

# OFFICE/RETAIL FOR LEASE

4646 COLORADO STREET SOUTHEAST, PRIOR LAKE, MN 55372

DOWNTOWN PRIOR LAKE



## OFFERING SUMMARY

<b>AVAILABLE:</b>	Suite 2 - 1,200 SF
<b>LEASE RATE:</b>	Negotiable
<b>HVAC:</b>	Central Air Conditioning
<b>SIGNAGE:</b>	Illuminated Building Signage
<b>PARKING:</b>	10 Surface Spaces
<b>CROSS STREETS:</b>	Eagle Creek Street SE

## PROPERTY OVERVIEW

Office/Retail in Downtown Prior Lake just west of Hwy 13. This space offers five (5) private offices, central air conditioning, parking in front, private restroom, reception area, and signage all within walking distance to local area dining and retail.

## PROPERTY HIGHLIGHTS

- Illuminated Building Signage on Eagle Creek Ave SE & Colorado St SE
- Flexible Zoning Allowing for a Multitude of Usages
- 9' Ceilings, Central Air
- Five (5) Private Offices, Private Restroom, Reception Area
- Parking at Your Front Door



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

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**DAVID LUND**  
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# PHOTOS

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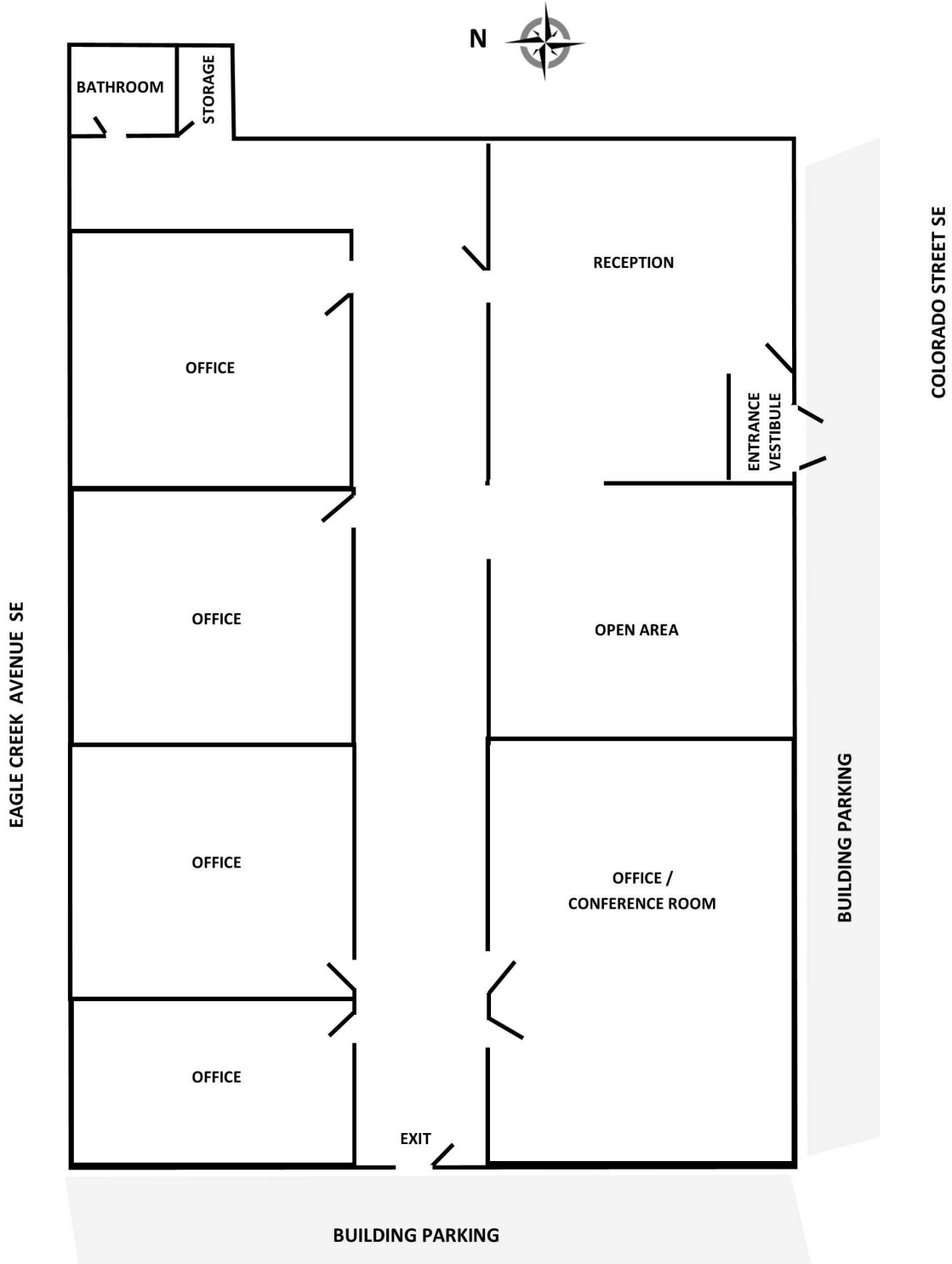
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# FLOOR PLAN

