

# TOWNSHIP THEATER SHOPS

1190 COUNTY ROAD J, WHITE BEAR TOWNSHIP, MN 55127

RETAIL FOR LEASE



## OFFERING SUMMARY

AVAILABLE SF:	Suite 103/104: 4,568 SF
LEASE RATE:	Negotiable
RE TAX / CAM:	\$10.51 PSF (2025)
SIGNAGE:	Pylon and Building
PARKING:	Surface Lots
ZONING:	B2-General Business District
TRAFFIC COUNT:	49,184 VPD Along I-35E

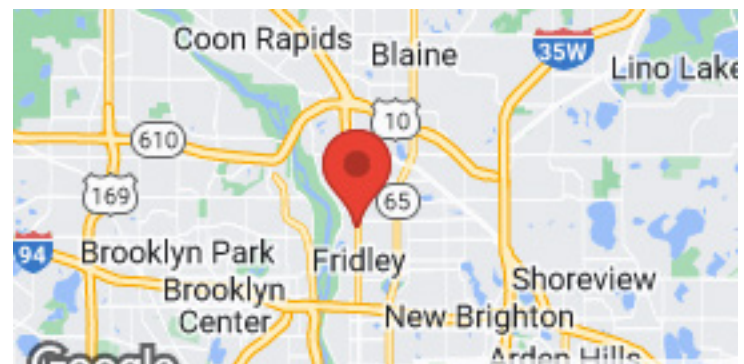
## PROPERTY OVERVIEW

Nicely appointed, established retail center located at the busy intersection of County Road J and I-35E.

Township Theater Shops is comprised of two retail buildings: 1190 County Road J E and 1210 County Road J E. Current tenants include: Muddy Cow Bar & Grill, Orchid Restaurant, Glamour Beauty, Northway Tobacco, Domino's and more.

## PROPERTY HIGHLIGHTS

- Property is Adjacent to the Emagine Theater (17 Screens)
- Pylon & Building Signage Available - Pylon Visible from I-35E
- Strong Demographics for the Area
- Easy Access to I-35E
- 2025 Tax/CAM: \$10.51 PSF/Yr



