

SPACE FOR LEASE

GAUGHAN

CORNERSTONE SUITE 103

368 LAKE STREET SOUTH, FOREST LAKE, MN 55025



DAN HEBERT

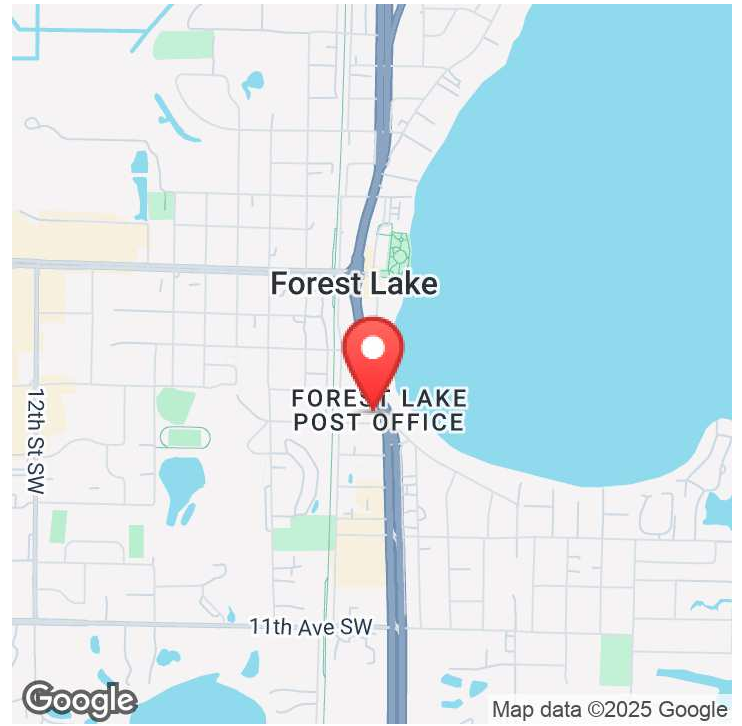
Senior Vice President

651.255.5558

danhebert@gaughancompanies.com

EXECUTIVE SUMMARY

368 LAKE STREET SOUTH, FOREST LAKE, MN 55025



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	7,615 SF
Available SF:	1,220 SF
Number of Units:	1
Base Rent:	Negotiable
CAM/Taxes/Insurance:	\$11.32 SF
Year Built:	2019

PROPERTY OVERVIEW

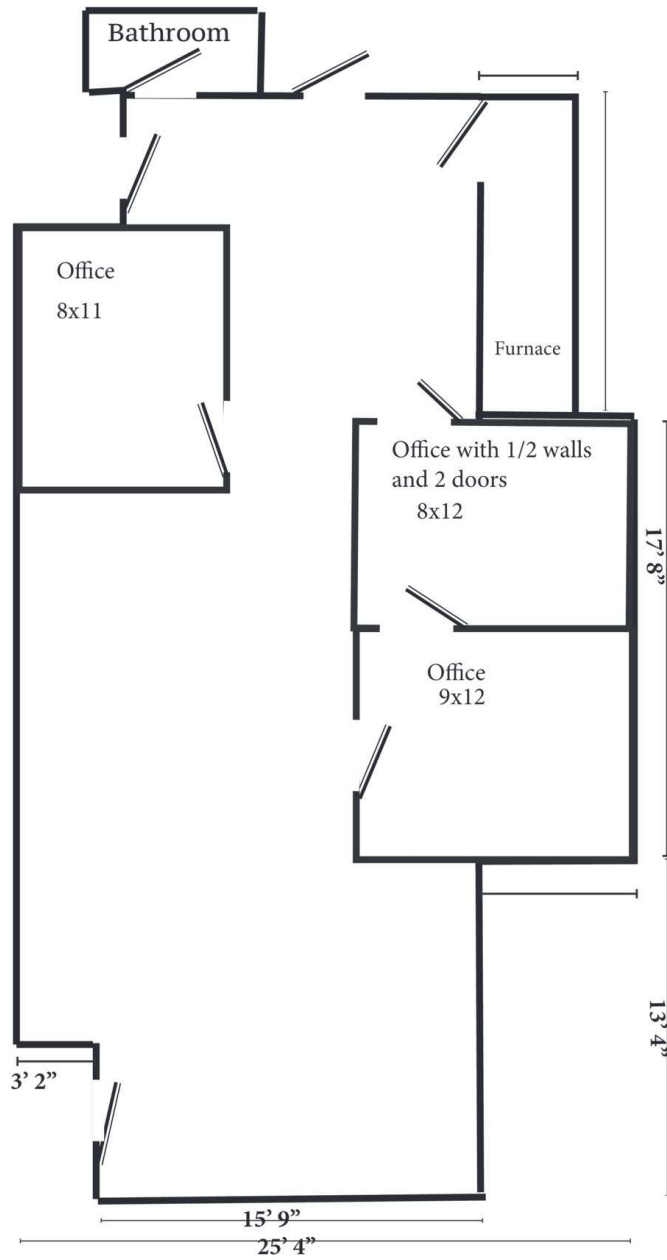
1,220 SF Unit in the prime location of Forest Lake. This well-maintained property offers a move-in ready space with ample parking, high visibility, and professional curb appeal. Situated in a thriving area, it provides easy accessibility to local amenities. This property presents an enticing prospect for an investor seeking a lucrative opportunity in the Forest Lake area.

