minute Radius





03

Property Description
Property Features
Property Images

5630 ST CROIX

PROPERTY FEATURES

BUILDING SF	87,888
LAND SF	361,857
LAND ACRES	8.31
YEAR BUILT	2008
YEAR RENOVATED	2008
# OF PARCELS	1
ZONING TYPE	Commercial
TOPOGRAPHY	Flat
NUMBER OF STORIES	1 with mezzanine area
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	350+

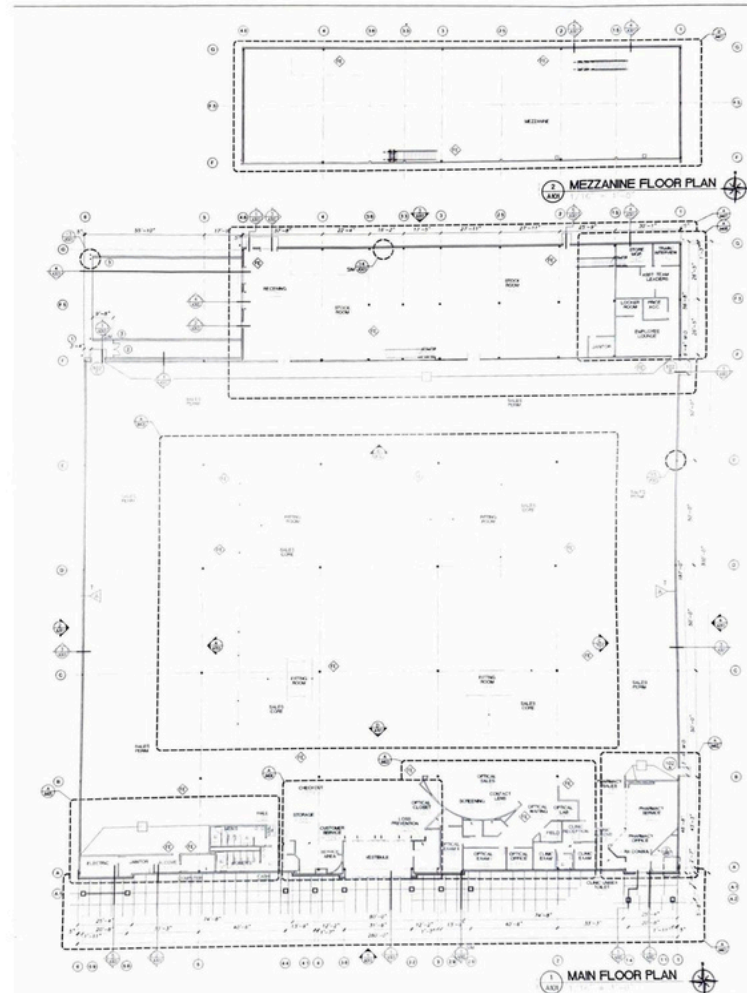
TRAFFIC COUNTS	59990
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
CEILING HEIGHT	12-6"-26'
LOADING	2 loading docks (9x9)
FORK LIFT	1 Charging Station
ACCESS	Drive in Door (8x8)
MEZZANINE	7,884 sqft (13-6" clear height)
WAREHOUSE AREA	19,008 sqft (12-6"-26")

