



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





GLA

- 154,189 SF

Available Spaces

- 10,779 SF
- 7,279 SF
- 1,246 SF
- Up to 4,351 SF contiguous
 - 1,865 SF
 - 1,241 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
2025 Population*	9,541	62,493	106,830	140,713
2025 Median Age	34.9	33.3	34.1	34.6
2025 Households*	3,959	24,775	43,350	54,300
2025 Daytime Pop.	21,900	86,995	129,363	154,580

*Current Year Estimate



NNN 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



PLAY IT AGAIN SPORTS
KOHL'S
goodwill

Olive Garden
ITALIAN HYPERNO

BUFFALO WILD WINGS
HOM FURNITURE

AutoZone
Panera BREAD

Walgreens

NAPA

DISCOUNT TIRE
Pizza Hut
KIA

THE HOME DEPOT

HOBBY LOBBY

29,000 VPD

Division St

Michaels
ASHLEY
BEST BUY
sleep number.

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

BURGER KING

GameStop
PLATOS

MINNESOTA 23
Starbucks

ME Massage Envy

Tuesday Morning
DOLLAR TREE

LUNDS & BYERLYS

CASH WISE

holiday

Walmart

TACO BELL

Wendy's
IHOP

MINNESOTA 23

30,500 VPD

SIERRA **OLD NAVY** Burlington
Office DEPOT OfficeMax BARNES & NOBLE
JACKSON MITSUBISHI LEANNA CHIN crumbl cookies
AAA AFFORDABLE FURNITURES & IMPLANTS COLD STONE

Ford

10th Ave S

HYUNDAI

MENARDS

DOLLAR TREE

TOYOTA

ALDI
PETSMART

2nd Ave S

3rd Ave N

2nd St S

Rivertown Village

Casey's

7th St S

MINNESOTA 15

31,000 VPD



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
Available	201	10,779 SF
Affordable Dental	208	2,710 SF
Available	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

