

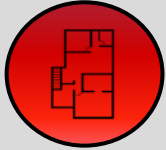
UNION SQUARE

2ND STREET NORTHWEST, BEMIDJI, MN



KRAUS-ANDERSON[®]
Realty Company

SPACE AVAILABLE



Multiple spaces available
-see site plan

SHOPPING CENTER



42,300 sf neighborhood
mixed-use property
located on Paul Bunyan
Drive/TH 197 and 2nd street

LOCATION



Adjacent to Lake Bemidji,
Paul Bunyan Statue, and
the Downtown Central
Business District

TRAFFIC COUNT



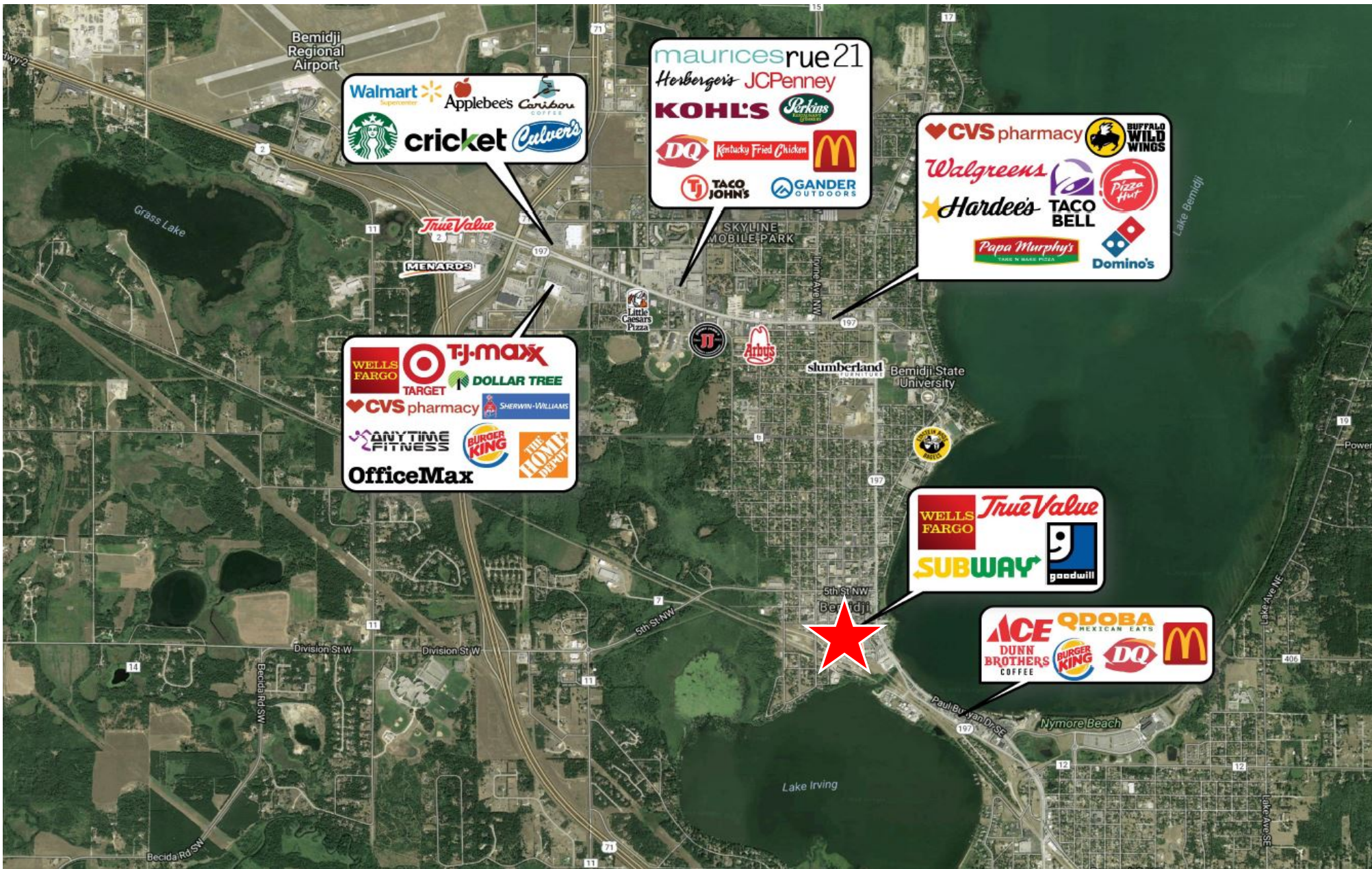
22,900/VPD on Paul
Bunyan Drive



	1 Mile	3 Miles	5 Miles
POPULATION	3,102	18,478	22,121
DAYTIME POP	5,571	27,147	29,059
HOUSEHOLDS	1,155	7,315	8,738
HOUSEHOLD INCOME	42,358	57,981	60,510



