



TENANT-REAR LOT
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117.75°
28.625°

CENTRAL MN
HEALTHCARE HUB

MIXED USE | MEDICAL
SENIOR | OFFICE



RETAIL SPACE FOR LEASE

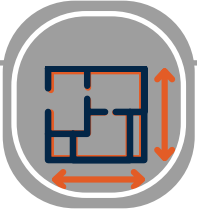
RIVER CROSSINGS

[NWQ Hwy 15 & RIVERSIDE AVE | SARTELL, MN]



SITE INFORMATION

Location: NWQ of Hwy 15 & Riverside Ave S
Sartell, MN 56303



AVAILABILITY

Lot 1/Block 1: Mister Car Wash (**open**)
Lot 2/Block 1: Starbucks (**open**)
Lot 3/Block 1: Panera
Lot 4/Block 1: **3,000 sf** - TBD Bank
Lot 5/Block 1: Chipotle (**open**)
Lot 1/Block 2: Aldi (**open**)
Lot 2/Block 2: **10,000 sf & 10,500 sf** - TBD
Lot 3/Block 2: Les Schwab (**under construction**)
Lot 4/Block 2: Valvoline (**under construction**)



TRAFFIC COUNTS

Highway 15: 31,443 vpd
Riverside Ave: 16,943 vpd



DEMOGRAPHICS

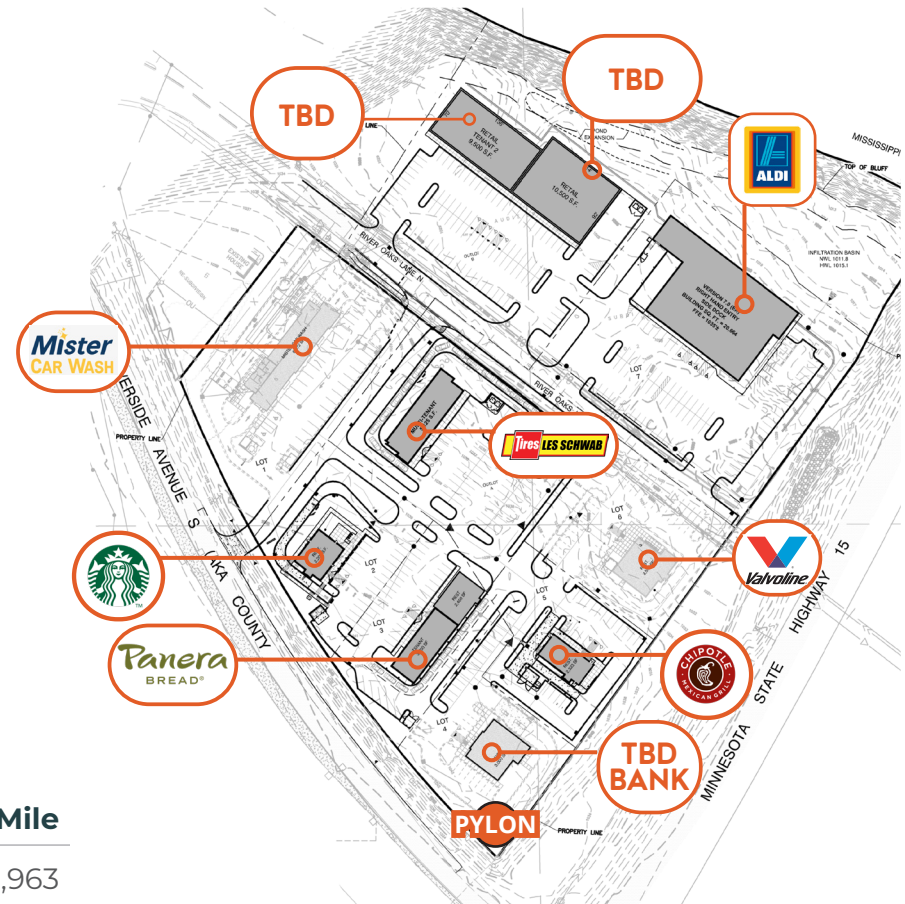
	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,409	55,760	106,141	140,963
Median HH Income	\$45,435	\$52,949	\$51,530	\$55,176
Average HH Income	\$67,859	\$70,476	\$70,840	\$75,093
Daytime Employment	4,421	63,838	117,758	149,542



