

Retail For Lease

4703 Highway 61
White Bear Lake, MN



MAINSTREET CROSSING

AVAILABLE FOR LEASE

Suite 4713
2,448 total square feet

2019 ESTIMATED CAM/TAX

\$8.25 PSF CAM
\$6.29 PSF Tax
\$14.54 PSF Total

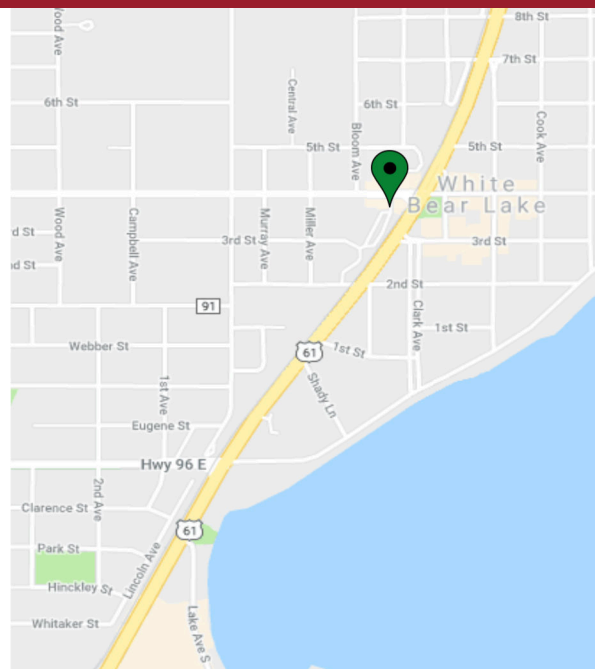
TRAFFIC COUNTS

Hwy 61: 32,500 VPD
4th Street: 6,900 VPD

SITE INFORMATION

Description: Mixed use retail
Zoning: Retail

	1 Mile	3 Mile	5 Mile
Population	5,915	40,881	91,374
Avg. HH Income	\$74,788	\$91,120	\$97,802
Daytime Population	5,173	28,254	70,931



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SITE PLAN



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AERIAL



Highly coveted area of the North Metro, as the only traditional retail center along the Highway 61 strip in White Bear Lake.

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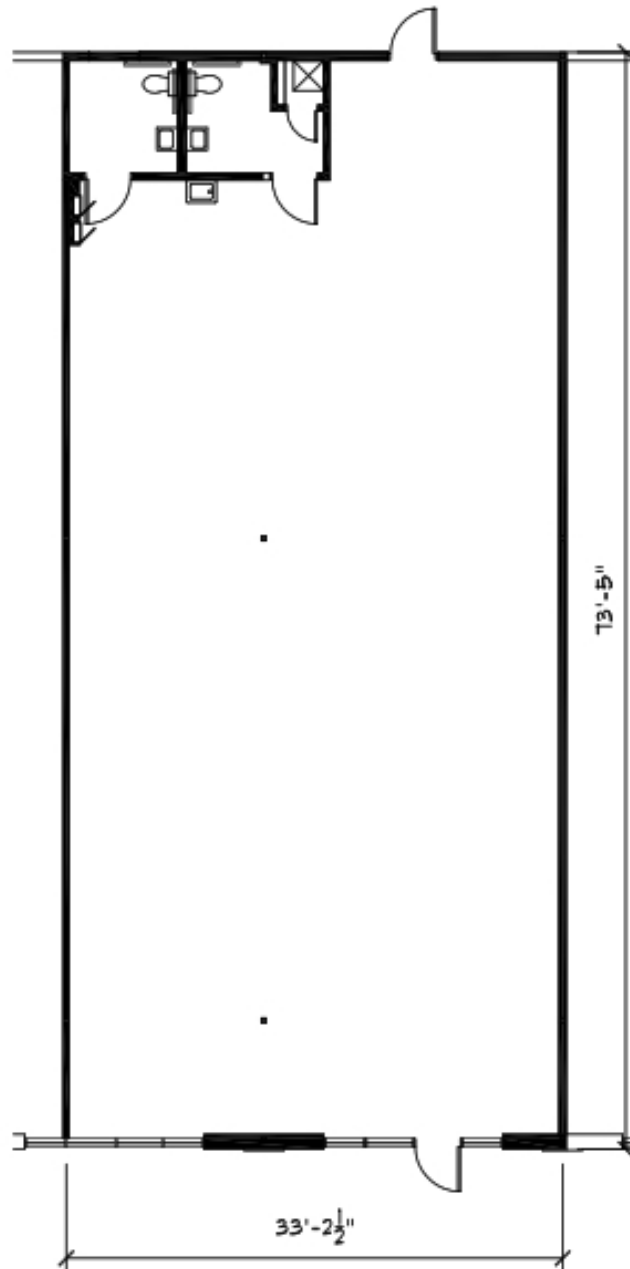
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4713 HIGHWAY 61 N.
WHITE BEAR LAKE, MN
2,448 S.F.

FLOOR PLAN



73'-5"

33'-2 1/2"

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