

THE CLOUD ON FIFTH

305 FIFTH AVENUE S, ST. CLOUD, MN 56301

FOR LEASE



PROPERTY DESCRIPTION

Located at 305 5th Avenue South is this prime retail leasing opportunity. The 1,554 and 1,759 square foot spaces features frontage along Fifth Avenue and is just a few minute walk away from the St. Cloud State University Campus. It is also just one block away from Division Street which is St. Cloud's most densely traveled road featuring 33,000 car units per day. Inside the suite users will find large windows overlooking Fifth Avenue, two restrooms, and two different entrances which are able to capitalize both on foot and vehicle traffic. Other co-tenants in the mixed-use development include national users such as Pizza Hut, Firehouse Subs, and Insomnia Cookies along with local users including Pregnancy Resource Center and Burn and Build Fitness.

PROPERTY HIGHLIGHTS

- First floor retail space in an established mixed-use development located near the heart of Downtown St. Cloud
- One block from Division Street and only three blocks from the St. Cloud State University Campus
- Dual entrances with one on Fifth Avenue and one in the back for which opens to a large parking lot which is rare for Downtown St. Cloud
- Current buildout includes two restrooms, large windows, multiple water hookups, outlets, and floor drains throughout the entire space providing flexibility and potential savings for the next user
- Ability to capture foot traffic along Fifth Avenue and also vehicle traffic from Division Street

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,554 - 1,759 SF
Building Size:	19,332 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	534	1,338	5,851
Total Population	1,760	4,415	16,939
Average HH Income	\$51,885	\$55,148	\$56,452

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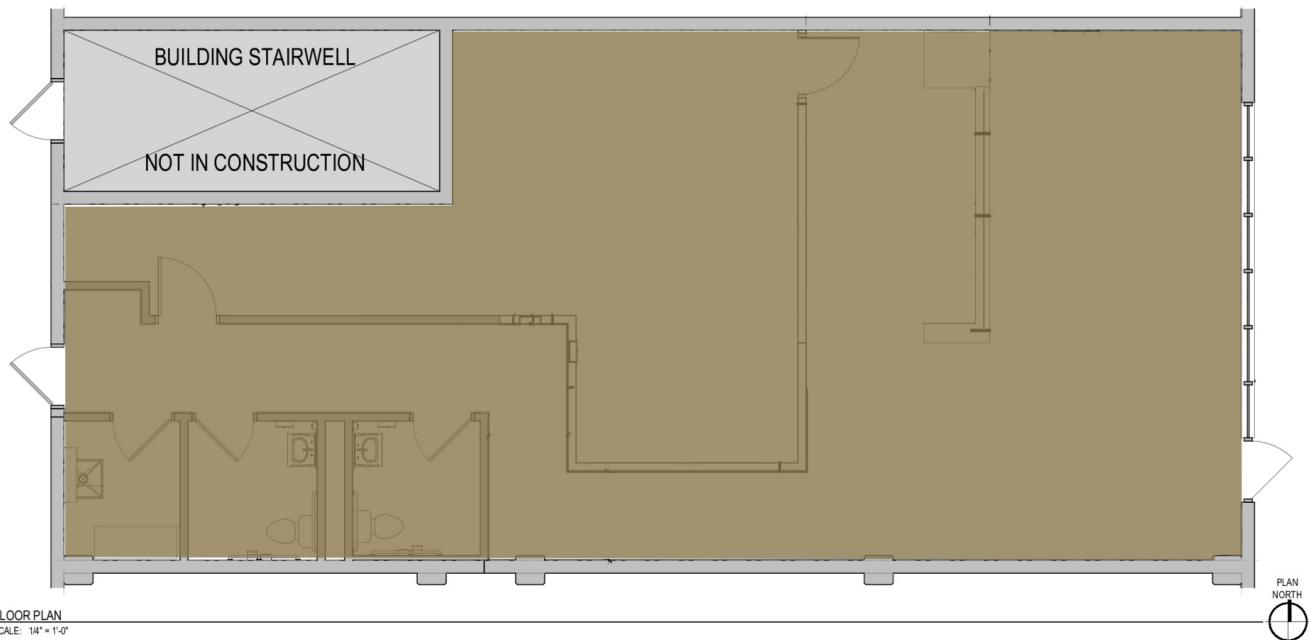
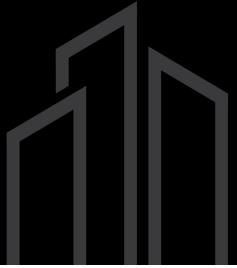

INVENTURE
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Retail Property

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 110	For Lease	1,554 SF	NNN	Negotiable	2026 Estimated CAM is \$7.45/sf. All utilities are direct billed to Tenant.

