

# LAKE STREET PLAZA

1467 Lake Street South, Forest Lake, MN 55025



## RETAIL SPACE FOR LEASE

### AVAILABILITY

**Availability:** 2,100 - 15,100 SF

Suite 101 | 5,000 SF

Suite 102 | 2,100 SF

Suite 103 | 8,000 SF

**Lease Rate:** Negotiable

### FEATURES

- 21,830 SF retail property
- High clear height and drive-in door
- Over 19,700 vpd on Lake Street (2019)
- Fantastic visibility and access from Lake St./Hwy 61
- Storefront space with large west-facing windows
- Off street parking
- Neighboring businesses include Holiday, MidWest One Bank, Anoka Hennepin Credit Union, Thrifty White Pharmacy, Don Julio, Mr. Large Burrito, and Stella's on 97.



### LOCATION

Lake Street Plaza is located on the south end of Lake Street, the main thoroughfare through Forest Lake's commercial district. It is situated at the intersection of Hwy 61 and 97, an entry point for other neighboring communities such as Columbus, Scandia and Hugo.



### Derrick Jensen

2550 University Ave. W. Suite 305-S

St. Paul, MN 55114

651-209-9628 | [Derrick@Suntide.com](mailto:Derrick@Suntide.com)

# LAKE STREET PLAZA

1467 Lake Street South, Forest Lake, MN 55025

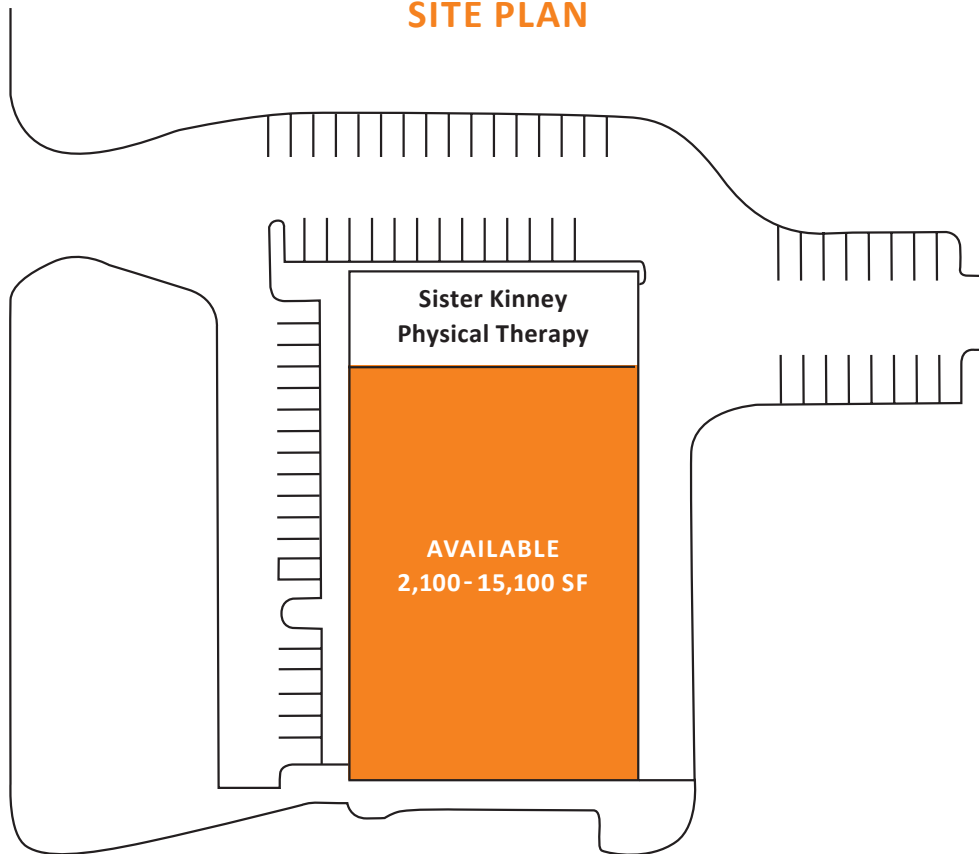
## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,216	14,320	20,227
Male	2,077	2,138	4,216
Female	2,138	6,977	9,860
Average HH income	\$66,048	\$76,107	\$78,262
Average House Value	\$388,615	\$383,101	\$354,040

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated # of Households	4,133	8,072	11,088
Average Household Size	2.4	2.5	2.6

## SITE PLAN



**Derrick Jensen**

2550 University Ave. W. Suite 305-S

St. Paul, MN 55114

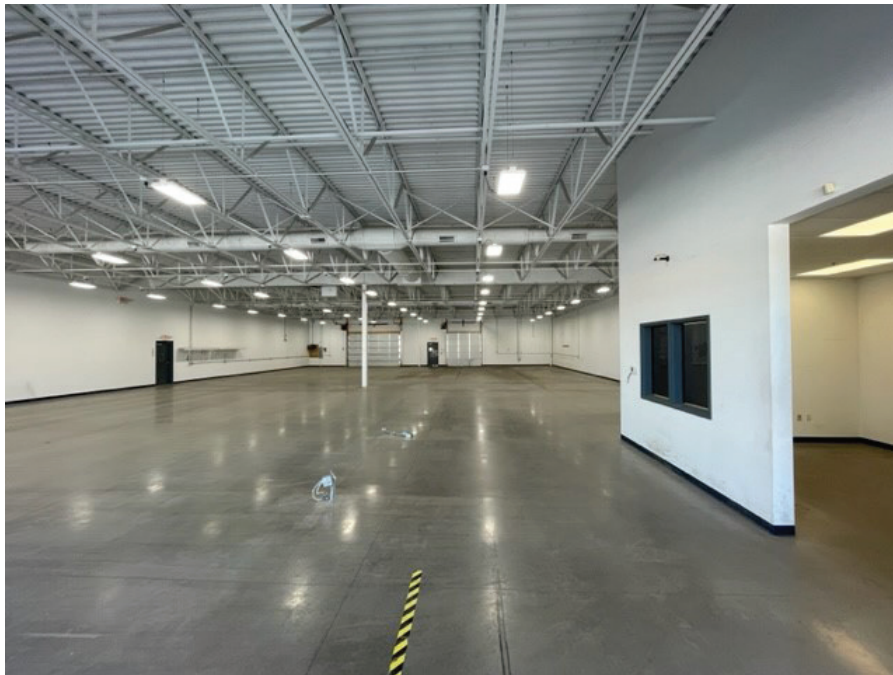
651-209-9628 | [Derrick@Suntide.com](mailto:Derrick@Suntide.com)

# LAKE STREET PLAZA

1467 Lake Street South, Forest Lake, MN 55025



Two drive-in doors



High clear height



**Derrick Jensen**

2550 University Ave. W. Suite 305-S

St. Paul, MN 55114

651-209-9628 | [Derrick@Suntide.com](mailto:Derrick@Suntide.com)

# LAKE STREET PLAZA

1467 Lake Street South, Forest Lake, MN 55025

## AREA RETAIL



**Derrick Jensen**

2550 University Ave. W. Suite 305-S

St. Paul, MN 55114

651-209-9628 | [Derrick@Suntide.com](mailto:Derrick@Suntide.com)