

MILL STREAM SHOPS



OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (NNN)
AVAILABLE SF:	1,295 - 5,121 SF
BUILDING SIZE:	24,223 SF

SPACES LEASE RATE SPACE SIZE

103E/104	\$17.00 SF/yr	1,945 SF
105	\$17.00 SF/yr	1,295 SF
106/107	\$17.00 SF/yr	1,881 SF

PROPERTY DESCRIPTION

Located in the heart of St. Joseph, a striking two-story mixed use building overlooking Minnesota Street. Property provides convenient access with walking distance to the surrounding area daytime amenities and night life. Total square footage available is up to 5,121 square feet, with large window lines providing ample natural light and display opportunities.

PROPERTY HIGHLIGHTS

- Free street parking and surrounding parking lots available for customer use.
- Rear parking lot available for employees.
- Surrounded by multiple local businesses and facilities including College of St. Benedict, Bello Cucina, Jupiter Moon Ice Cream, Bo Diddley's Deli, The Local Blend, First State Bank, Krewe, Bad Habit Brewing, St. Joseph Meat Market, and more!
- Flourishing community.

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ADDITIONAL PHOTOS



TERRIE SCHRAMEL

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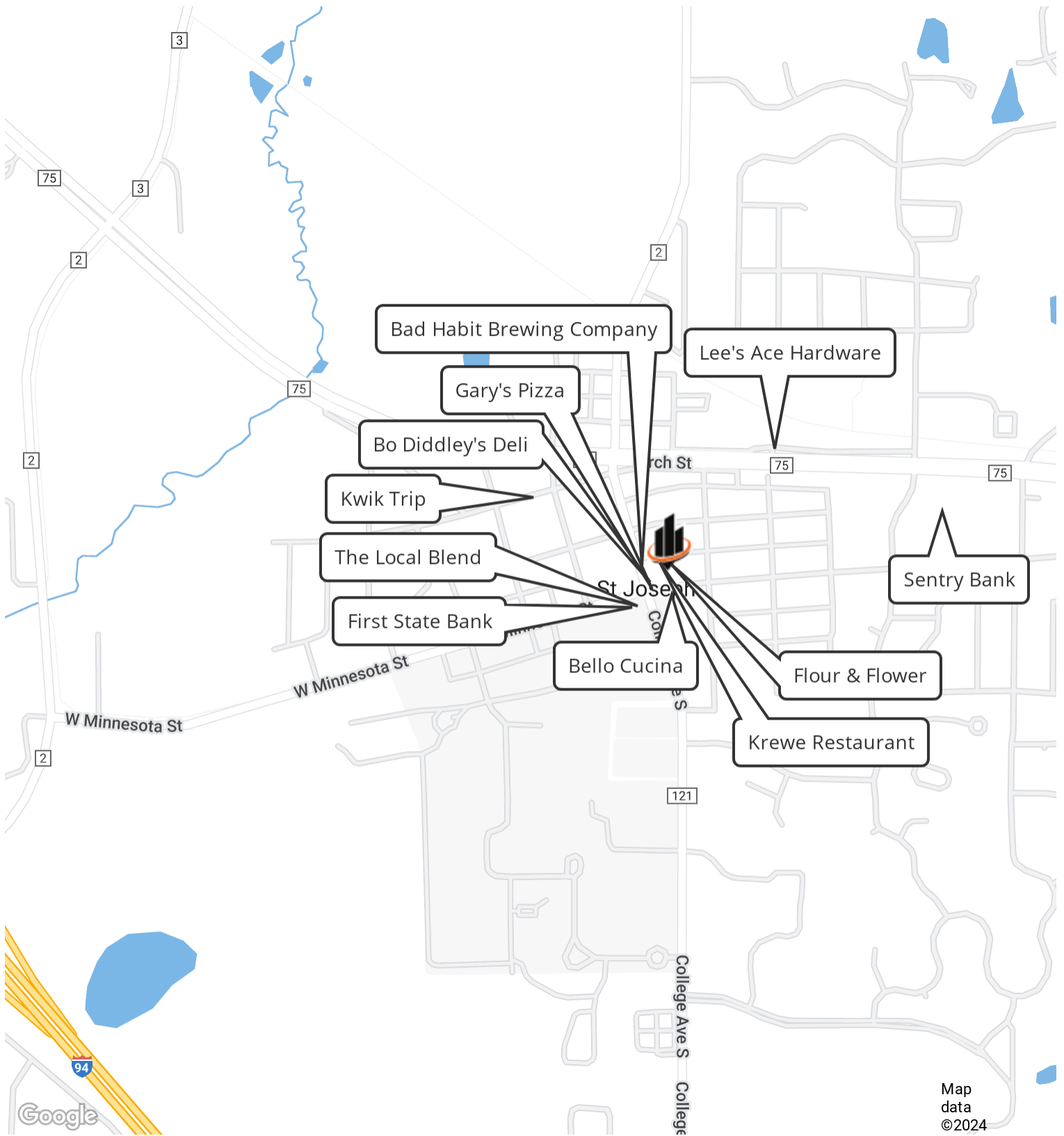
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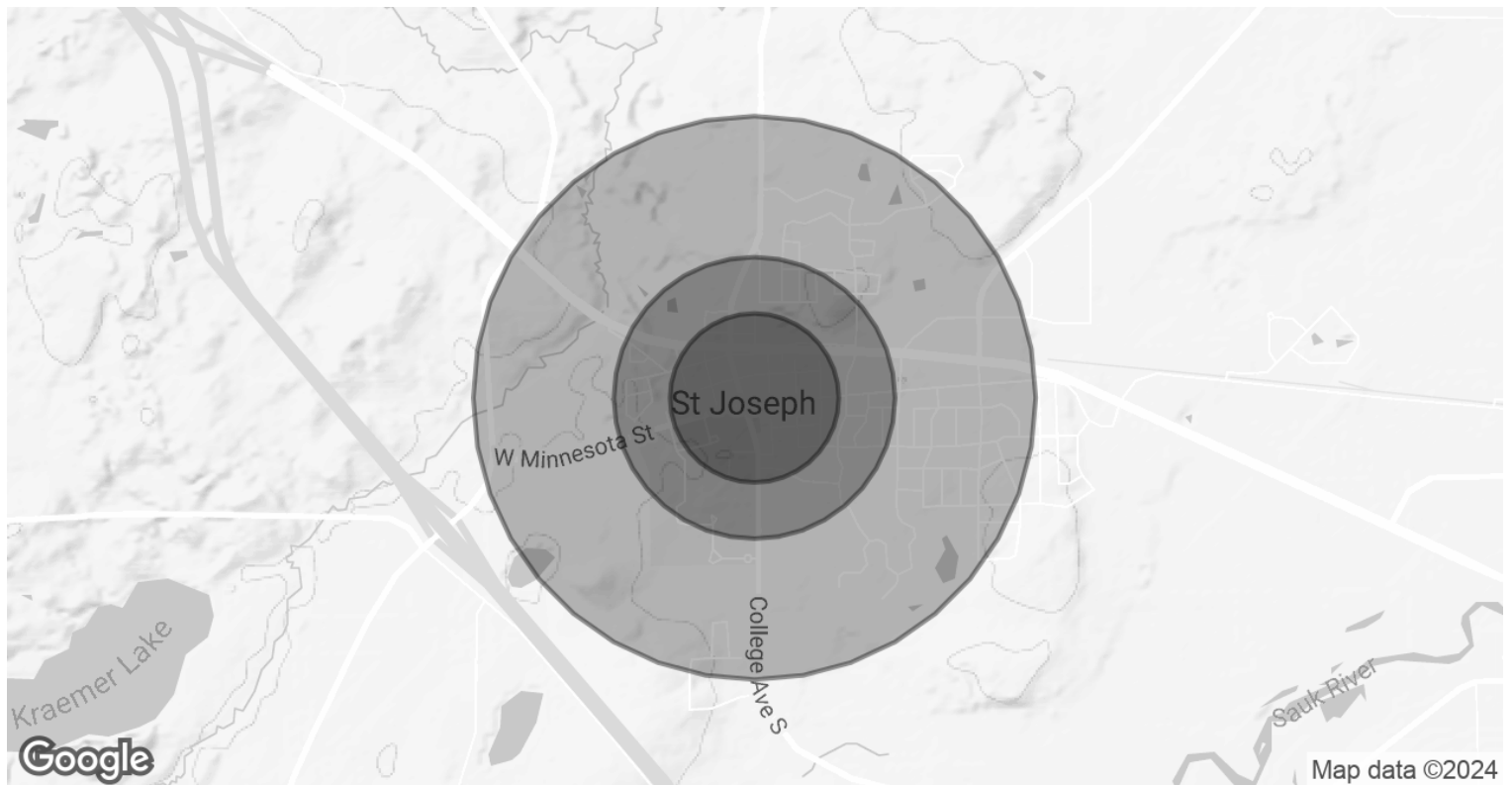
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	866	2,463	5,907
AVERAGE AGE	32	33	34
AVERAGE AGE (MALE)	35	36	37
AVERAGE AGE (FEMALE)	32	33	34
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	227	709	1,819
# OF PERSONS PER HH	3.8	3.5	3.2
AVERAGE HH INCOME	\$79,536	\$82,896	\$85,803
AVERAGE HOUSE VALUE	\$223,182	\$237,456	\$247,320

Demographics data derived from AlphaMap

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