

**FOR LEASE**  
**1,260 SF RETAIL SPACE AVAILABLE**

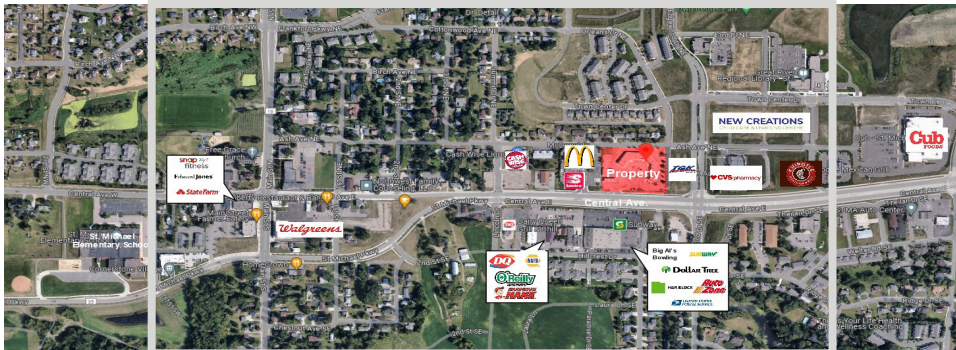


**FEATURES:**

- 1,260 SF retail space available "For Lease" (Dimensions of 25' x 50').
- Retail building located in the heart of St. Michael.
- High traffic counts of 19,363 VPD on HWY 241.
- Area businesses: McDonald's, Speedway, Dairy Queen, Subway, Dehmer's Meats, O'Reilly Auto Parts, Napa Auto, Tech Mate, Dunn Brothers, Chipotle, Pizza Hut, Farmers Insurance & Starbucks.

**Lease Rate**  
**\$16.00/psf NNN**  
Tax - \$2.89 / psf  
Cam - \$4.77 / psf

|                     |   |
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**AERIAL & MAP**

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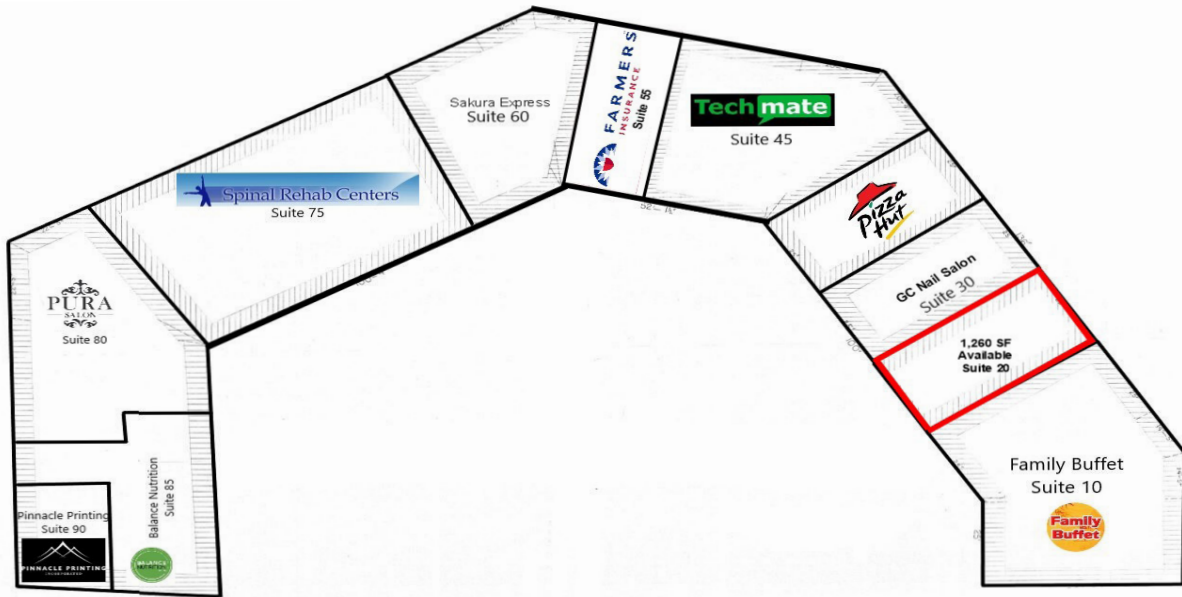
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**SITE PLAN**

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**OUTSIDE GALLERY**

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Available Suite



Monument Sign



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**St. Michael Mall**  
400 Central Ave E  
St. Michael, MN 55376

## CITY INFO

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St. Michael is a growing community centrally located in the heart of Minnesota along I-94, only 25 minutes to downtown Minneapolis and 35 minutes to St. Cloud. The convenient location offers a small-town feel with safe neighborhoods, good schools, abundant parks, lakes and natural resources; making it a great place to live and raise a family. St. Michael was incorporated as a city in 1890 and currently has a population of 19,029.

St. Michael offers year-round opportunities for residents and businesses alike. Home to numerous large and small businesses, the new Town Center Park, 2,500 acre Crow Hassan Park Reserve, numerous parks and trail systems, two 18-hole golf courses and located within minutes of the Albertville Premium Outlet mall, St. Michael is a great place to call home. The St. Michael Public School District is ranked #16 in the state by U.S. News, making it a top choice for families to send their children.

St. Michael is ranked the #3 best city to live in MN, according to an article released from Life in Minnesota. St. Michael has a medium income near \$86,000 annually and unemployment is low at just a 4.8 percent. St. Michael's cost of living is average for the state average, making it an affordable city to live in with access to excellent school districts and parks.

The City of St. Michael scores high on livability ratings, where it's considered exceptional according to Area Vibes. Crime rates are four percent lower than the Minnesota average.

## DEMOGRAPHICS / TRAFFIC COUNTS:

### St Michael Population - (5 miles)

2028 Projected - 49,976

2023 Estimate - 47,199

2010 Census - 37,248

2023 Avg Household Income - (5 miles) \$127,855

### Traffic Counts

Central Ave. - 19,363 Vehicles Per Day

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