



JR-TO-MID BOX SPACE FOR LEASE

St. Cloud, Minnesota



Property Summary:

Address: 250 33rd Ave S, St. Cloud, MN 56301

Property Type: 3 star retail, mid box

Max contiguous: 50,000sf

Min contiguous: 12,500sf

2022 rates (includes snow removal, adjusted):

CAM - \$1.50 psf

TAX - \$2.00 psf

Total - \$3.50

Asking rate: \$12psf NNN

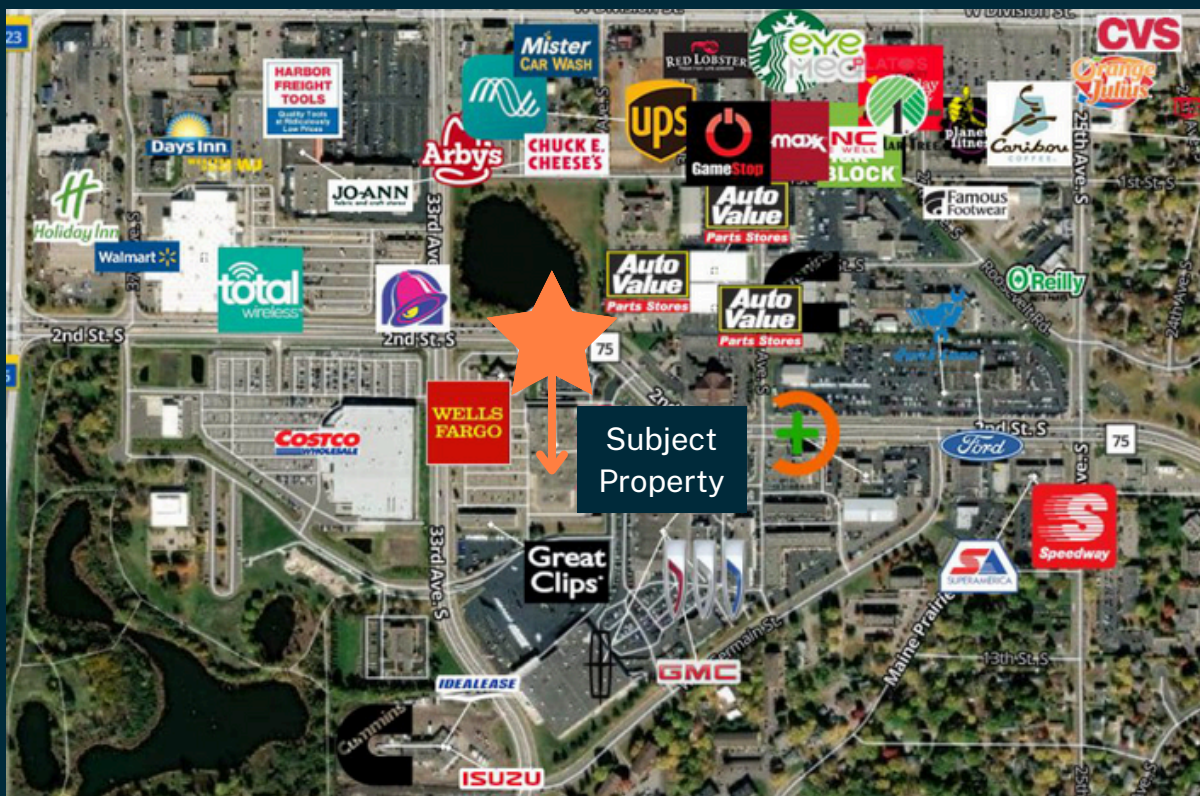
Traffic: 2nd St - 17,821 daily (2022)

33rd Ave - 9,400 daily (2017)

Co-Tenants: Blacklight Adventures



Area retailers:



JR-TO-MID BOX SPACE FOR LEASE



50,000sf contiguous



Tanner Nordlund
Commercial Agent
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Parcel
REAL ESTATE

