

## RETAIL FOR LEASE

# MISSISSIPPI 10 CROSSING

3-31 Benton Drive N, Sauk Rapids, MN 56379



### OFFERING SUMMARY

AVAILABLE SF:	1,216 SF
LEASE RATE:	Negotiable
TAX/CAM:	\$9.02 PSF
BUILDING SIZE:	12,762 PSF
ZONING:	D-1 Downtown District
MARKET:	St. Cloud MSA
TRAFFIC COUNT:	15,500 on Benton Dr

### PROPERTY OVERVIEW

Excellent opportunity for retail/office/medical tenant looking to lease space in an established neighborhood center with great visibility and access to a heavily traveled section of Sauk Rapids.

Located along Benton Drive N and 2nd Street N offering optimal exposure to passing and foot traffic as well as quick and easy access to the national transport system. Nearby retailers include Burger King, Coborn's, Wells Fargo, Hardware Hank, and Walgreen's.

### PROPERTY HIGHLIGHTS

- Second Generation Pizza Shop Space
- Pizza Oven Hood Vent and Cooler, Some Kitchen Infrastructure
- Population Over 100,000 w/in 5-Mile Radius
- 20,400 VPD along 2nd St N & 15,500 VPD along Benton Dr N
- Well established retail location
- Outstanding tenant mix in the project
- Highly visible signage
- 2024 Tax/CAM: \$9.02 PSF/Yr

**KW COMMERCIAL**  
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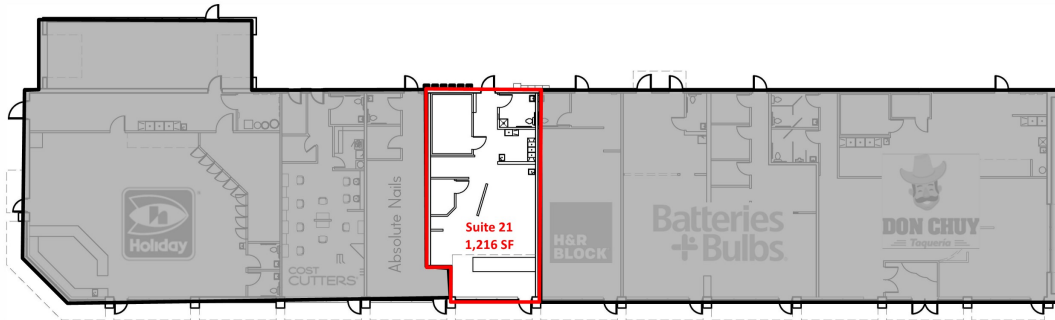
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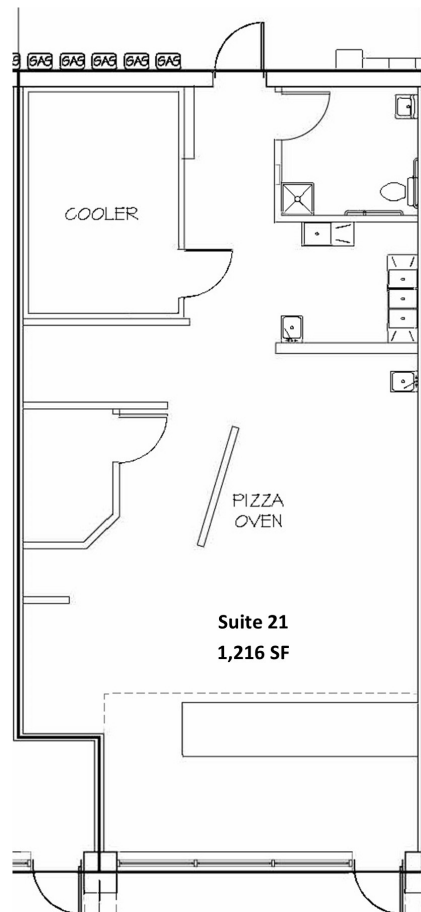
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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 21	1,216 SF	Net	Negotiable	2nd Generation Pizza Shop