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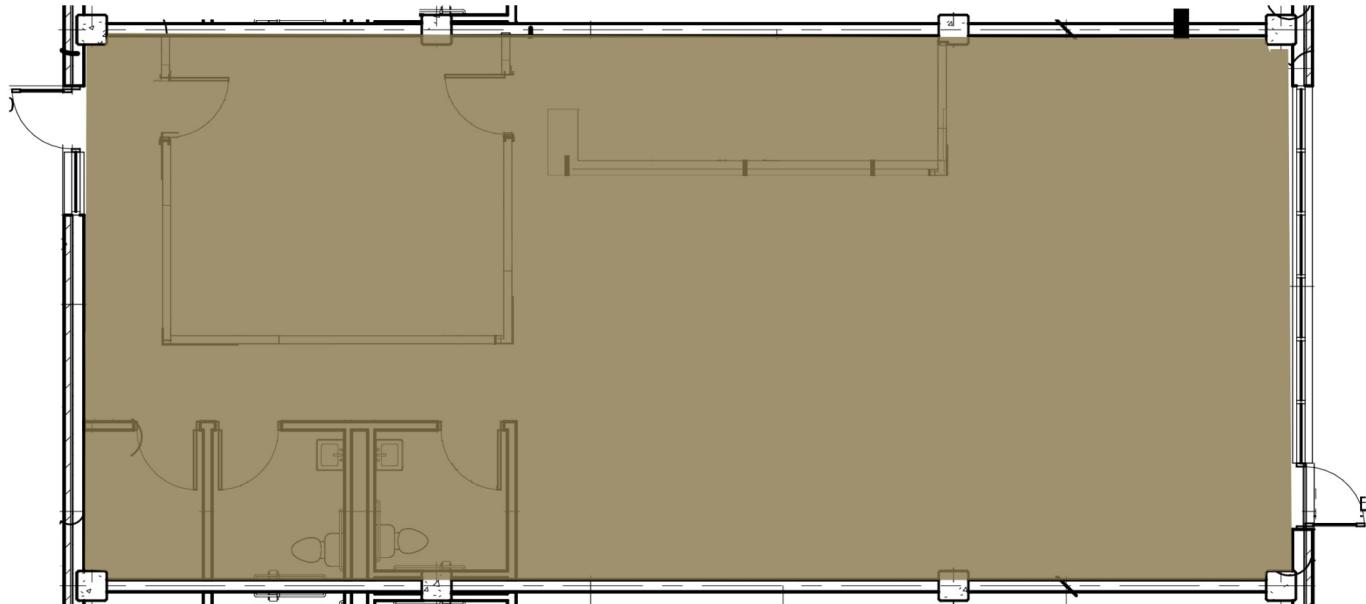

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 120	For Lease	1,759 SF	NNN	Negotiable	2026 Estimated CAM is \$7.45/sf. All utilities are direct billed to Tenant.

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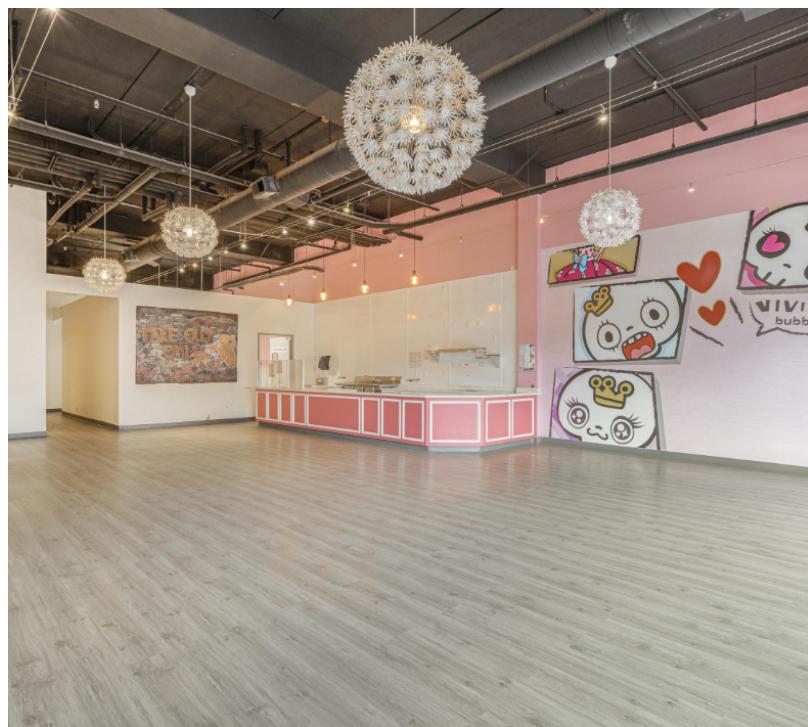
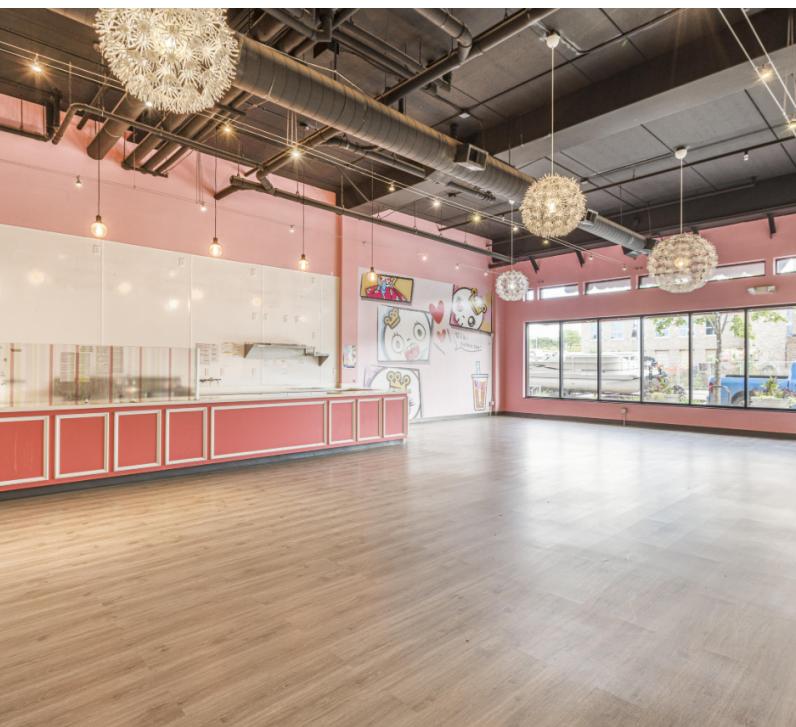


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