



Rivertown Village
3959 2ND STREET SOUTH
ST. CLOUD, MN 56301





GLA

- 154,189 SF

Available Spaces

- 7,279 SF
- Up to 4,351 SF contiguous
 - 1,865 SF
 - 1,241 SF
 - 1,245 SF

Features

- Established regional center with an excellent mix of national box, junior box, and small shop tenants
- Located across from Crossroads Center, Regional Mall
- Strong visibility to Division Street, 2nd Street, and MN 15
- Less than 4 miles from St. Cloud State University with over 15,000 students

Co-Tenants





Trade Area Demographics

	1 MILE	3 MILES	5 MILES	10 MILES
2023 Population*	9,516	62,528	104,520	140,352
2023 Median Age	34.4	32.9	33.5	34.0
Households*	3,960	24,806	42,383	54,210
2023 Daytime Pop.	21,335	86,438	126,178	153,585

*Current Year Estimate



2023 Rates

CAM:	\$4.74
Insurance:	\$0.19
Real Estate Tax:	\$3.88
Total:	\$8.81



Traffic Counts

Division Street:	29,690 vpd
2nd Street:	29,282 vpd
MN 15:	33,000 vpd



St. Cloud Overview

Target JCPenney **SCHEELS** **BOOT BARN** EXPRESS HOLLISTER
 ★ macy's maurices **Buckle B** **ULTA BEAUTY** rue21
SALLY. Bath & Body Works francesca's VICTORIA'S SECRET **DSW**
 CHICO'S AÉROPOSTALE AMERICAN EAGLE HomeGoods



ANYTIME FITNESS
 Speedway
 Culver's

DISCOUNT TIRE
 Pizza Hut
 KIA

THE HOME DEPOT

HOBBY LOBBY

PLAY IT AGAIN SPORTS
 KOHL'S
 goodwill

Olive Garden
 ITALIAN RESTAURANT

CASH WISE

Michaels
 BEST BUY
 Ashley
 sleep number

Holiday

JOANN
 savers
 HARBOR FREIGHT
 QUALITY TOOLS LOWEST PRICES
 O'Reilly AUTO PARTS

BURGER KING

GameStop
 PLATOS

Starbucks

ME Massage Envy
 Tuesday Morning
 DOLLAR TREE
 LUNDS & BYERLYS

AutoZone
 Panera BREAD

Walgreens

BUFFALO WILD WINGS
 HOM FURNITURE

NAPA

Walmart

TACO BELL

Ford

MENARDS

HYUNDAI

DOLLAR TREE

TOYOTA

ALDI
 PETSMART

Wendy's
 IHOP

SIERRA OLD NAVY Burlington
 Office DEPOT OfficeMax PartyCity BARNES & NOBLE
 Jordan MIBIZ CROCODILE LEEANN CHIN crumbl COOKIES
 AAD kids hair AFFORDABLE DENTURES & IMPLANTS COLD STONE