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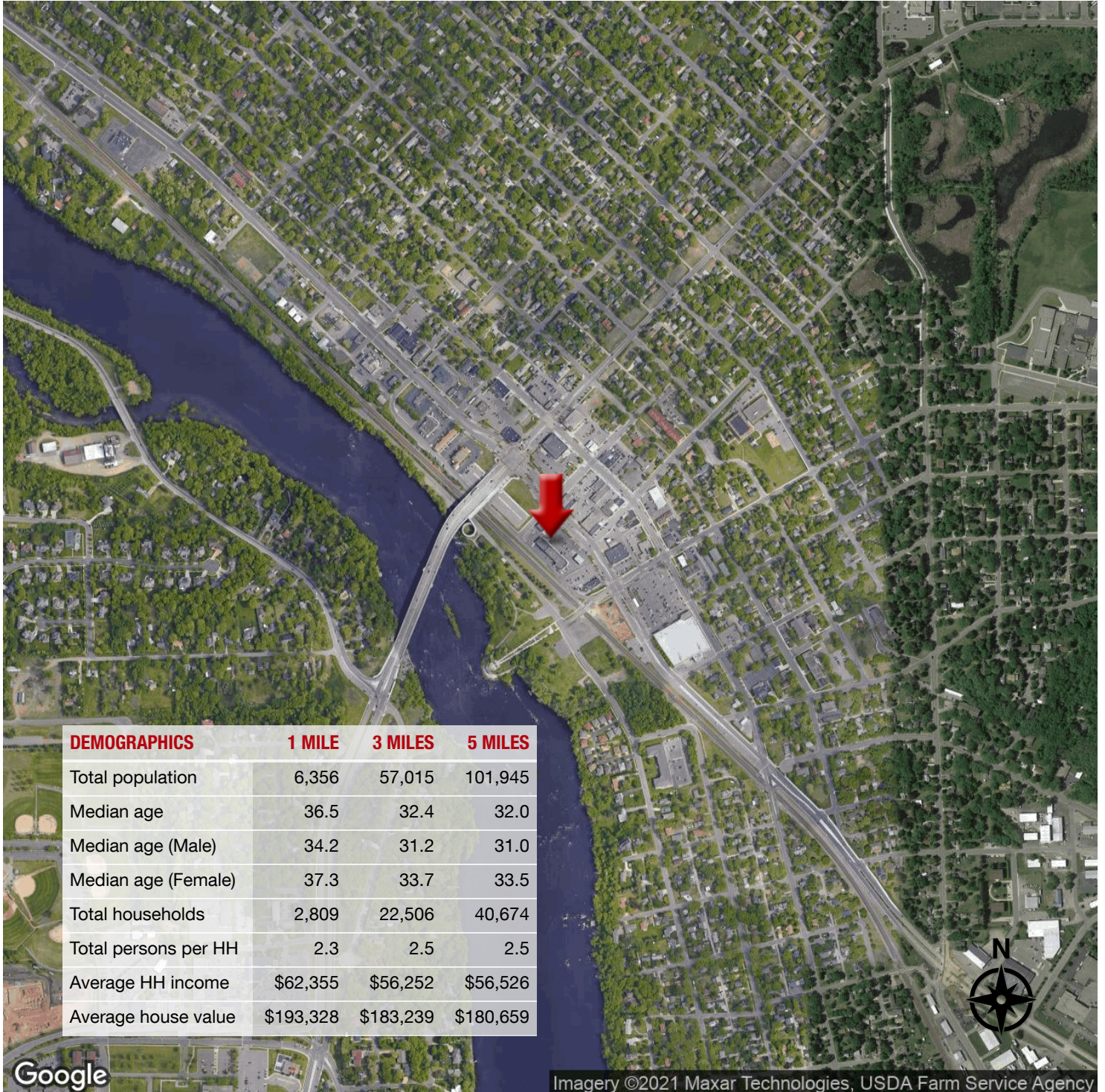
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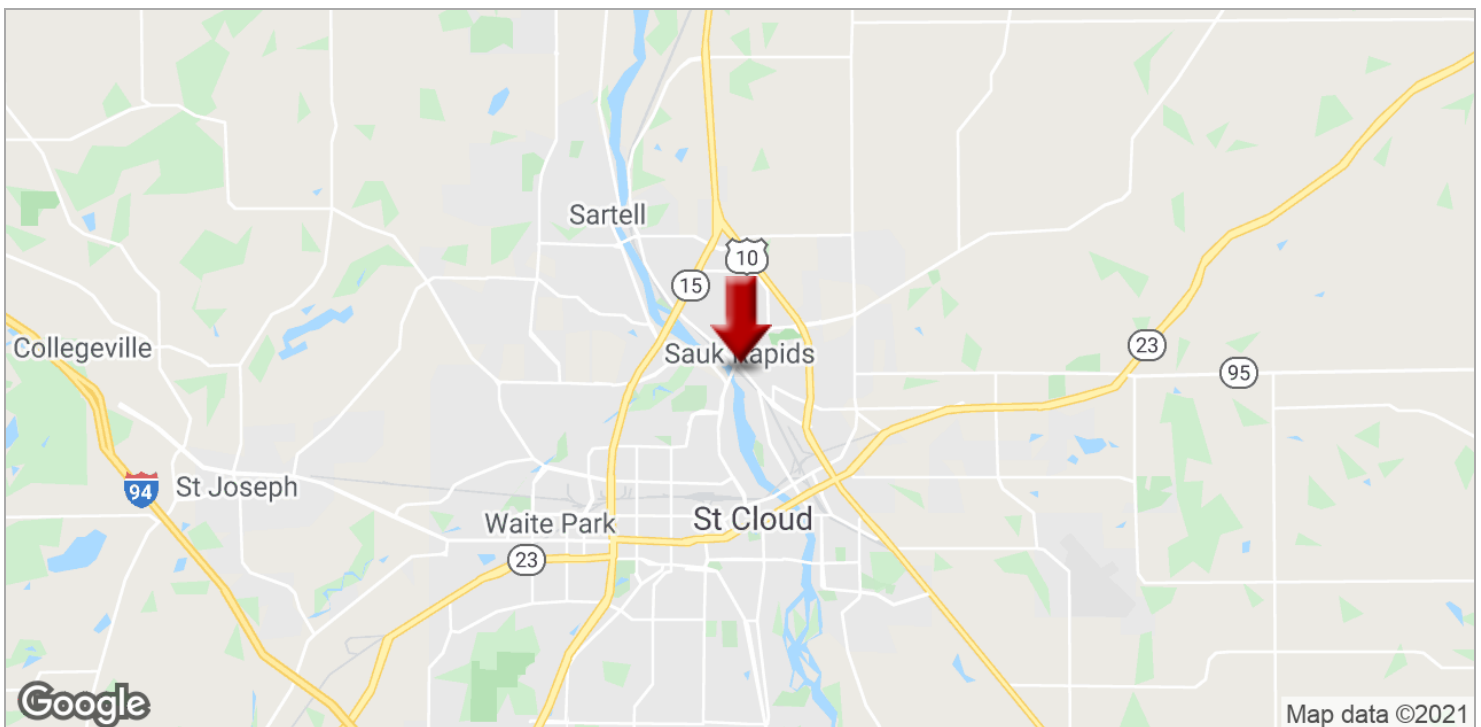
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