AREA TENANTS



SITE PLAN



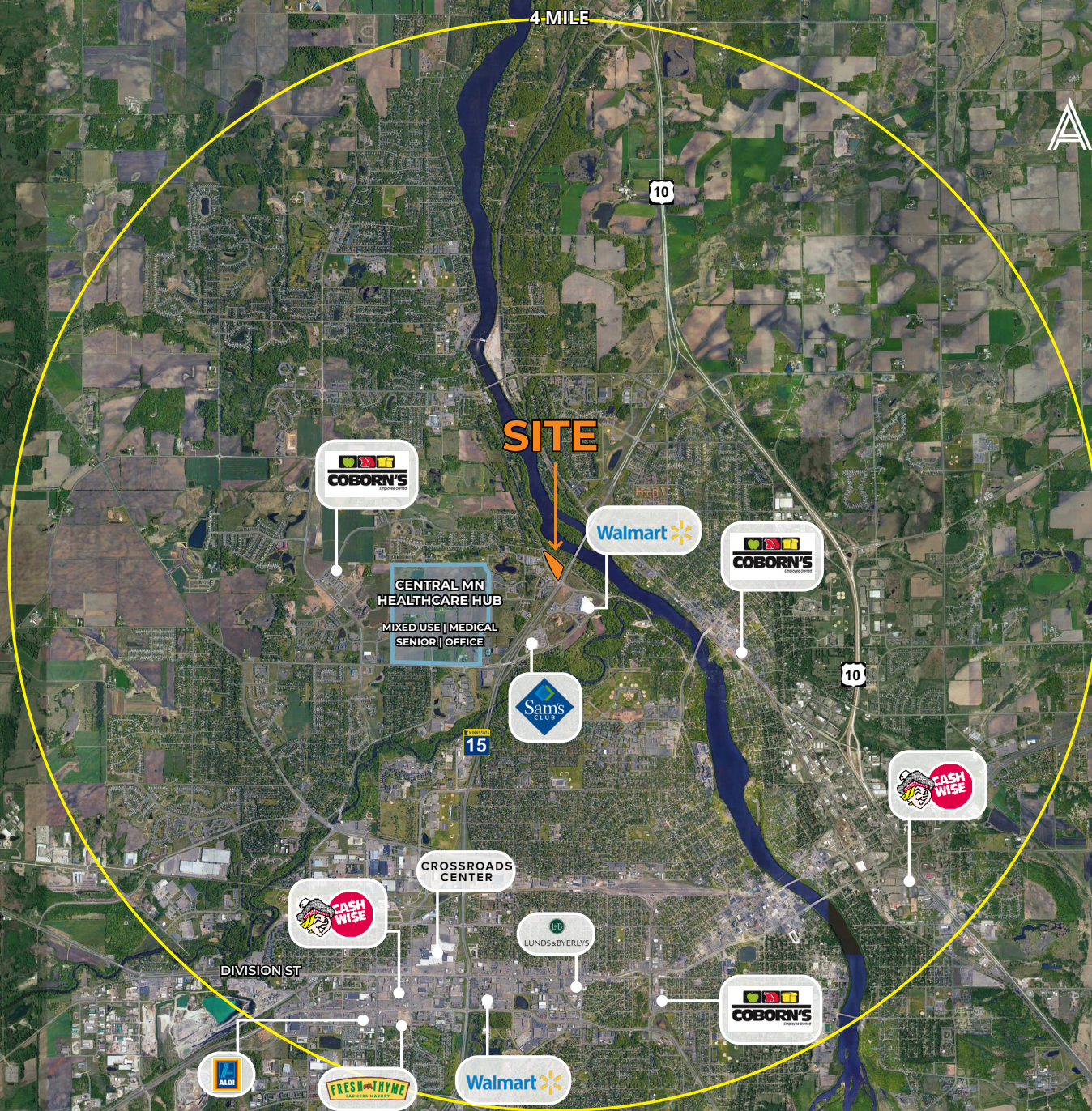
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AERIAL



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