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

**DAVID LUND**  
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40468728, Minnesota





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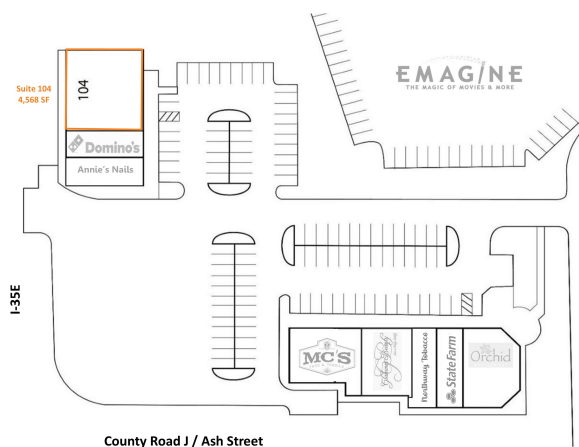
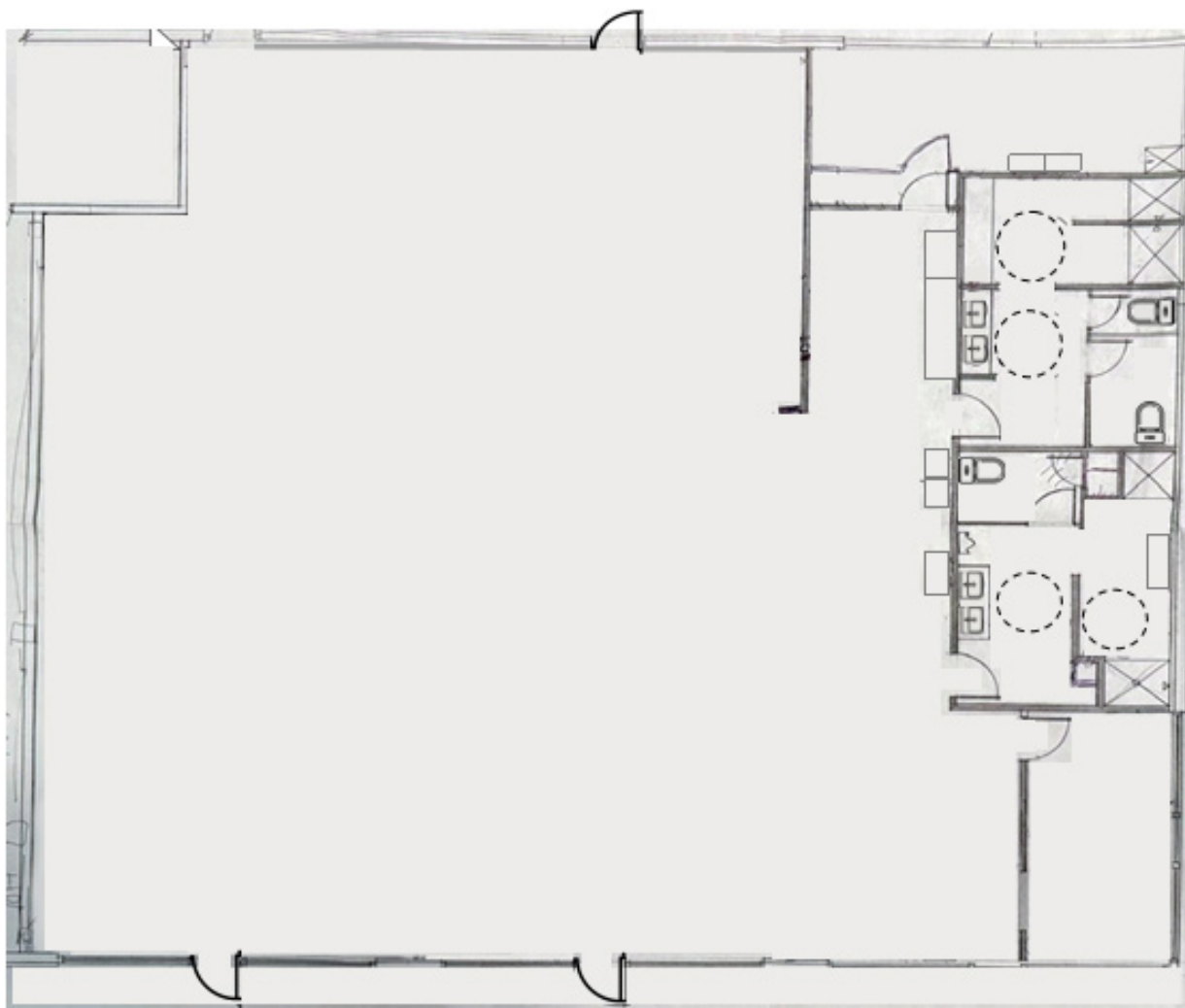
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**SUITE 103/104**

