



OFFERING SUMMARY

SALE PRICE:	\$260,000
SPACE SIZE:	1,716 SF
YEAR BUILT:	2002
APN:	92.57044.0351

PROPERTY OVERVIEW

Pinecone Commons is located within a well-established commercial area serving the Sartell and St. Cloud markets. Built in 2002, the property is part of a professionally maintained office development and is well suited for an owner-user seeking functional office space in a stable business corridor. The property is zoned B2 - General Business, allowing for a wide range of office and professional service uses.

Located in Sartell's growing commercial corridor, surrounded by established businesses and professional services. The property benefits from easy access throughout the Sartell community while also providing quick and convenient connectivity to St. Cloud and its broader amenities. Positioned just minutes from Highway 15, the site allows for efficient north-south travel and easy access to major regional highways, including I-94 and U.S. 10, connecting the property to the greater St. Cloud area and other key regional markets.



Maria Berdan
Senior Advisor
O: 320.493.1723
maria.berdan@svn.com



Steve Feneis
Senior Advisor
O: 320.420.2837
steve.feneis@svn.com



PROPERTY HIGHLIGHTS

- Newer carpet tiles.
- Updated LED lighting.
- Ample parking with well lit parking lot.
- Signage available on monument sign.
- 2026 estimated operating expenses including taxes \$5.76 psf.
- 1,481 usable square feet.
- Layout includes reception area, conference room, open work space, private office, storage and breakroom.
- Quality construction providing energy efficiency.
- Neighboring businesses include Pro Resources, Central Minnesota Retina Specialists, Minnesota Oral & Facial Surgery, Chiropractor Performance Center and more!



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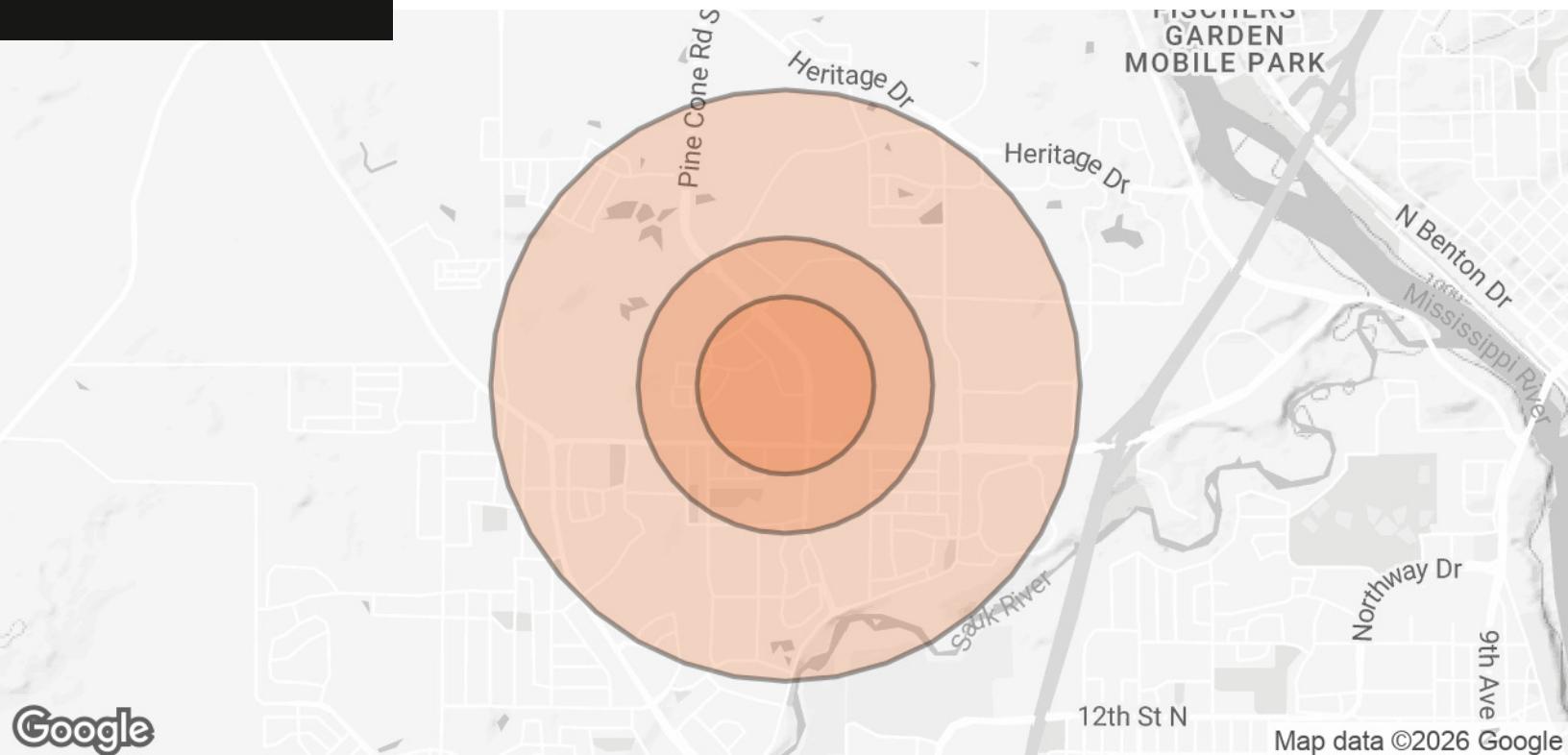


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For Sale

Pinecone Commons SALE

2330 Troop Dr, Sartell, MN 56377



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	424	1,574	5,730
AVERAGE AGE	34	38	39
AVERAGE AGE (MALE)	33	36	38
AVERAGE AGE (FEMALE)	36	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	163	621	2,312
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$74,410	\$87,768	\$91,822
AVERAGE HOUSE VALUE	\$265,008	\$269,766	\$270,152

Demographics data derived from AlphaMap



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