

Office Building

GREAT OAK DRIVE - BUILD-TO-SUIT

452 GREAT OAK DR, WAITE PARK, MN 56387

FOR LEASE



PROPERTY DESCRIPTION

Located off of Great Oak Drive in the West River Business Park in Waite Park, MN is this build-to-suite development opportunity. The business park is conveniently located on the corner of County Highway 136 and 3rd Street North, and is near major thoroughfares including: Highway 23 (1 mile), Highway 15 (1.2 miles) and Interstate 94 (4.5 miles), making it a convenient location from multiple directions. The strength of the site is shown with a mix a national and regional groups such as McDonald's and Kwik Trip and local medical groups such as Rejuv Medical which are located within immediate proximity.

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	68,842 SF

PROPERTY HIGHLIGHTS

- Variety of surrounding business types including: medical, retail, office, and specialty
- Currently zoned as G-2 (General Commercial) within the City of Waite Park
- Design build-to-suit provides a variety development options including but not limited to: professional services, healthcare, veterinary, or consulting services
- Building could either be single or multi-tenant depending on user
- Convenient access via County Highway 138 or from 3rd Street North

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,969	42,278	54,943
Total Population	4,479	101,195	134,864
Average HH Income	\$57,018	\$65,077	\$71,661

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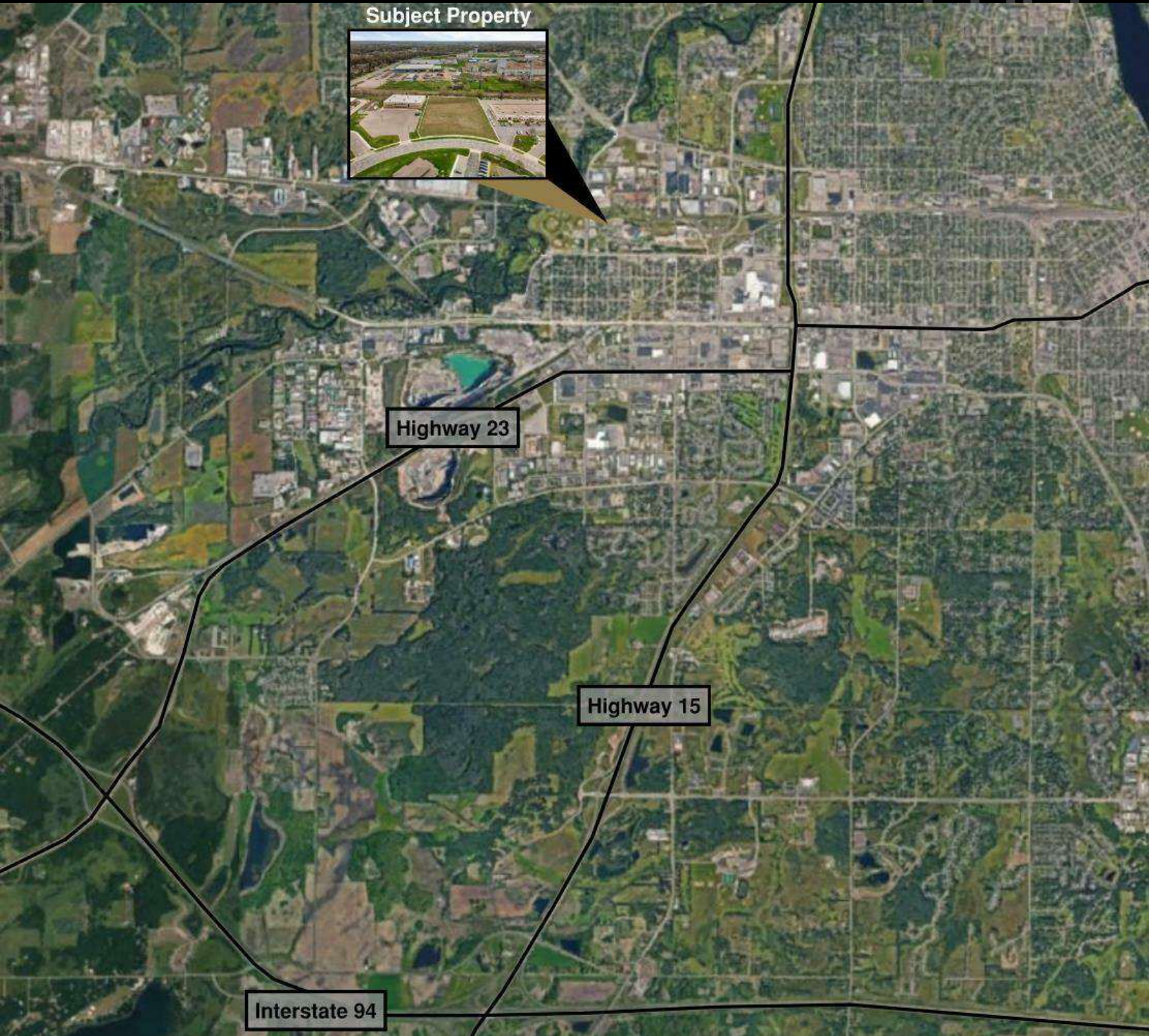