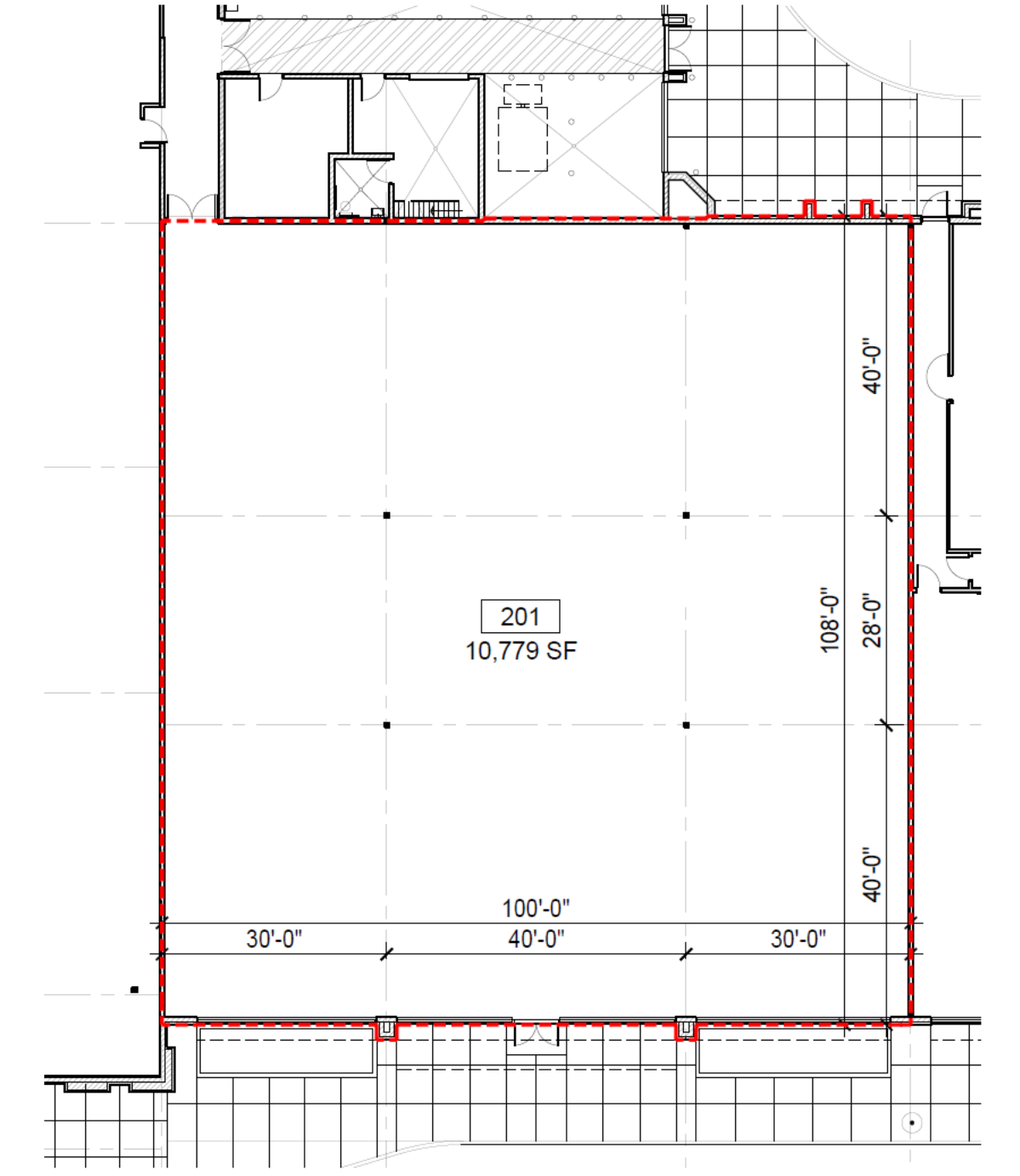
Space Plans

Suite 201: 10,779 SF

KEY PLAN

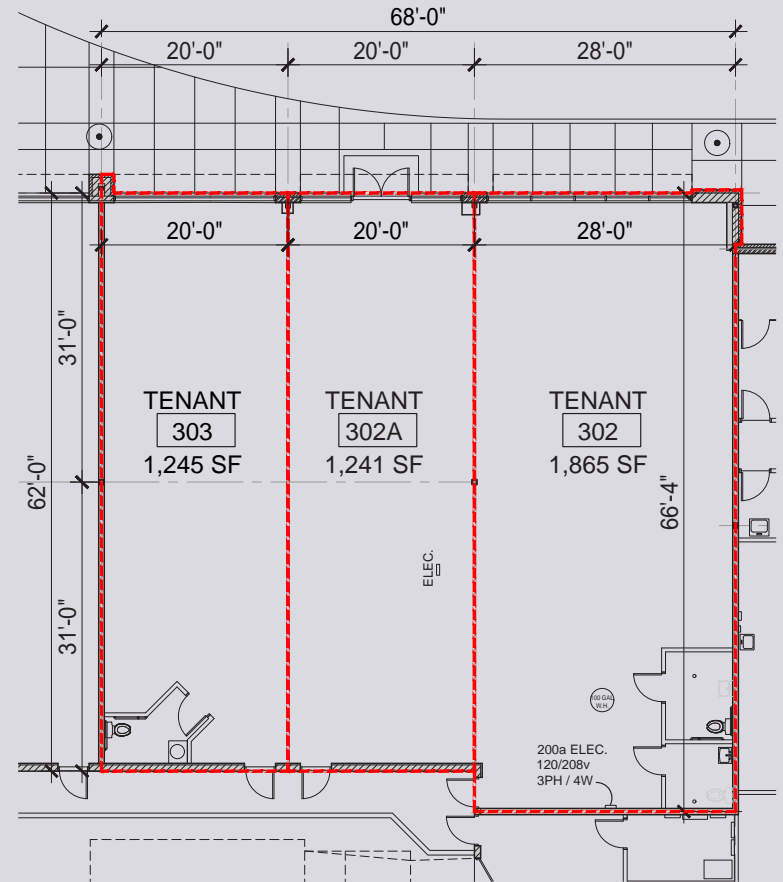
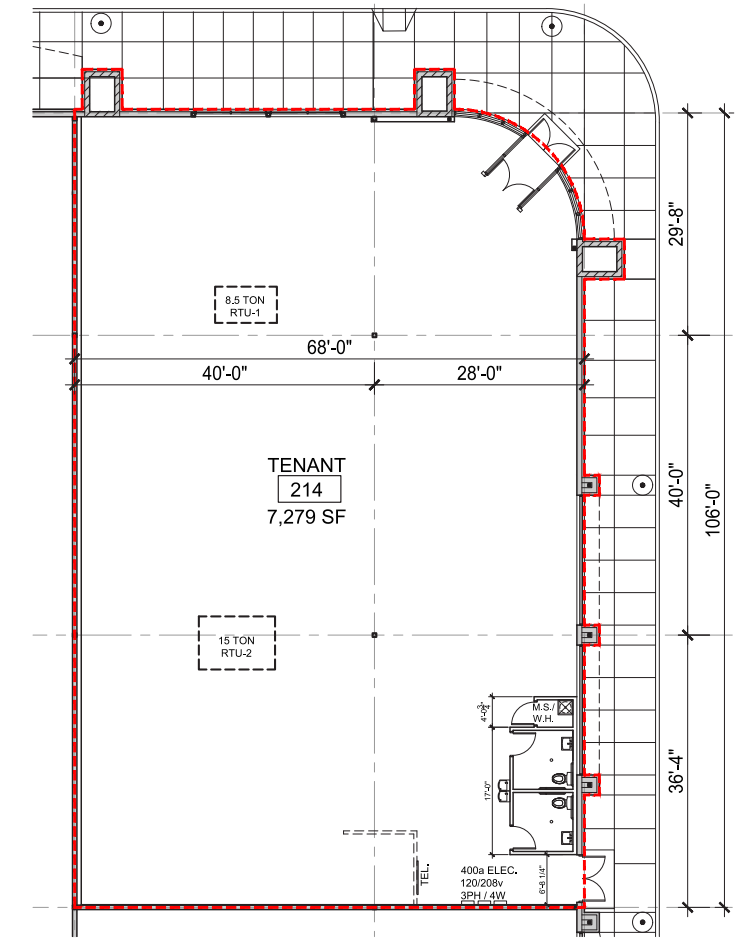


NORTH



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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