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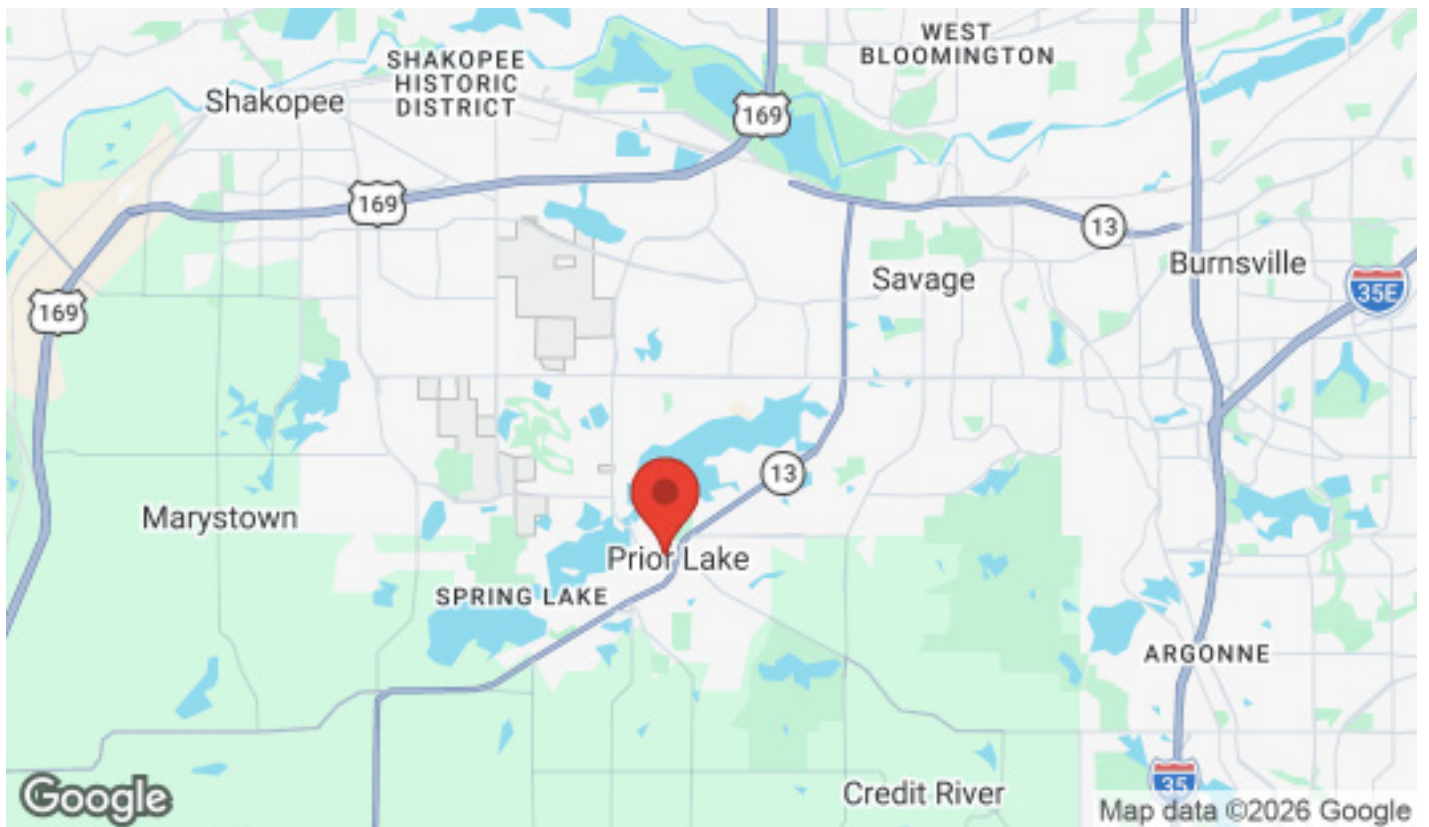
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# LOCATION MAPS