MECHANICAL

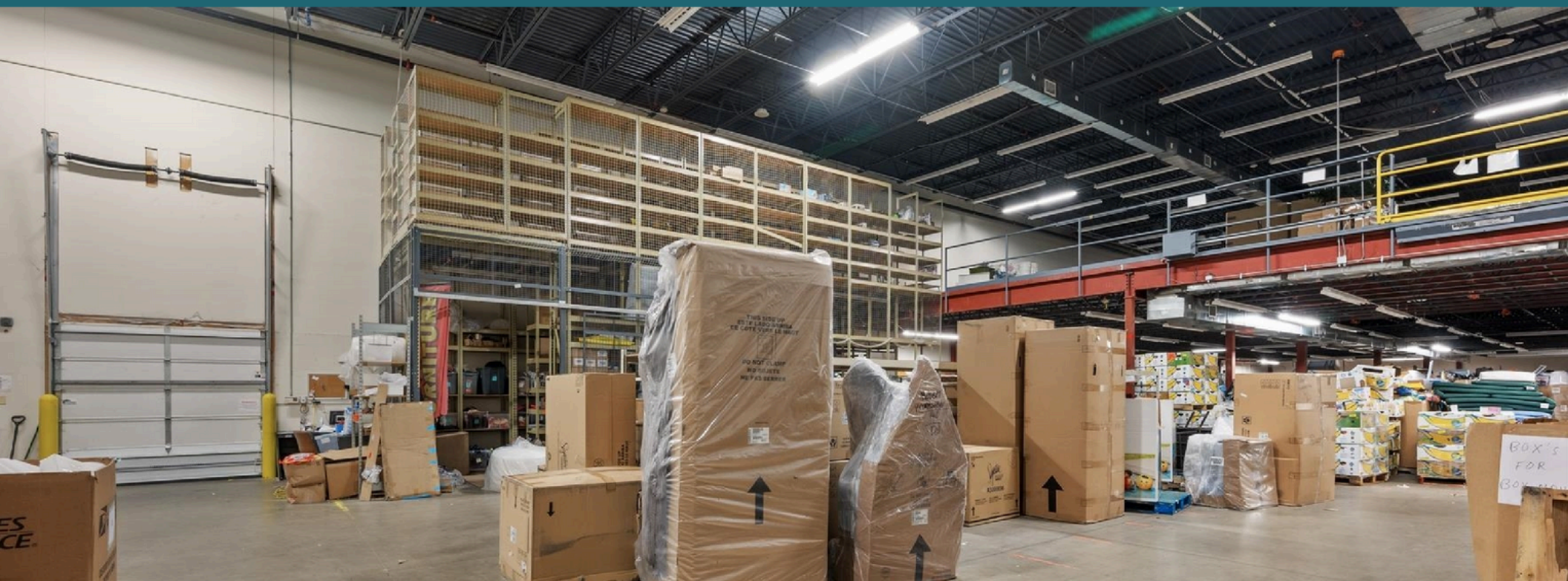
HVAC	100% except high bay warehouse (Gas heater)
FIRE SPRINKLERS	Fully Sprinkled