Rivertown Village Opportunities



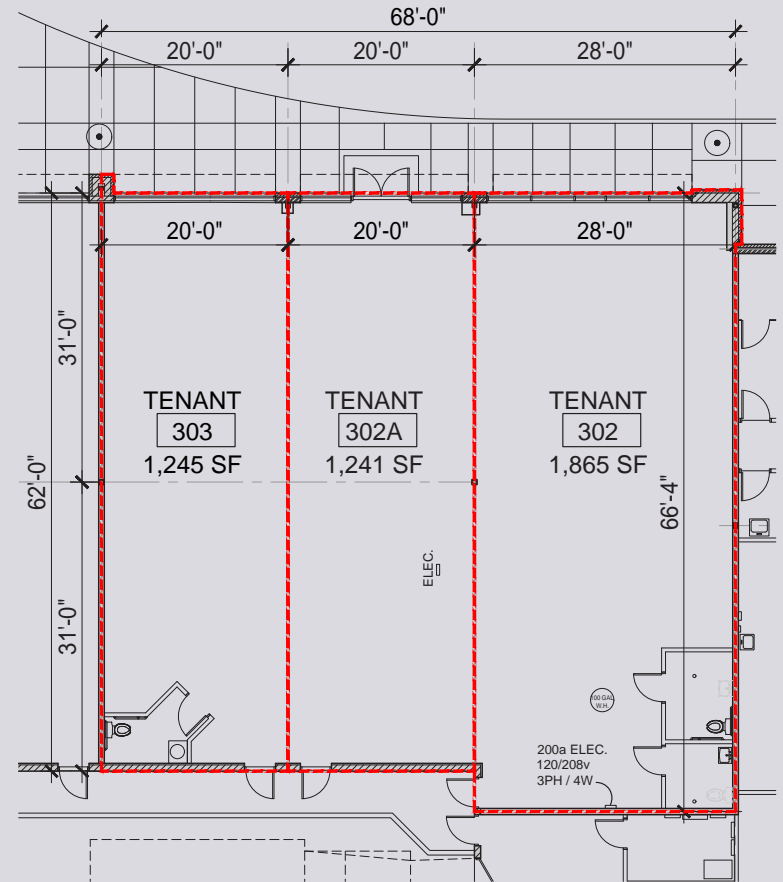
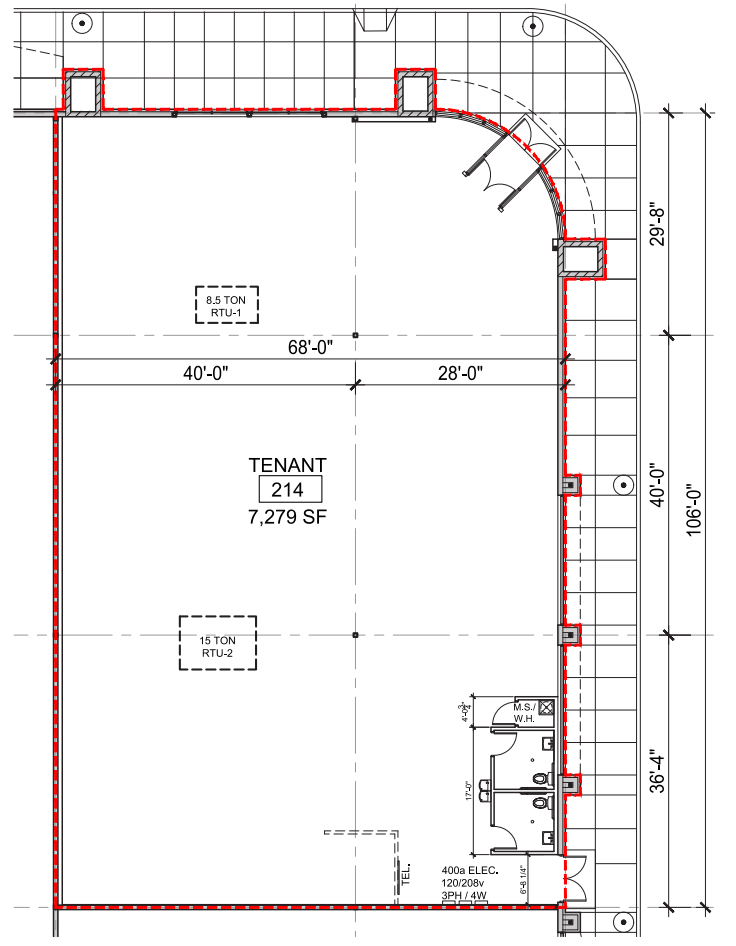
TENANTS	STE	SF
Barnes & Noble		23,420 SF
Leeann Chin	206	2,583 SF
Chipotle Mexican Grill	205	2,504 SF
Crumbl Cookies	204	1,645 SF
Party City	201	10,779 SF
Affordable Dental	208	2,710 SF
Kids' Hair	209	1,246 SF
AAA Travel	210	3,055 SF

TENANTS	STE	SF
Old Navy	105	15,854 SF
Burlington	103	26,961 SF
Office Depot	301	20,237 SF
Available	302	1,865 SF
Available	302A	1,241 SF
Available	303	1,245 SF

TENANTS	STE	SF
Coldstone Creamery	304	1,551 SF
Jersey Mike's	305	1,437 SF
Sierra Trading Post	101	21,285 SF
Granite City Food & Brewery		7,292 SF
Available	214	7,279 SF

Space Plans

Suite 214: 7,279 SF



Suite 302: 1,865 SF

Suite 302A: 1,241 SF

Suite 303: 1,245 SF

Contiguous: Up to 4,351 SF



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