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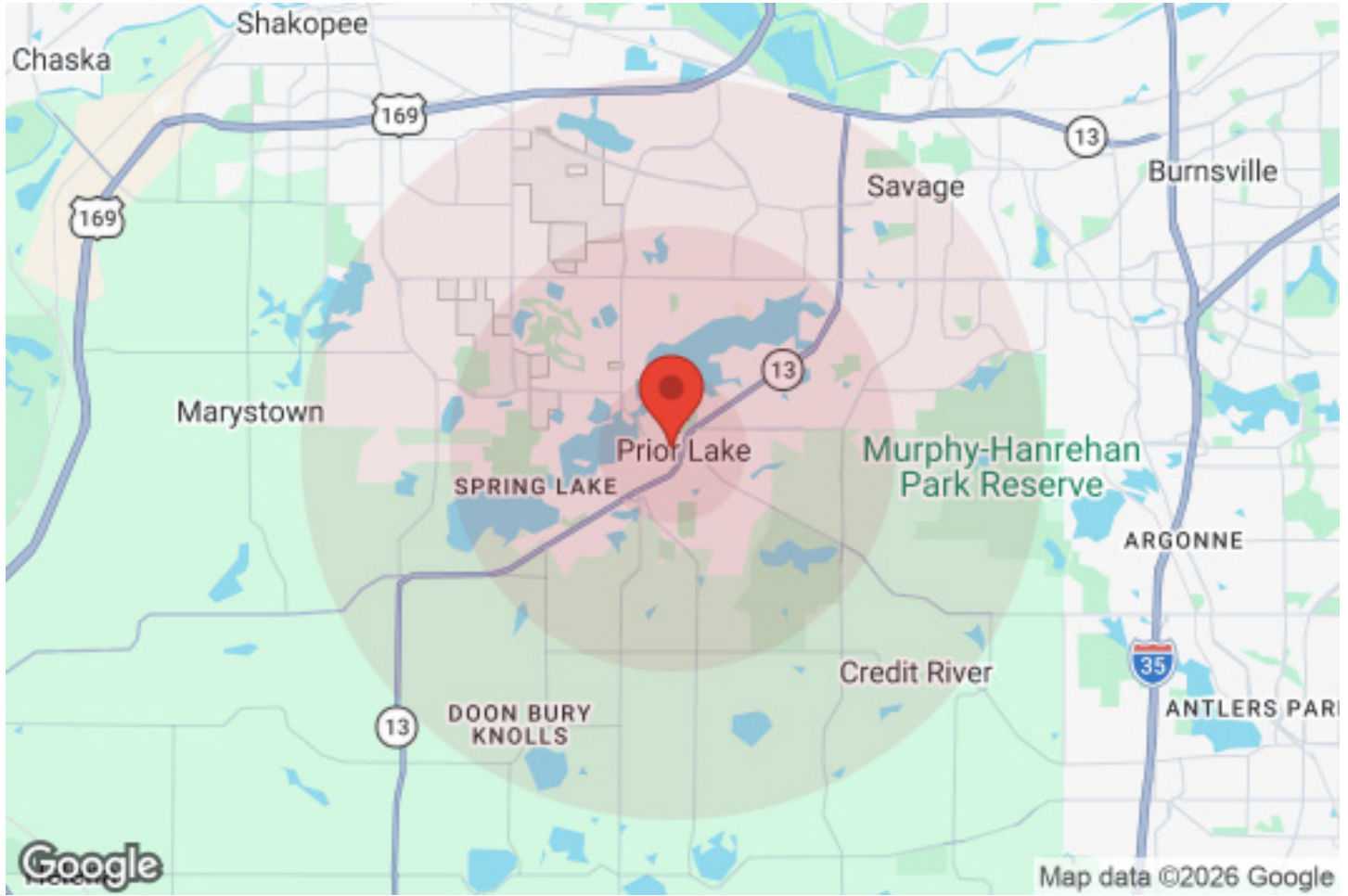
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,440	13,229	38,124
Female	2,372	13,121	38,059
Total Population	4,812	26,350	76,183

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	948	6,105	18,937
Ages 15-24	601	3,675	11,311
Ages 25-54	1,920	9,832	29,228
Ages 55-64	638	3,464	8,908
Ages 65+	705	3,274	7,799

Income	1 Mile	3 Miles	5 Miles
Median	\$89,206	\$91,378	\$95,598
< \$15,000	125	353	582
\$15,000-\$24,999	63	480	735
\$25,000-\$34,999	137	543	1,104
\$35,000-\$49,999	279	935	2,240
\$50,000-\$74,999	311	1,593	4,547
\$75,000-\$99,999	286	1,516	4,617
\$100,000-\$149,999	273	2,408	6,675
\$150,000-\$199,999	317	1,086	3,485
> \$200,000	118	841	2,180

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,091	9,884	26,374
Occupied	1,971	9,412	25,305
Owner Occupied	1,625	7,941	22,535
Renter Occupied	346	1,471	2,770
Vacant	120	472	1,069



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