

Retail Property

SAUK RAPIDS RESTAURANT

415 N BENTON DR, SAUK RAPIDS, MN 56379

FOR SALE & LEASE



PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present a unique restaurant opportunity both for sale and lease at 415 N Benton Dr, Sauk Rapids, MN 56379. This 8,837 square foot property offers a highly specialized and well-built-out space designed to support full-service restaurants, brewery, and entertainment concepts. The space features a main restaurant dining floor, designated area for a brewery, a full commercial kitchen, and two restrooms that creates a foundation for food and beverage operations. Additionally, second-level balcony seating to enhance guest experience. The space also has a elevator which services the main level, second level, and basement. The basement includes a large walk-in cooler and additional storage space for back-of-house operations. Located along North Benton Drive, the property benefits from strong visibility, accessibility, and proximity to both Sauk Rapids and the greater St. Cloud market. With the flexible sale or lease options this property presents a rare opportunity for operators or investors seeking a distinctive restaurant property in a proven Central Minnesota location.

PROPERTY HIGHLIGHTS

- 8,837 square foot restaurant space available both for sale and lease
- Well located along Benton Drive North with strong visibility and accessibility including high traffic counts of 14,000+ vehicles daily
- Space features a main level dining area, designated brewery section, full commercial kitchen, full-service bar, second-level balcony seating, two restrooms, and a elevator servicing main, second-level, and basement floors
- Basement includes a large walk-in cooler and additional storage space
- Signage includes both monument and electronic panel
- Large private parking lot
- Specialized build-out for restaurants, breweries, and entertainment concepts

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$12.90/SF
Building Size:	8,837 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,790	42,989	55,247
Total Population	6,645	108,219	142,194
Average HH Income	\$83,040	\$81,740	\$87,820

BILL MOLITOR

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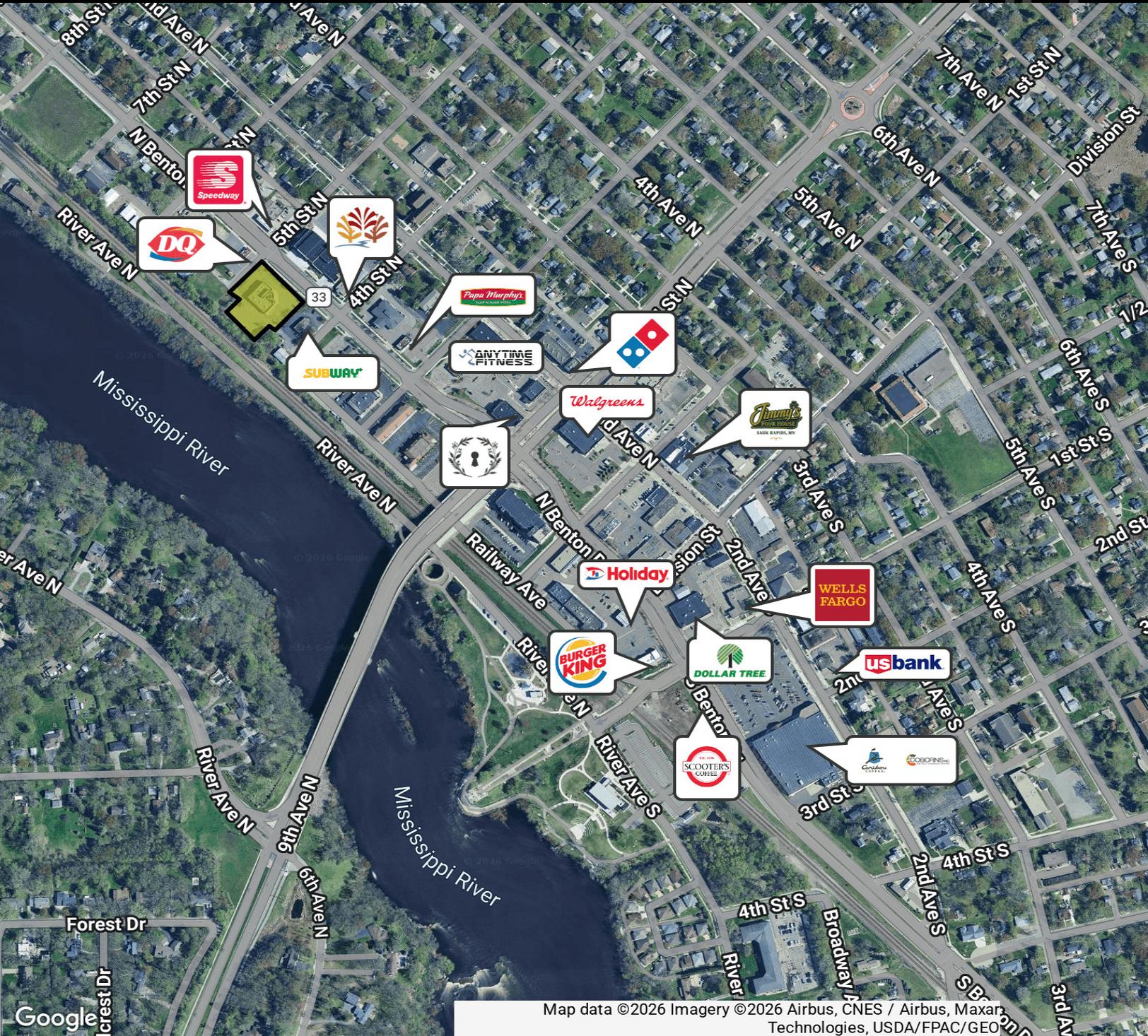


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