



OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (NNN)
AVAILABLE SF:	1,200 SF - 6,998 SF
BUILDING SIZE:	25,244 SF

SPACES	LEASE RATE	SPACE SIZE
SUITE 200	\$17.00 SF/yr	3,450 SF
SUITE 300	\$17.00 SF/yr	1,200 - 3,225 SF

PROPERTY DESCRIPTION

Rare prime retail and restaurant opportunity in Sartell, MN located right off of Pine Cone Road South. Property provides flexible square footage and uses. Neighboring tenants include Coborns, Jack Splash Swim School, Great Clips, Cold Stone Creamery, Edward Jones and more! Join these high profile tenants in this well maintained development. Property is located only 1.8 miles from MN-15 providing easy access to the surrounding area.

PROPERTY HIGHLIGHTS

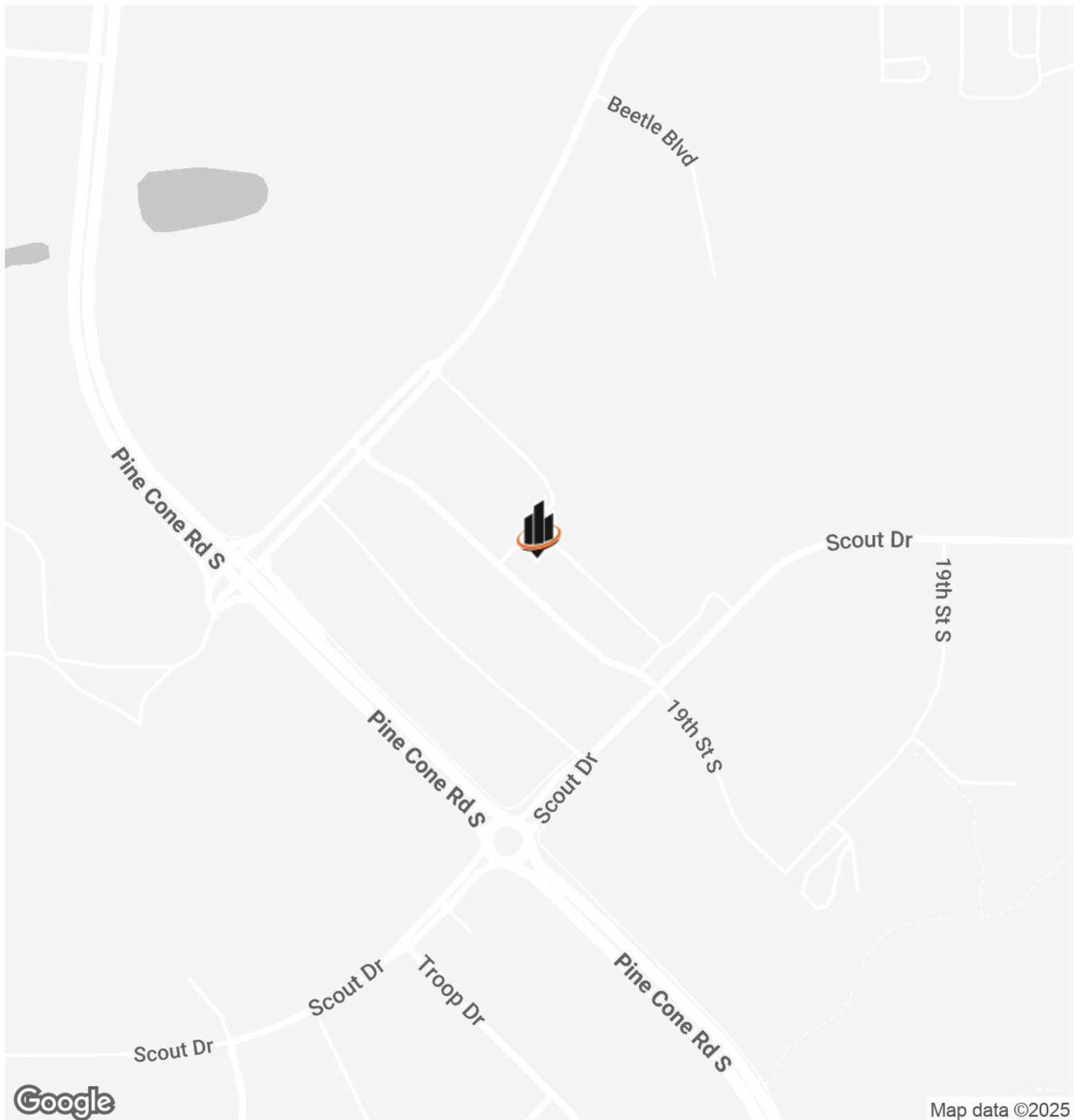
- Outdoor patio
- Ample parking
- Great signage opportunity
- High traffic neighboring tenants
- Second generation restaurant
- Open retail space
- Square footage ranging from 1,200 sf up to 6,675 sf
- 2025 CAM & Tax Estimate \$8.05 psf