Retail Aerial



UNION SQUARE
BEMIDJI, MN



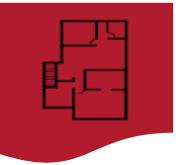


Aerial View

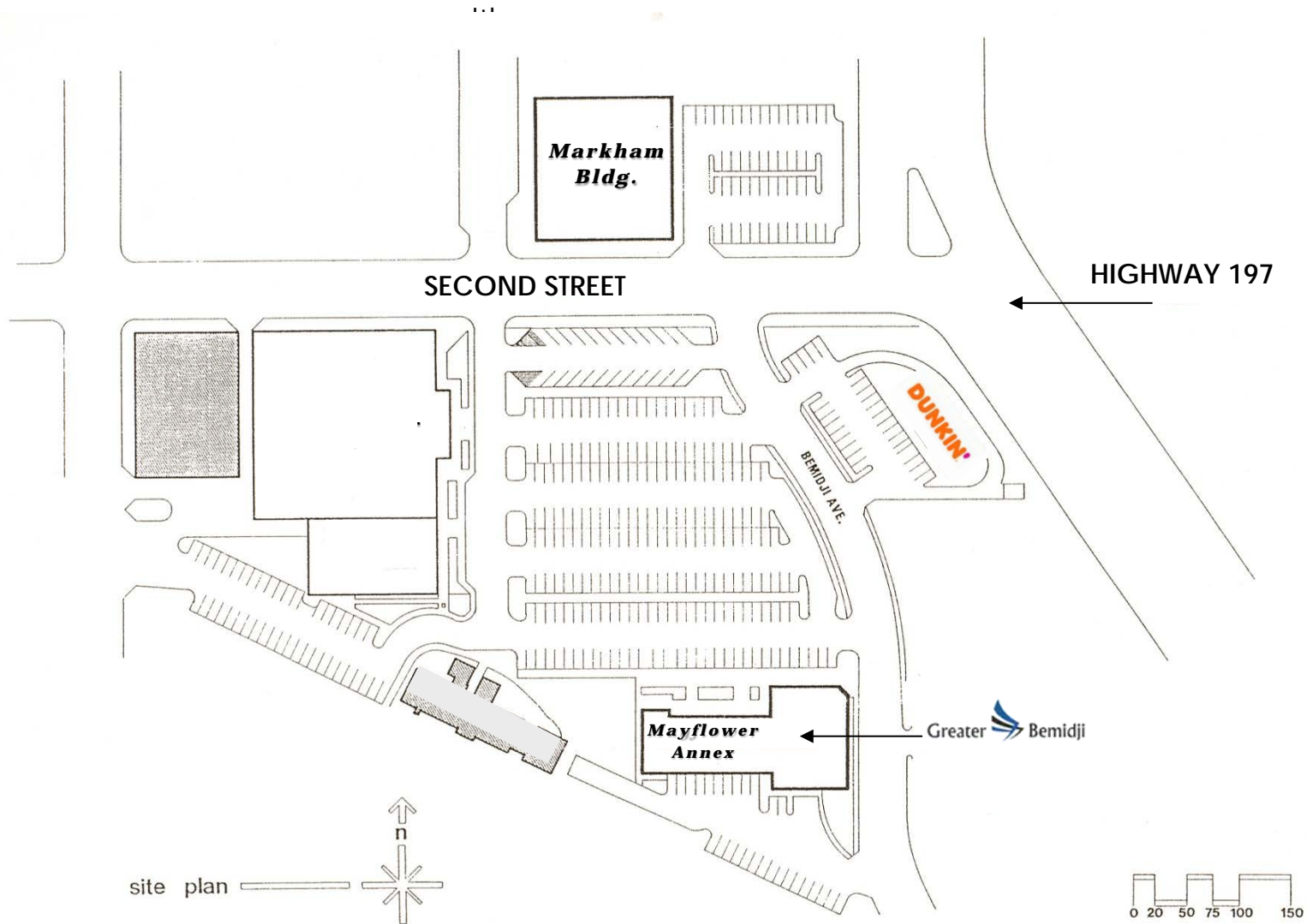


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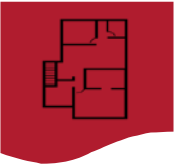