**SUITE 103/104:**

4,568 SF - Gym/Fitness Space Build Out

*Potential to subdivide*



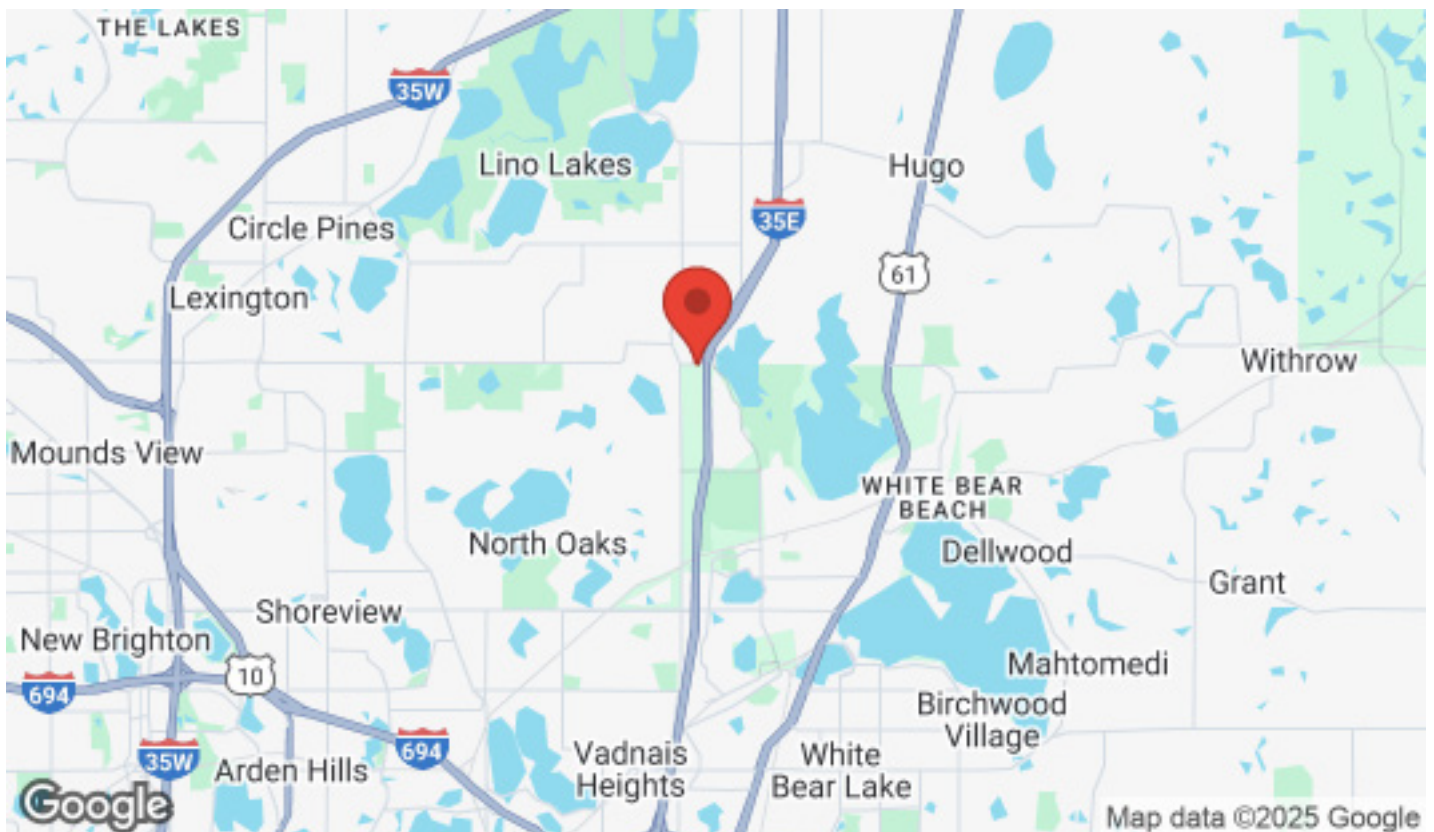