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LOCATION MAP

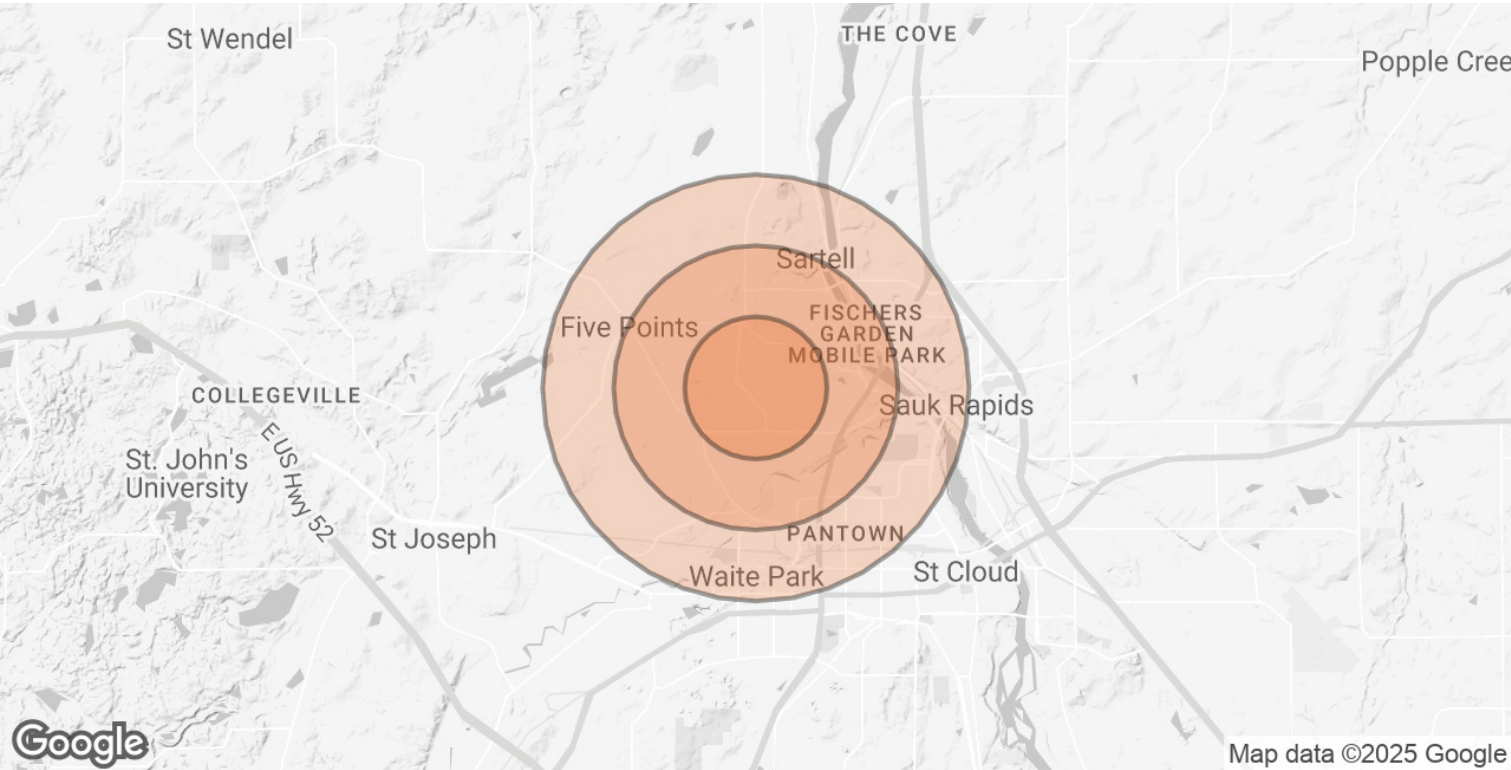


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,704	17,621	40,561
AVERAGE AGE	29.5	35.7	36.8
AVERAGE AGE (MALE)	29.5	35.9	35.9
AVERAGE AGE (FEMALE)	30.5	36.8	39.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,539	7,542	17,517
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$73,495	\$74,471	\$71,198
AVERAGE HOUSE VALUE	\$206,072	\$198,646	\$174,193

2020 American Community Survey (ACS)

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