Demographics

CITY, STATE

St Cloud, MN

POPULATION

59,477

AVG. HHSIZE

2.36

MEDIAN HH INCOME

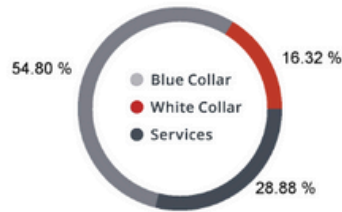
\$45,460

HOME OWNERSHIP

Renters: **10,454**

Owners: **12,549**

EMPLOYMENT

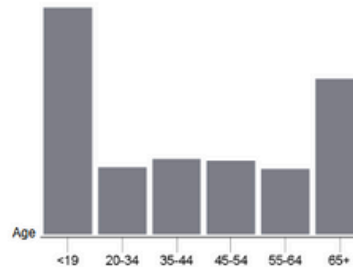


54.07 % Employed

2.23 % Unemployed

GENDER & AGE

49.58 % **50.42 %**



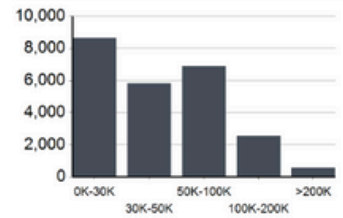
RACE & ETHNICITY

White: **86.06 %**
 Asian: **1.81 %**
 Native American: **0.01 %**
 Pacific Islanders: **0.00 %**
 African-American: **6.57 %**
 Hispanic: **2.85 %**
 Two or More Races: **2.70 %**

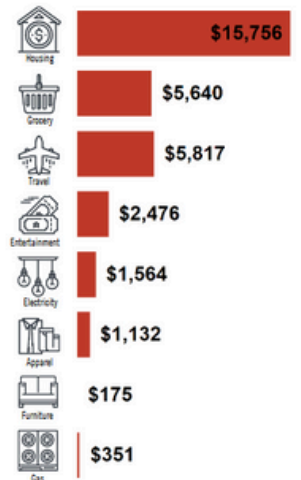
EDUCATION

High School Grad: **26.09 %**
 Some College: **25.94 %**
 Associates: **8.37 %**
 Bachelors: **29.86 %**

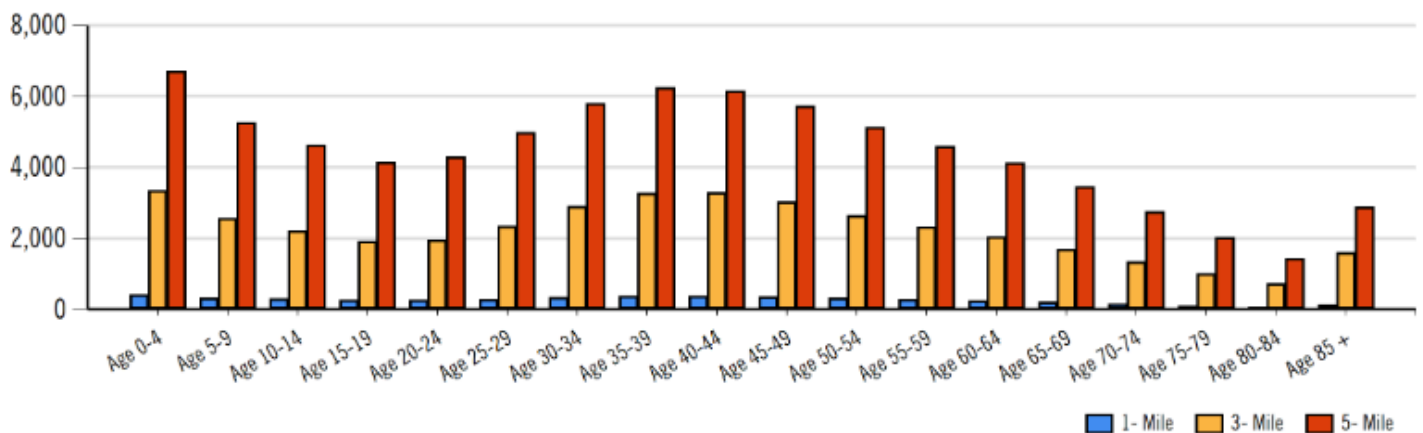
INCOME BY HOUSEHOLD



HH SPENDING



Population by Distance and Age (2020)