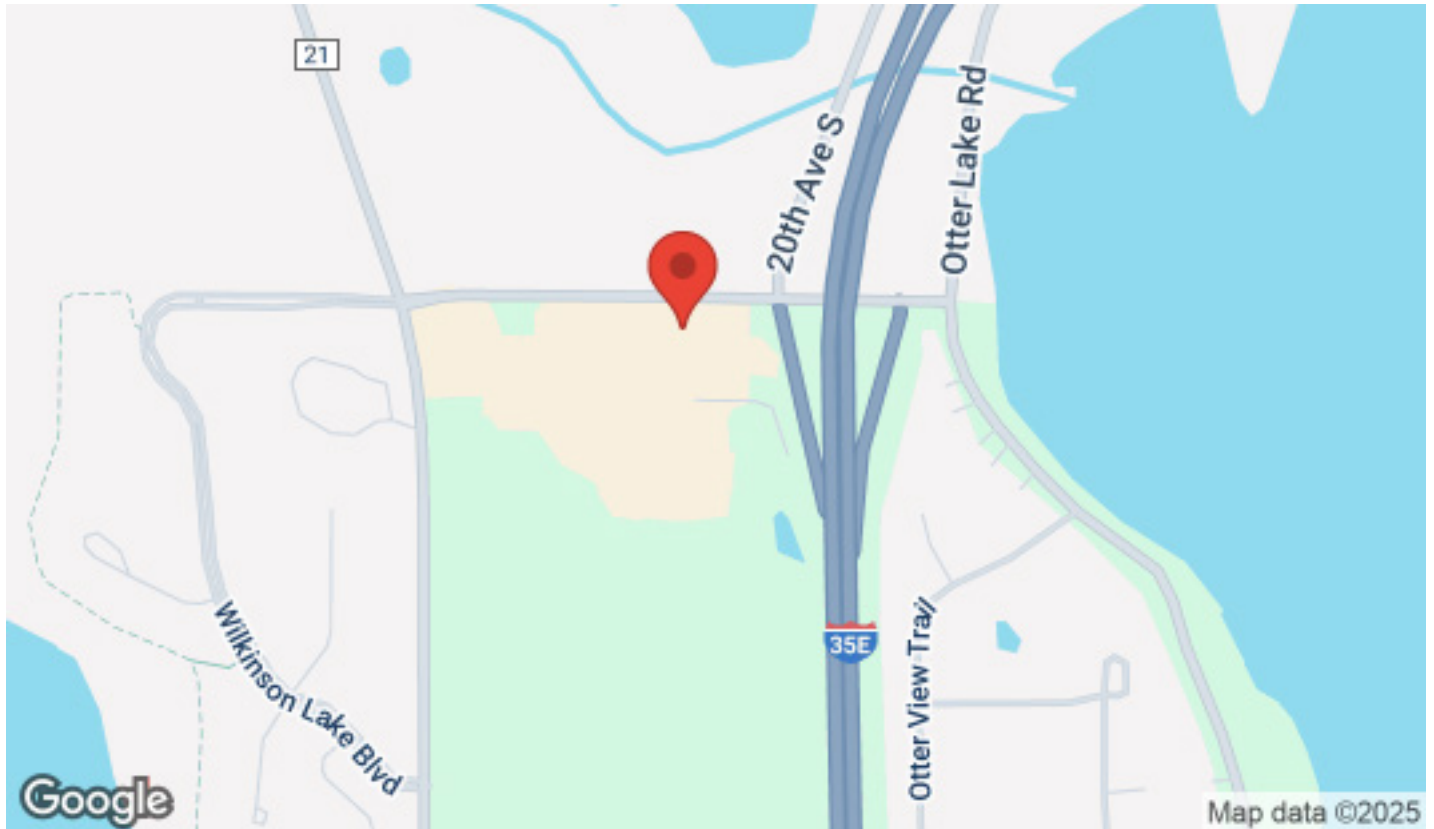
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# LOCATION MAPS