CONSTRUCTION

EXTERIOR	Block
PARKING SURFACE	Ashpalt
ROOF	Flat
LANDSCAPING	Minimal











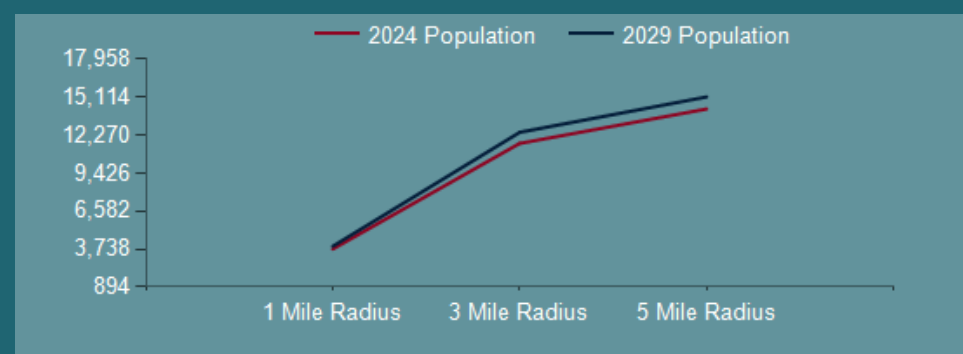
04

Demographics
Demographics

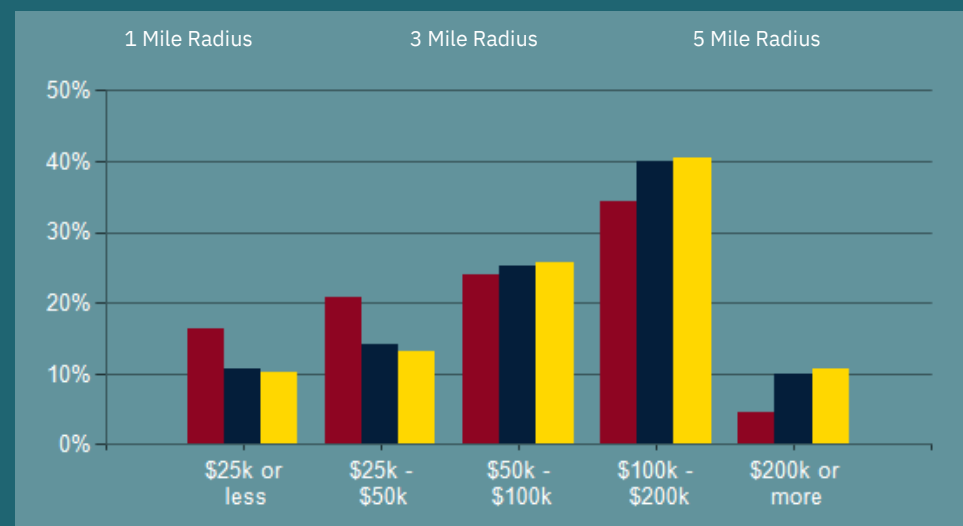
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,351	8,166	10,067
2010 Population	3,442	10,092	12,534
2024 Population	3,738	11,637	14,211
2029 Population	3,944	12,468	15,114
2024-2029: Population: Growth Rate	5.40%	6.95%	6.20%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	120	219	259
\$15,000-\$24,999	128	237	270
\$25,000-\$34,999	146	302	332
\$35,000-\$49,999	167	309	358
\$50,000-\$74,999	184	529	657
\$75,000-\$99,999	178	554	685
\$100,000-\$149,999	348	1,111	1,349
\$150,000-\$199,999	170	609	777
\$200,000 or greater	69	426	558
Median HH Income	\$76,080	\$99,883	\$101,355
Average HH	\$90,666	\$114,396	\$117,651

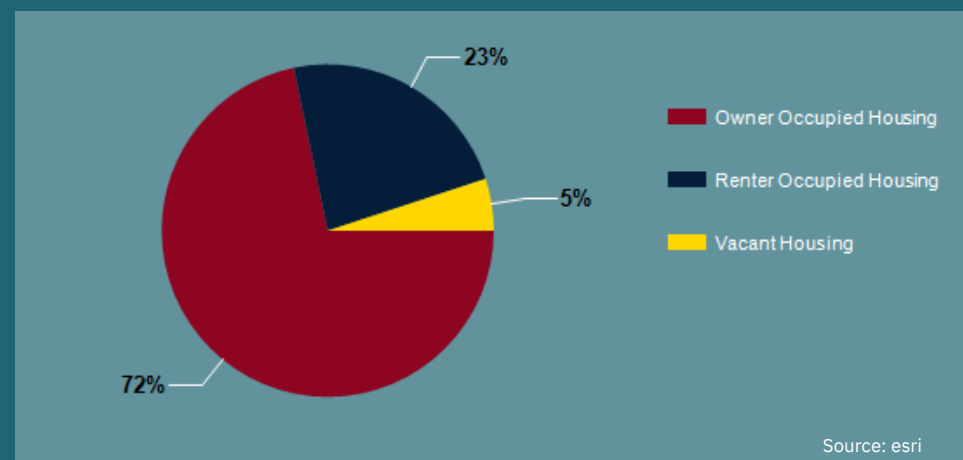
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,299	2,972	3,649
2010 Total Households	1,338	3,622	4,466
2024 Total Households	1,511	4,297	5,244
2029 Total Households	1,600	4,632	5,616
2024 Average Household Size	2.45	2.68	2.68
2024-2029: Households: Growth Rate	5.75%	7.55%	6.90%



