

# FOR LEASE



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## 3701 W DIVISION STREET ST CLOUD MN 56301



**6,300 SF**

**\$12 NNN Per SF**

St. Cloud is Minnesota's fastest growing metropolitan area. The adjacent Crossroads Center is the largest regional shopping center outside of the Twin Cities.

**Traffic Counts:** > Hwy 15: 30,000 vpd > Division St: 32,500 vpd

**Nearby Tenants:** Best Buy, JCPenney, Macy's, Target, Scheel's All Sports, HOM Furniture, Ashley Furniture, Petco, ULTA, Barnes & Noble, HomeGoods, DSW, Michaels, Office Depot, Quality Appliance, Verizon, AT&T, T-Mobile

**Nearby Restaurants:** Applebee's, Granite City, Red Robin, Chipotle, Chick-Filet-A, Noodles, Buffalo Wild Wings, Famous Dave's, Panda Express, Freddie's Restaurant

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	8,855	62,524	105,721
Daytime	26,205	90,576	128,815

*Information provided by Owner or other sources deemed reliable. Neither Axis Commercial Realty, Inc., nor its agents, can guarantee the accuracy of such information.*

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