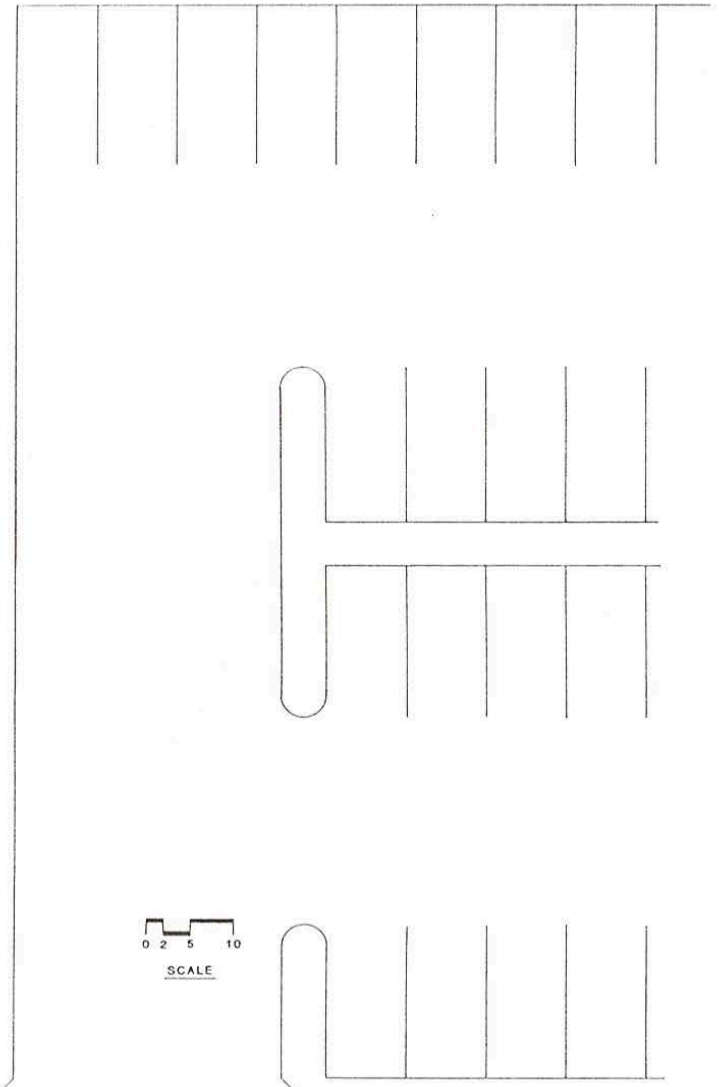
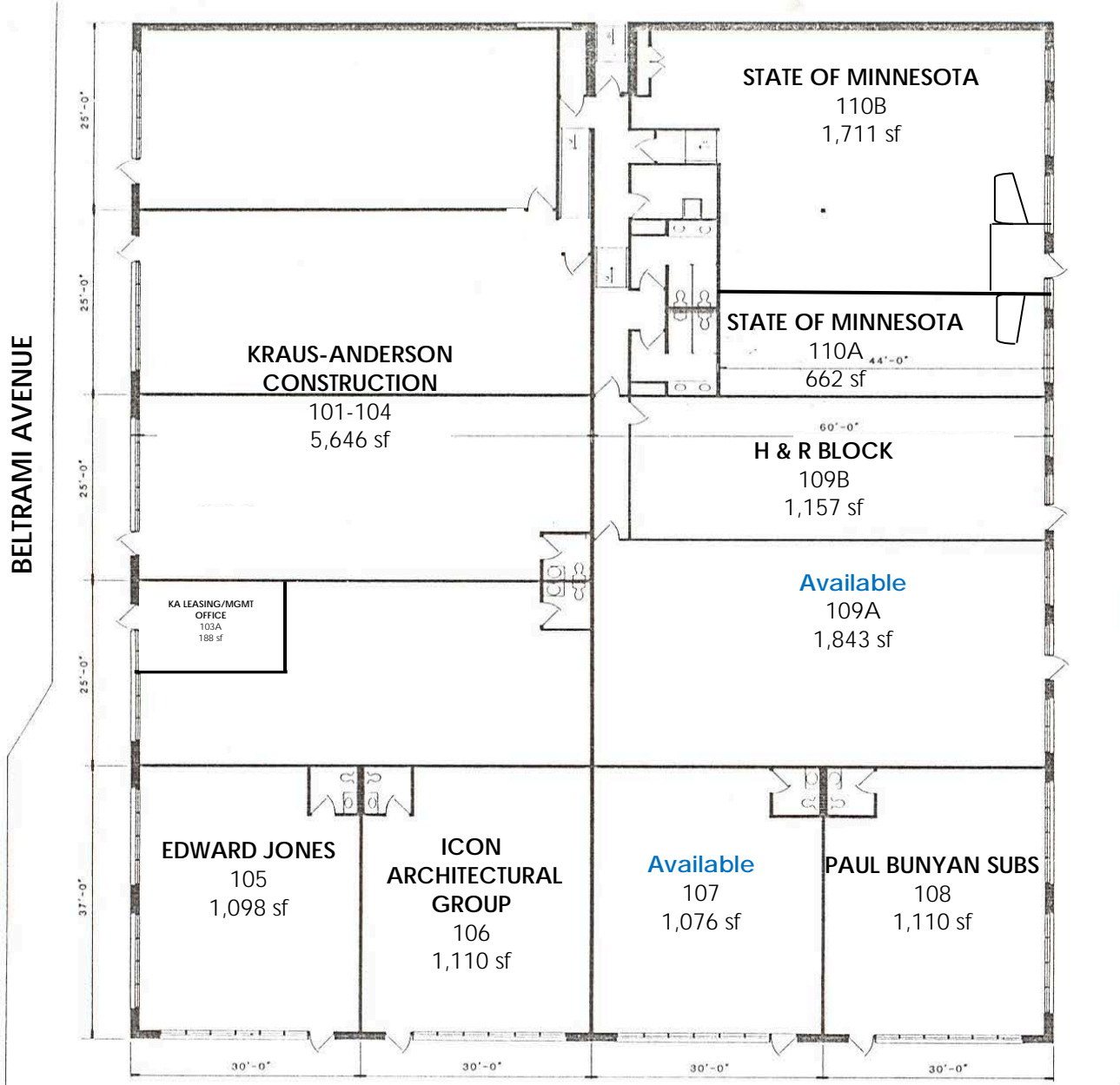
Site Plan

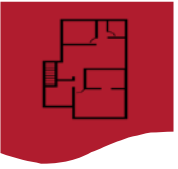


	Union Square	
Site Area	5.7 Acres	
Gross Leaseable Area	26,943 SF	
Parking Stalls	359	