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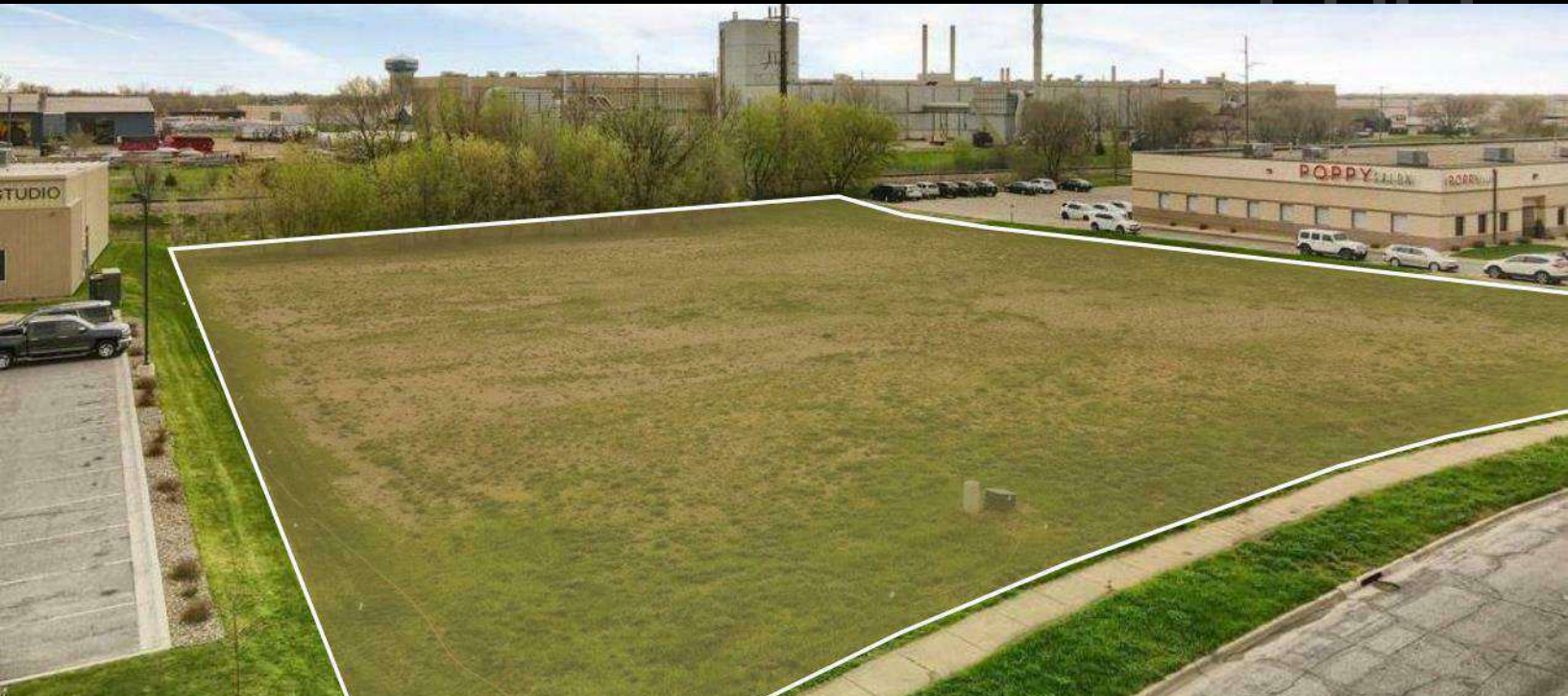