2024 Household Income



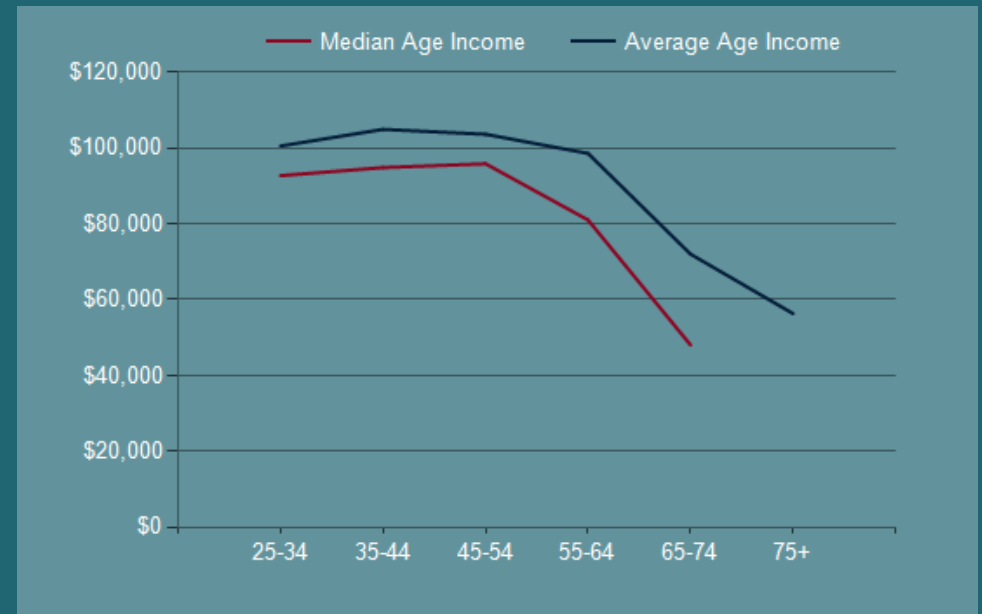
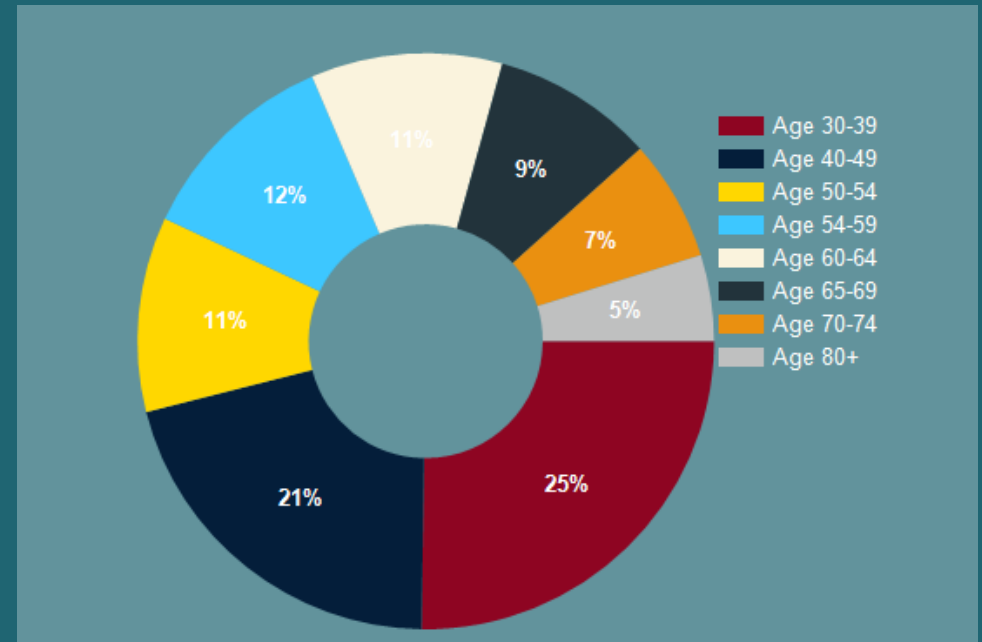
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	268	811	957
2024 Population Age 35-39	280	869	1,056
2024 Population Age 40-44	260	819	996
2024 Population Age 45-49	192	677	837
2024 Population Age 50-54	238	766	946
2024 Population Age 55-59	251	765	960
2024 Population Age 60-64	233	704	916
2024 Population Age 65-69	197	568	734
2024 Population Age 70-74	148	443	562
2024 Population Age 75-79	105	342	434
2024 Population Age 80-84	67	209	267
2024 Population Age 85+	73	220	254
2024 Population Age 18+	2,837	8,816	10,849
2024 Median Age	38	38	39
2029 Median Age	40	40	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,721	\$106,032	\$107,110
Average Household Income 25-34	\$100,546	\$121,626	\$125,364
Median Household Income 35-44	\$94,854	\$111,940	\$113,449
Average Household Income 35-44	\$104,931	\$133,124	\$135,828
Median Household Income 45-54	\$95,858	\$113,160	\$115,553
Average Household Income 45-54	\$103,633	\$132,725	\$137,430
Median Household Income 55-64	\$81,012	\$101,685	\$103,478
Average Household Income 55-64	\$98,580	\$124,515	\$126,773
Median Household Income 65-74	\$48,033	\$67,677	\$72,543
Average Household Income 65-74	\$72,017	\$89,662	\$94,058
Average Household Income 75+	\$56,318	\$65,473	\$68,134



5630 St Croix

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