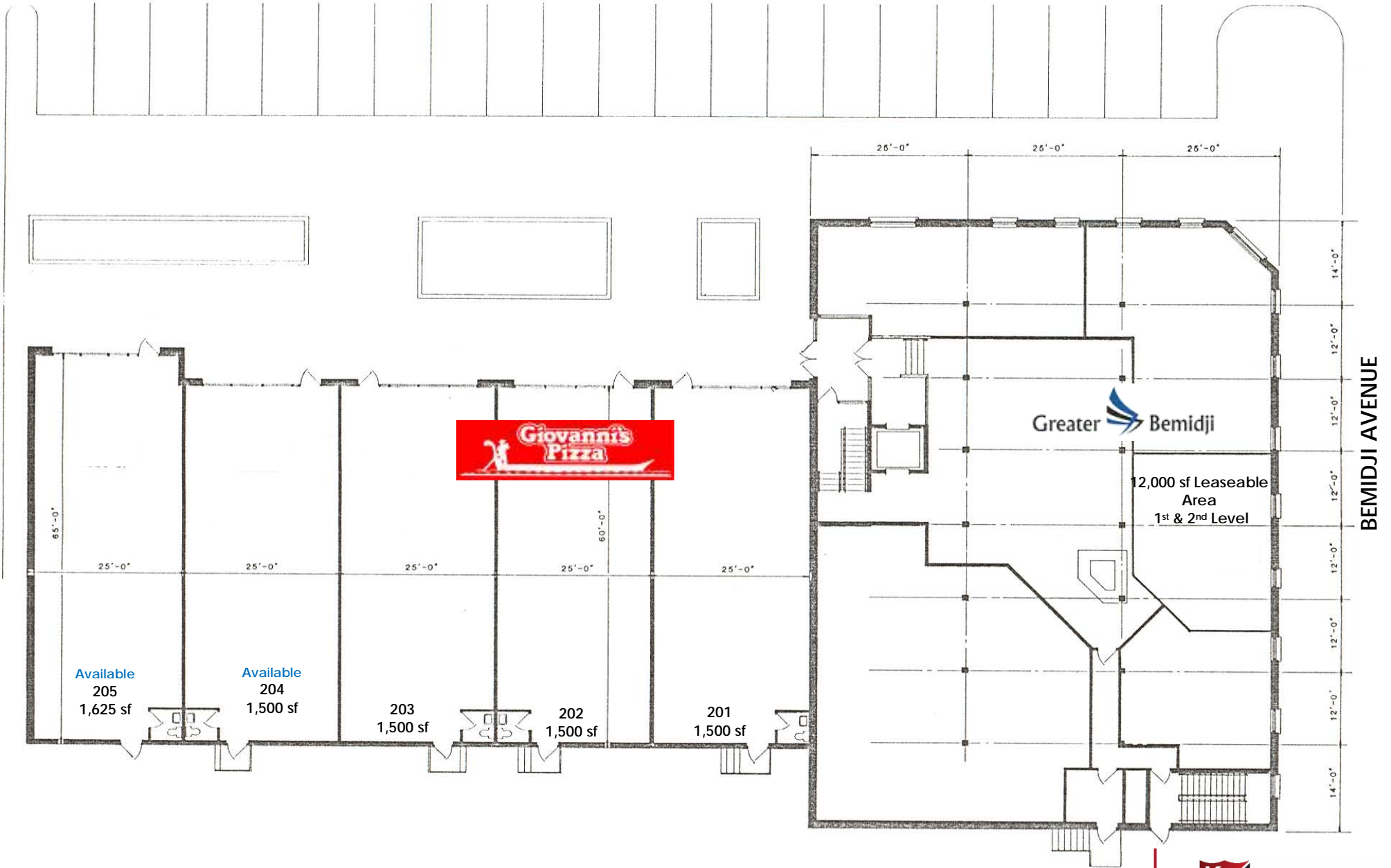


Site Plan





Site Plan



MAYFLOWER BUILDING
US HWY 197 & SECOND STREET, BEMIDJI, MN





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