PROPERTY HIGHLIGHTS

- 1,220 SF
- Prime location in Forest Lake
- Well-maintained and move-in ready
- Ample parking for employees and visitors
- High visibility and accessibility
- Nearby local amenities for convenience

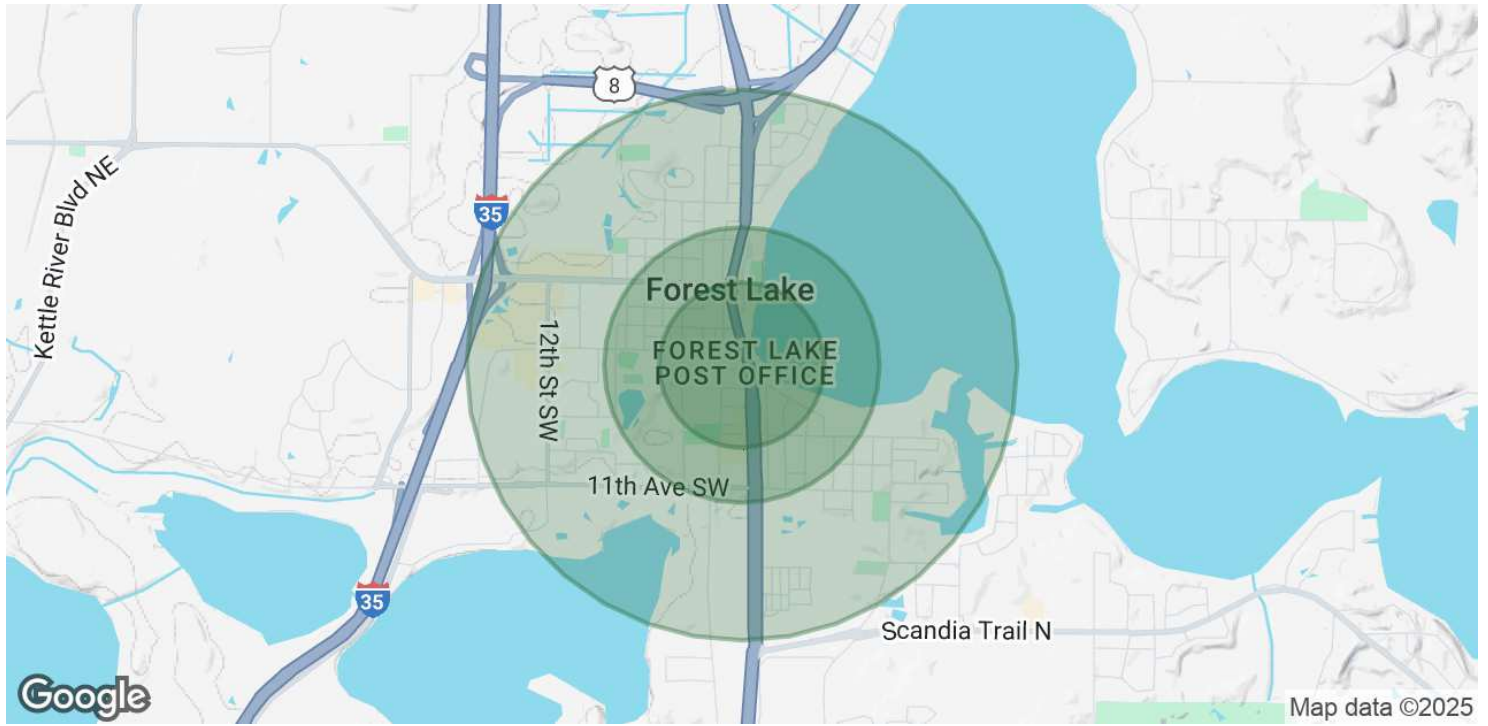
ADDITIONAL PHOTOS

368 LAKE STREET SOUTH, FOREST LAKE, MN 55025



DEMOGRAPHICS MAP & REPORT

368 LAKE STREET SOUTH, FOREST LAKE, MN 55025



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	816	2,553	6,634
Average Age	36	37	39
Average Age (Male)	36	36	38
Average Age (Female)	36	37	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	344	1,093	2,899
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$85,930	\$85,549	\$87,234
Average House Value	\$320,239	\$314,280	\$324,808

Demographics data derived from AlphaMap