

**LEASE**

# 2107 Troop Drive

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Sartell, MN 56377

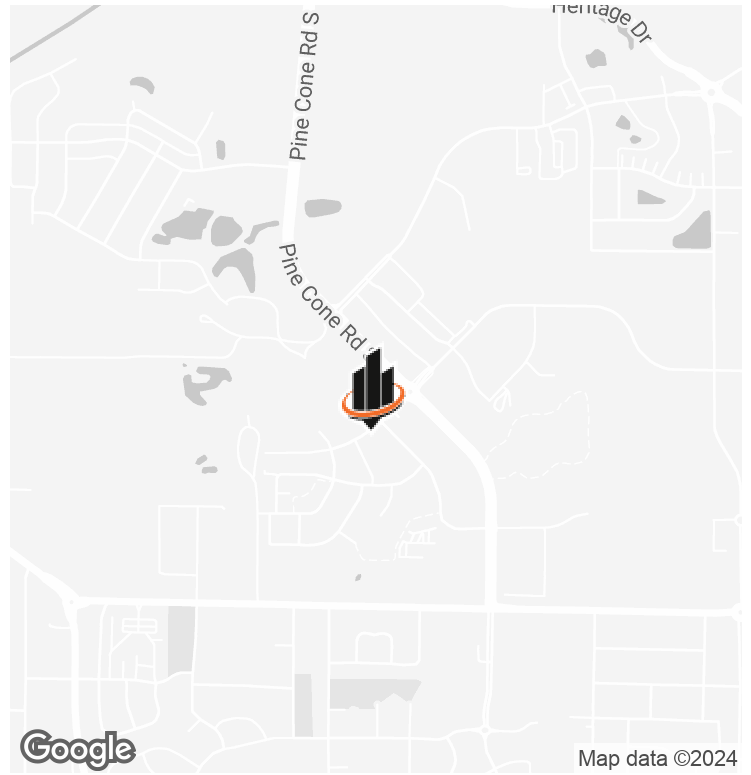
**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$450.00 per month (Gross)
<b>BUILDING SIZE:</b>	4,336 SF
<b>AVAILABLE SF:</b>	215 SF

## PROPERTY OVERVIEW

Individual professional offices conveniently located right off Pinecone Road in Sartell only 1.5 miles from Highway 15. Two offices available on the second level. Large windows provide ample natural light. Property amenities include abundant off-street parking and lighted parking lot. Rent includes utilities. Tenant would be responsible for their own in-suite janitorial, phone and internet.

## PROPERTY HIGHLIGHTS

- Large offices with windows
- Clean and professional building
- Easy Access to Highway 15
- Rare opportunity in Sartell, MN