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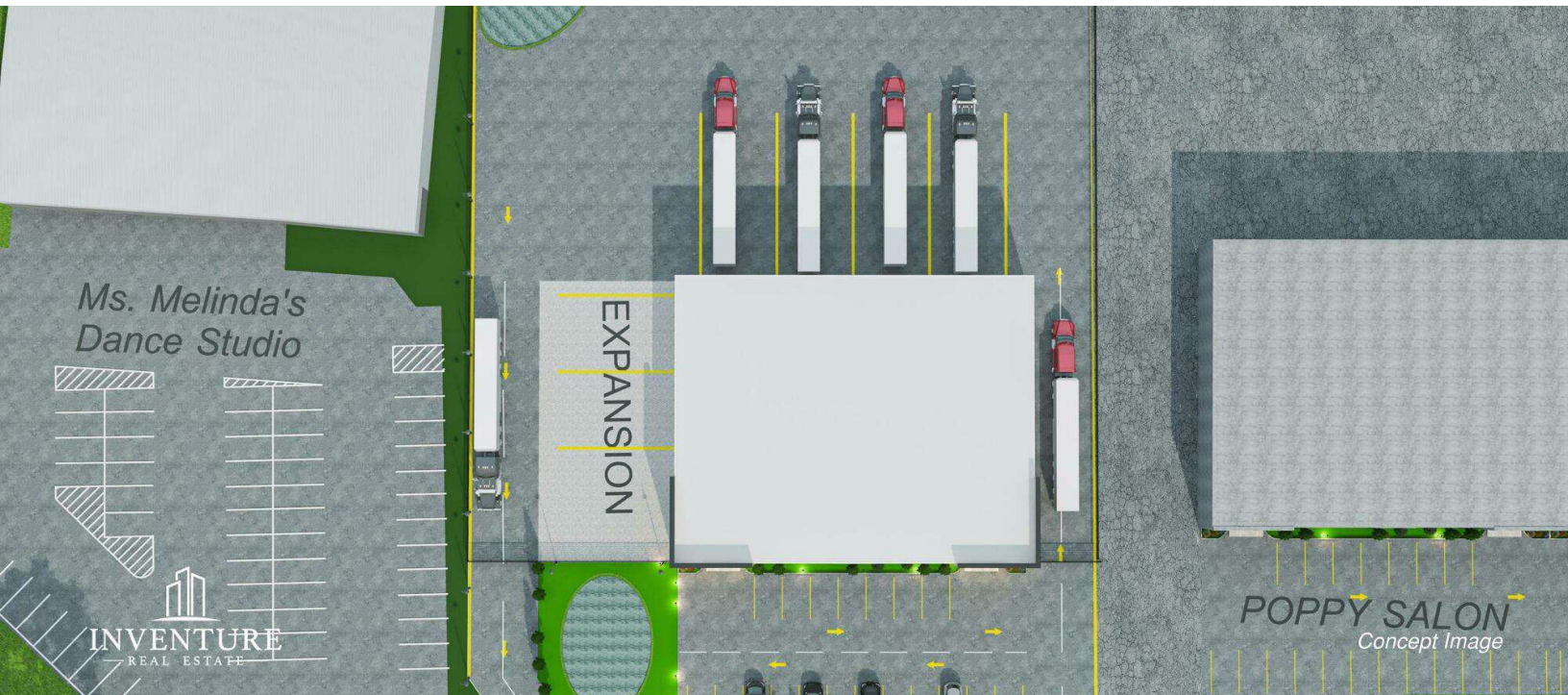
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Concept Image



Ms. Melinda's
Dance Studio

EXPANSION

POPPY SALON
Concept Image

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