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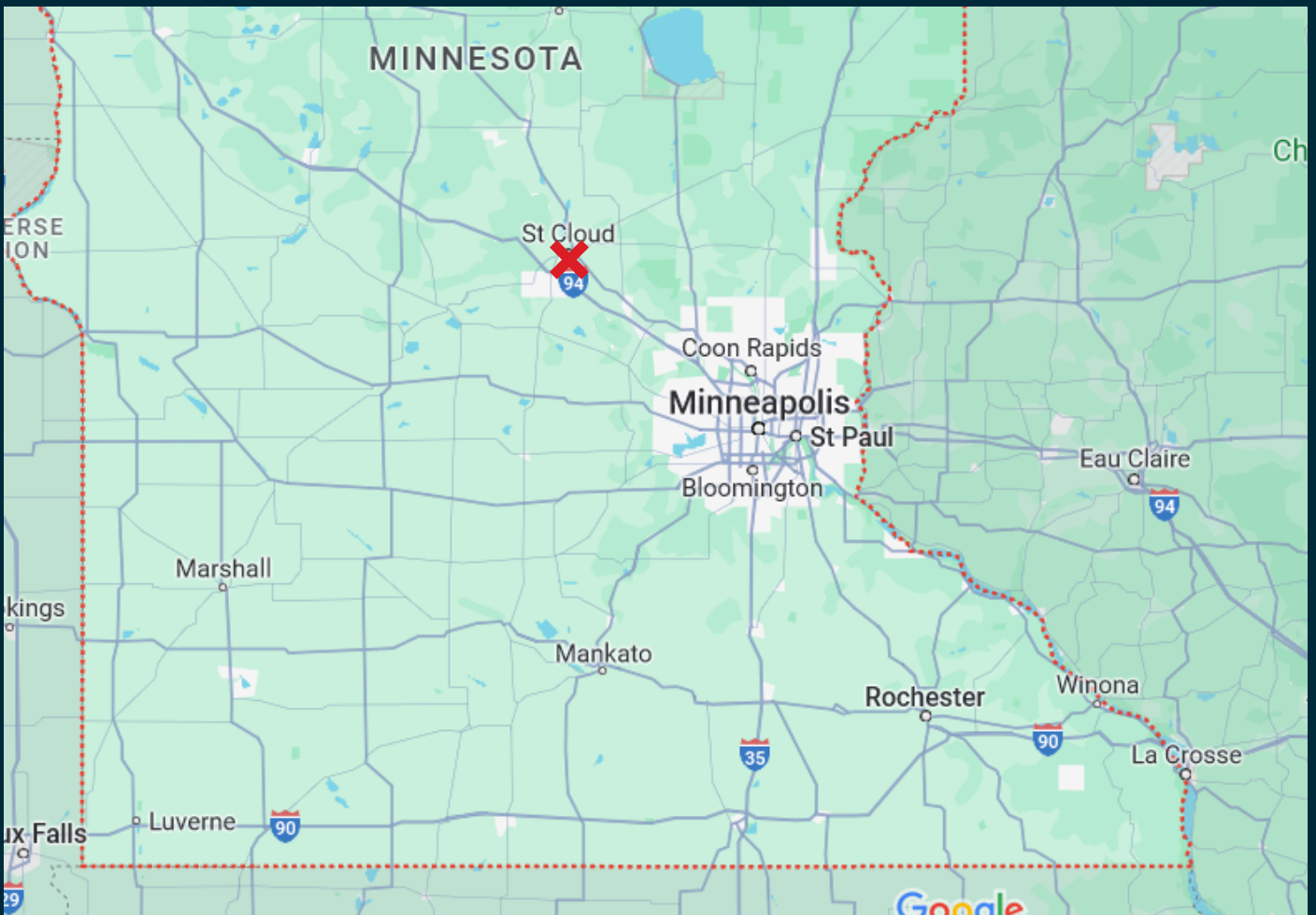
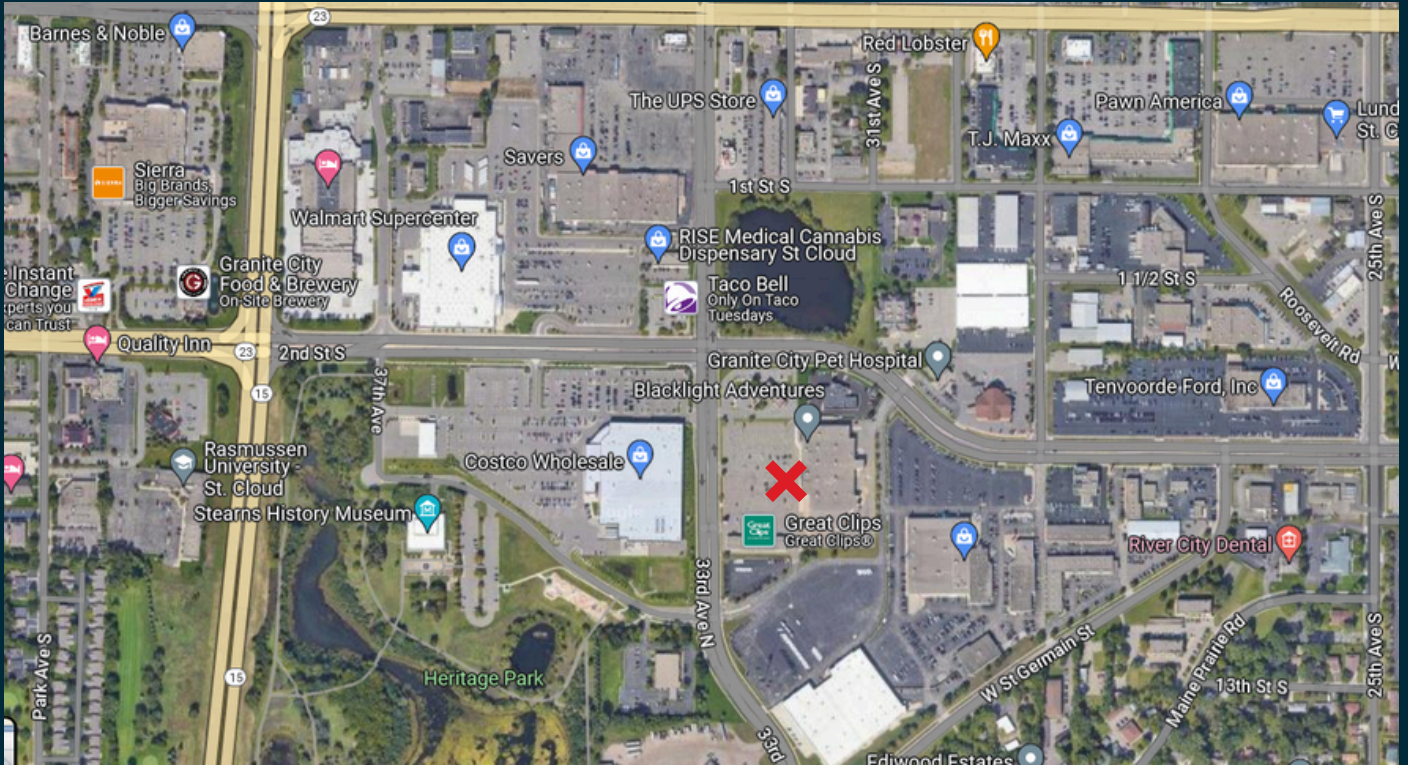
