

## 310 LAKE ST. LEASE SPACE

310 LAKE STREET SOUTH, BIG LAKE, MN 55309

FOR LEASE



## PROPERTY DESCRIPTION

Inventure Real Estate is pleased to represent 310 Lake St S in Big Lake, Minnesota, a well-located leasing opportunity positioned just south of Highway 10 along the main corridor connecting Big Lake and Monticello. The property offers approximately 1,307 square feet of flexible space featuring an open floor plan with a vaulted ceiling, creating a bright and inviting environment enhanced by abundant natural light. The suite includes private, separate entrances along with a dedicated bathroom allowing for efficient and independent operation. Set within a neighborhood-oriented setting with onsite parking and strong visibility, the building is being anchored by A Beautiful You Dermatology, providing added stability and synergy. This space is well suited for office, service, or boutique users seeking a well-maintained, highly accessible location within the growing Big Lake market.

## PROPERTY HIGHLIGHTS

- 1,307sf available for lease
- Anchored by A Beautiful You Dermatology
- The property is well located being less than half a mile from Highway 10
- High traffic counts of over 10,000 vehicles daily amongst Lake St S and Ormsbee St
- The spaces features an open floor plan with vaulted ceilings
- Private Separate Entrances
- One private bathroom
- The space is well-lit with abundant natural lighting

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,307 SF
Building Size:	7,038 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	814	5,278	12,058
Total Population	2,195	14,960	33,789
Average HH Income	\$94,093	\$96,712	\$95,661

JAKE CLEVELAND

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Medical/Office Building

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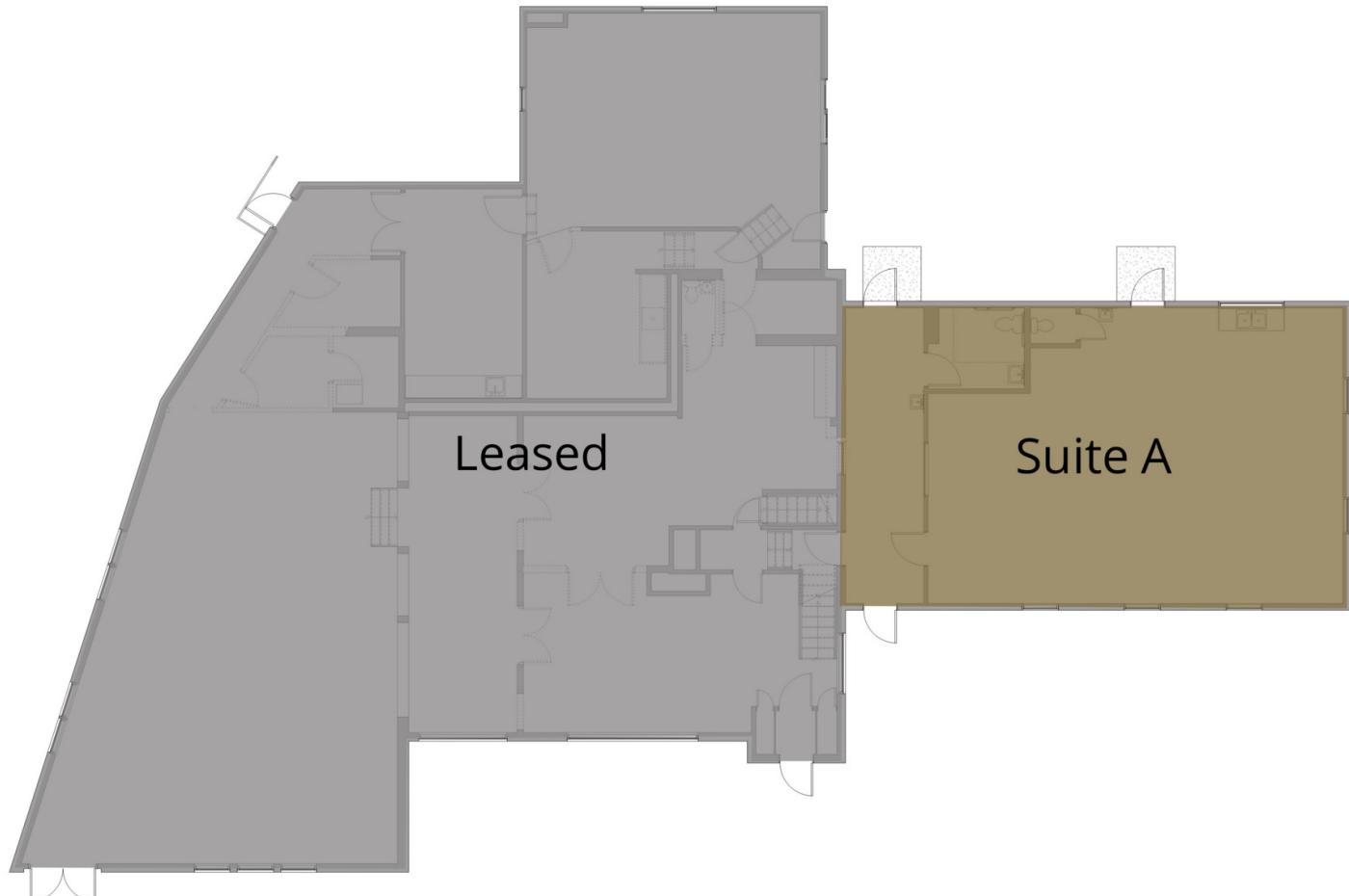


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## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite A	For Lease	1,307 SF	NNN	Negotiable	Estimated 2026 CAM is \$10.04/sf.

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**INVENTURE**  
REAL ESTATE

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