



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Space For Lease

5960 Hwy 61 N
White Bear Township, MN

AVAILABLE SPACE

- 1,575 square feet available
- Set up for Yoga, Dance, Barre, Pilates Martial Arts, or other open concept uses
- Two private entryways and bathroom
- Great exposure to Hwy 61
- Local Ownership and Management
- Building signage availability
- Ample parking spaces
- Location draws from multiple affluent suburbs
- 2022 VPD 16,467
- Utilities are separately metered
- High visibility with low competition location



PROPERTY DETAILS

\$17.00/sf NNN

\$7.50/sf CAM/Taxes 2024

FOR MORE INFORMATION, CONTACT

Mike Fisher

763-486-8247

mikefisher@premiercommercialproperties.com



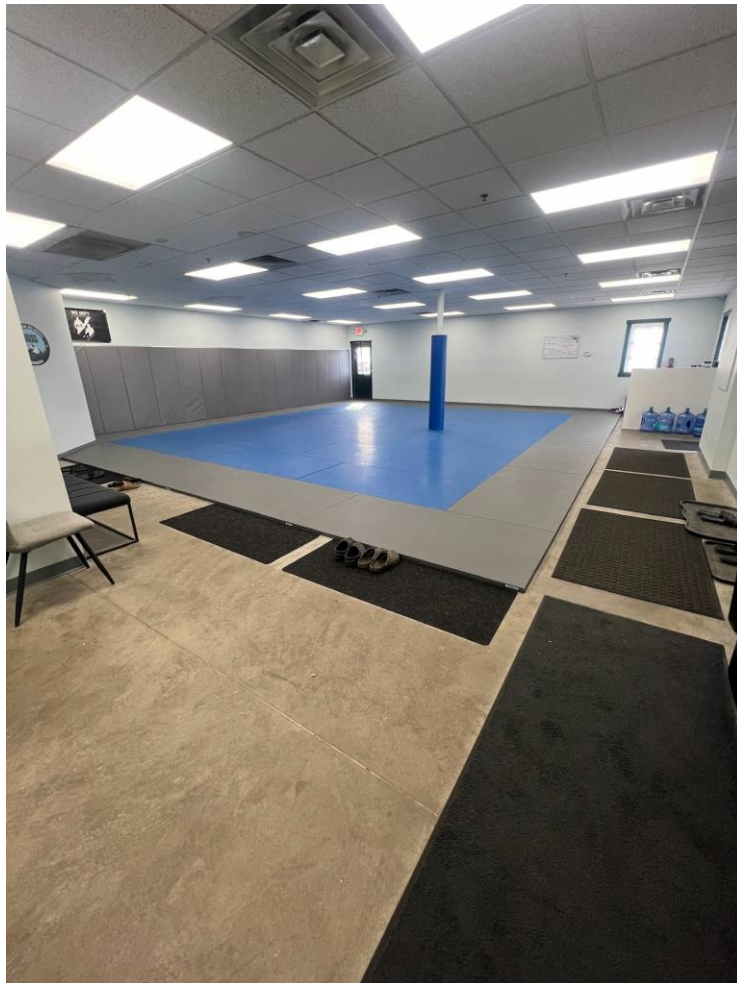
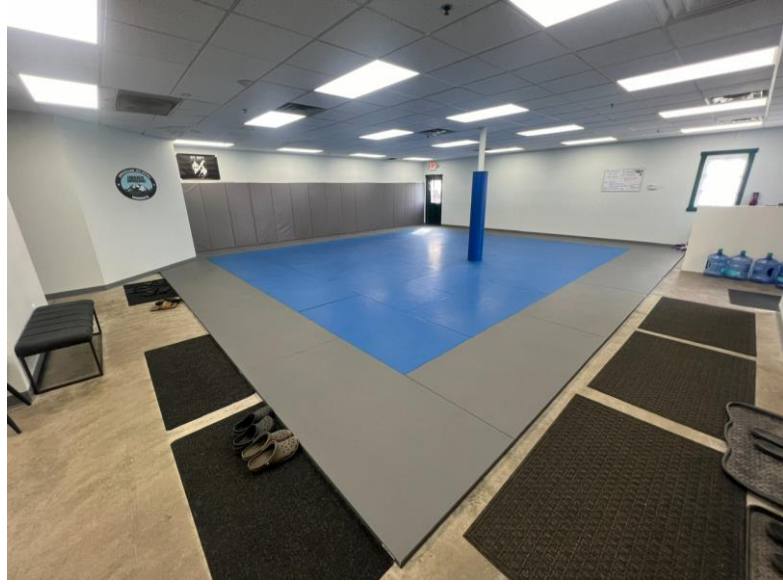
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With the lease comes access to the upstairs lounge. Great space to have meetings or connect to the Wifi and get through emails or other work.



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DEMOGRAPHICS

	1 mile	3 mile	5 mile
2023 Population	2,319	23,026	64,933
2023 Households	832	9,640	27,040
Median Household Income	\$125,338	\$106,141	102,463
Median Age	41.4	41.9	41.3
Annual Growth 2023-2028	0.30%	0.30%	0.20%



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