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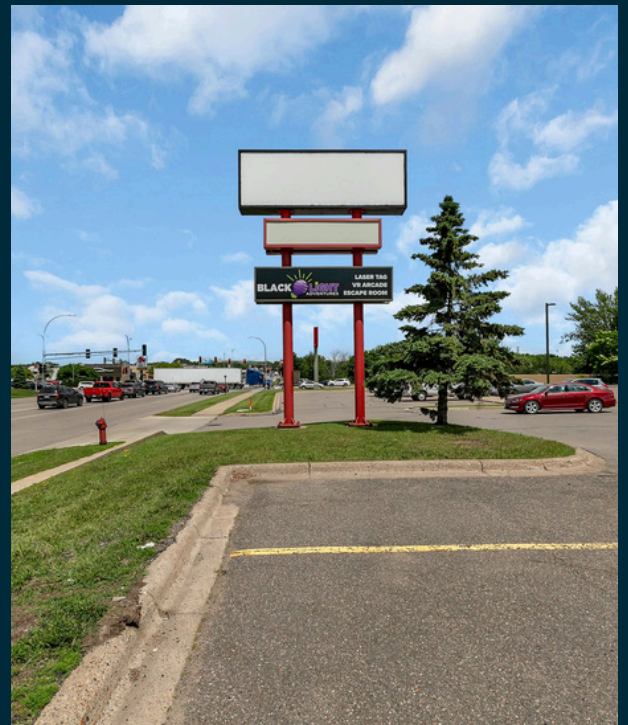
Location