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# AERIAL MAP

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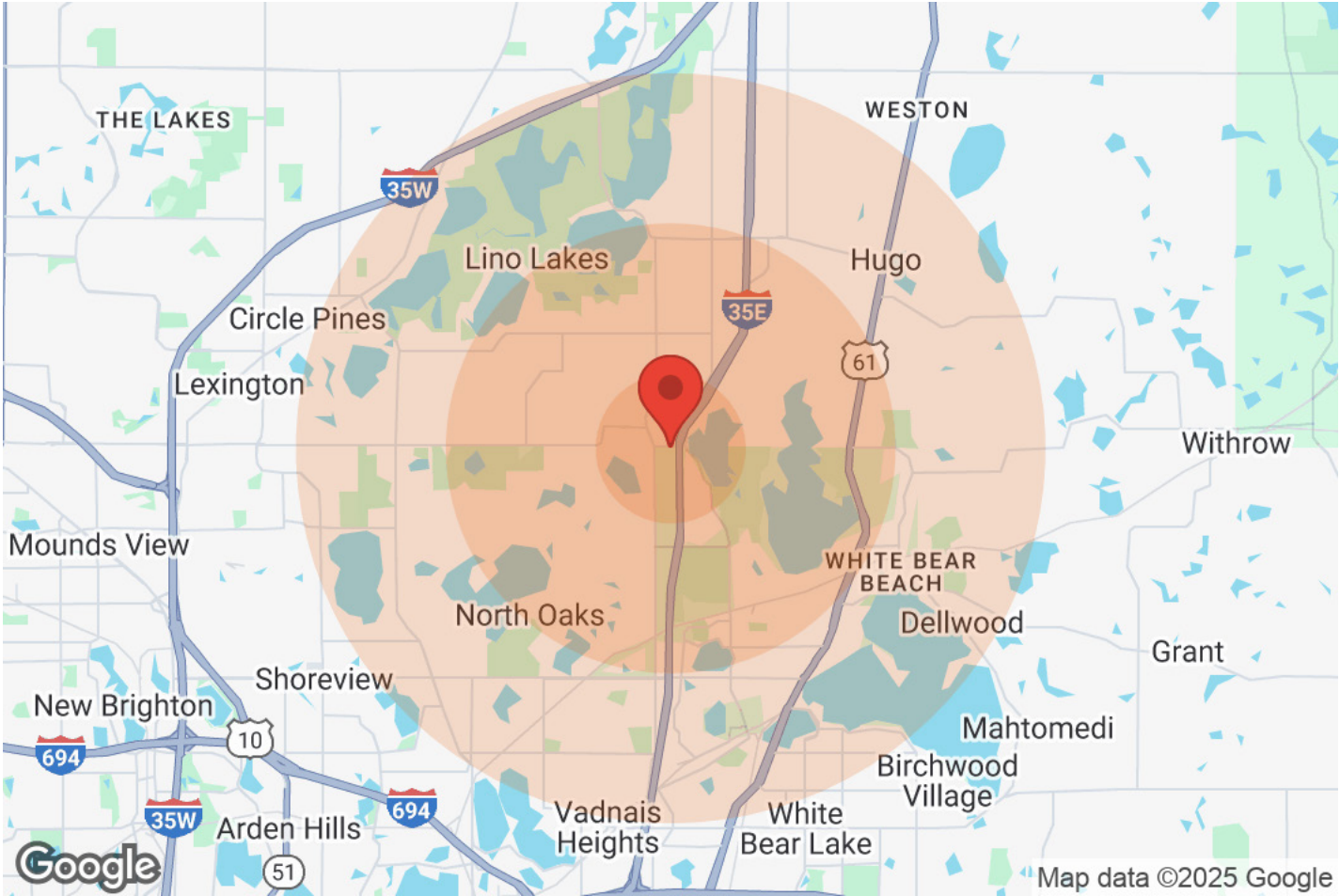
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# DEMOGRAPHICS

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# TOWNSHIP THEATER SHOPS



Population	1 Mile	3 Miles	5 Miles
Male	924	11,658	42,311
Female	971	11,570	42,973
Total Population	1,895	23,228	85,284

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	352	4,296	15,398
Ages 15-24	258	3,567	12,547
Ages 25-54	762	9,076	32,810
Ages 55-64	285	3,223	11,859
Ages 65+	238	3,066	12,670

Income	1 Mile	3 Miles	5 Miles
Median	\$91,152	\$91,152	\$82,373
< \$15,000	45	338	1,316
\$15,000-\$24,999	N/A	322	1,551
\$25,000-\$34,999	50	331	1,849
\$35,000-\$49,999	82	906	3,498
\$50,000-\$74,999	144	1,444	5,762
\$75,000-\$99,999	134	1,665	5,502
\$100,000-\$149,999	138	1,983	7,165
\$150,000-\$199,999	74	676	2,683
> \$200,000	63	874	3,100

Housing	1 Mile	3 Miles	5 Miles
Total Units	760	8,699	33,797
Occupied	739	8,342	32,463
Owner Occupied	697	7,310	28,412
Renter Occupied	42	1,032	4,051
Vacant	21	357	1,334



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