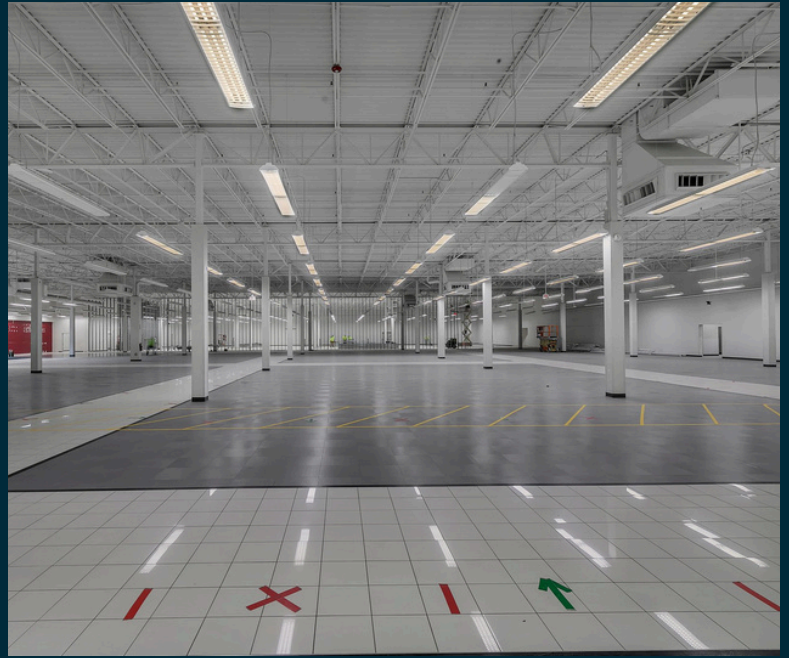
Exterior 1



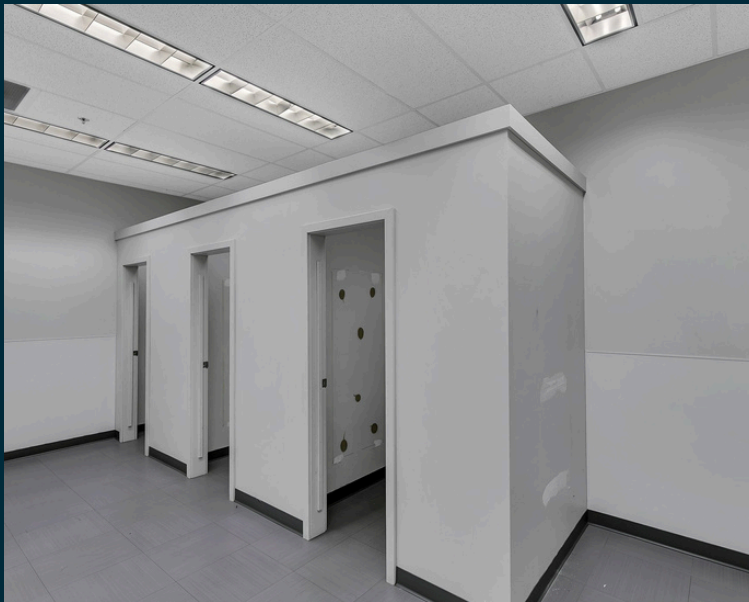
Exterior 2



Interior 1



Interior 2



Smaller space





**Thank
You!**

**Let's Get
In Touch**

Contact Us

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Visit Our Website

Parcel.Properties