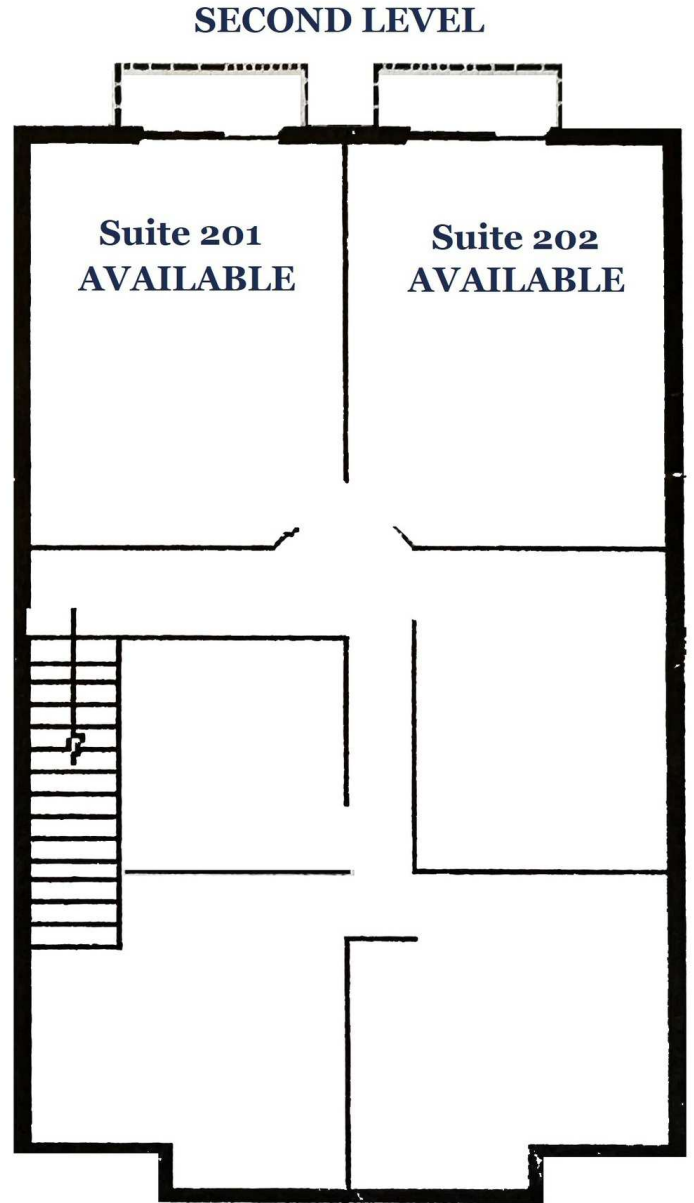
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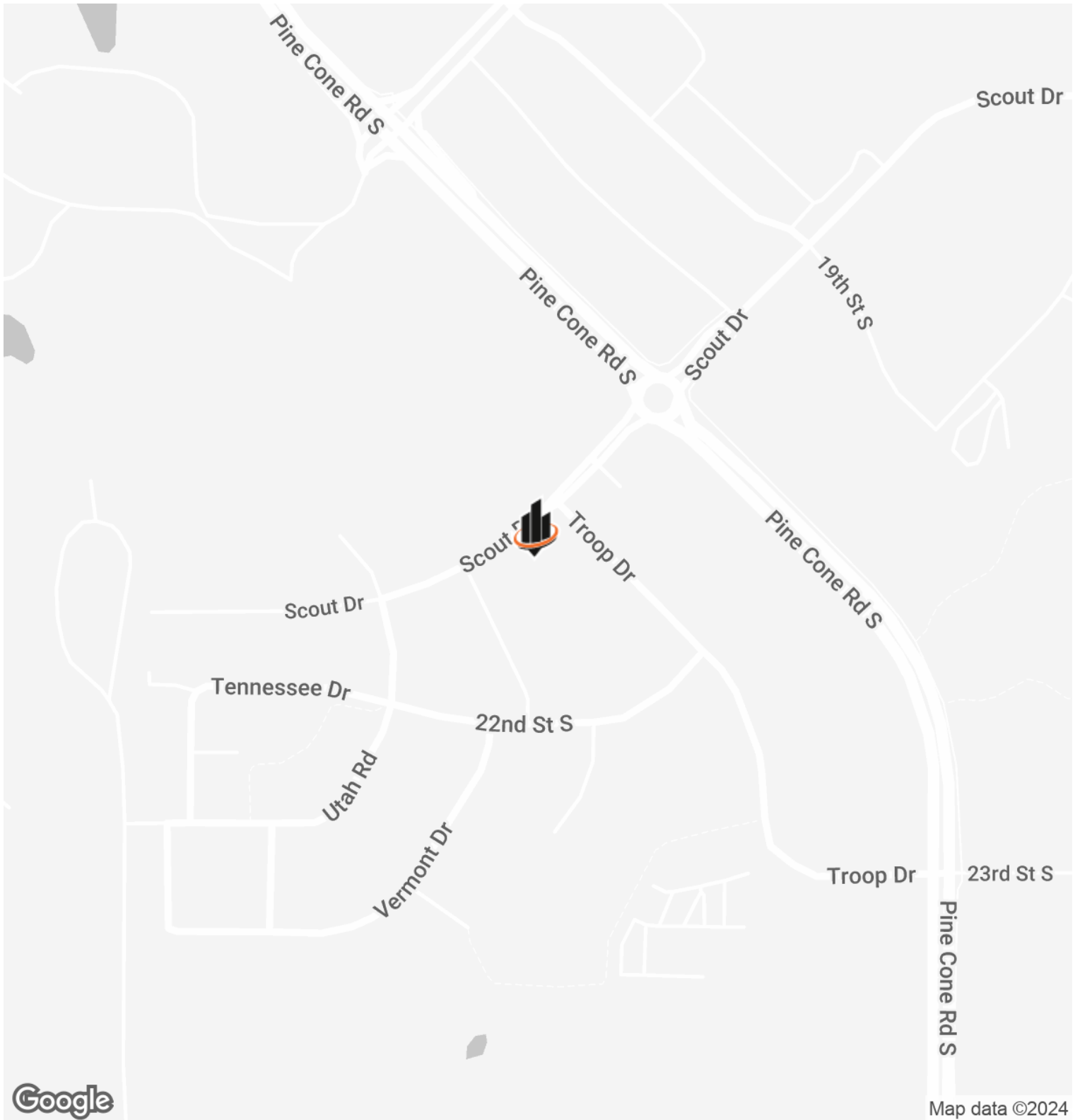


**ADDITIONAL PHOTOS**



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# LOCATION MAP

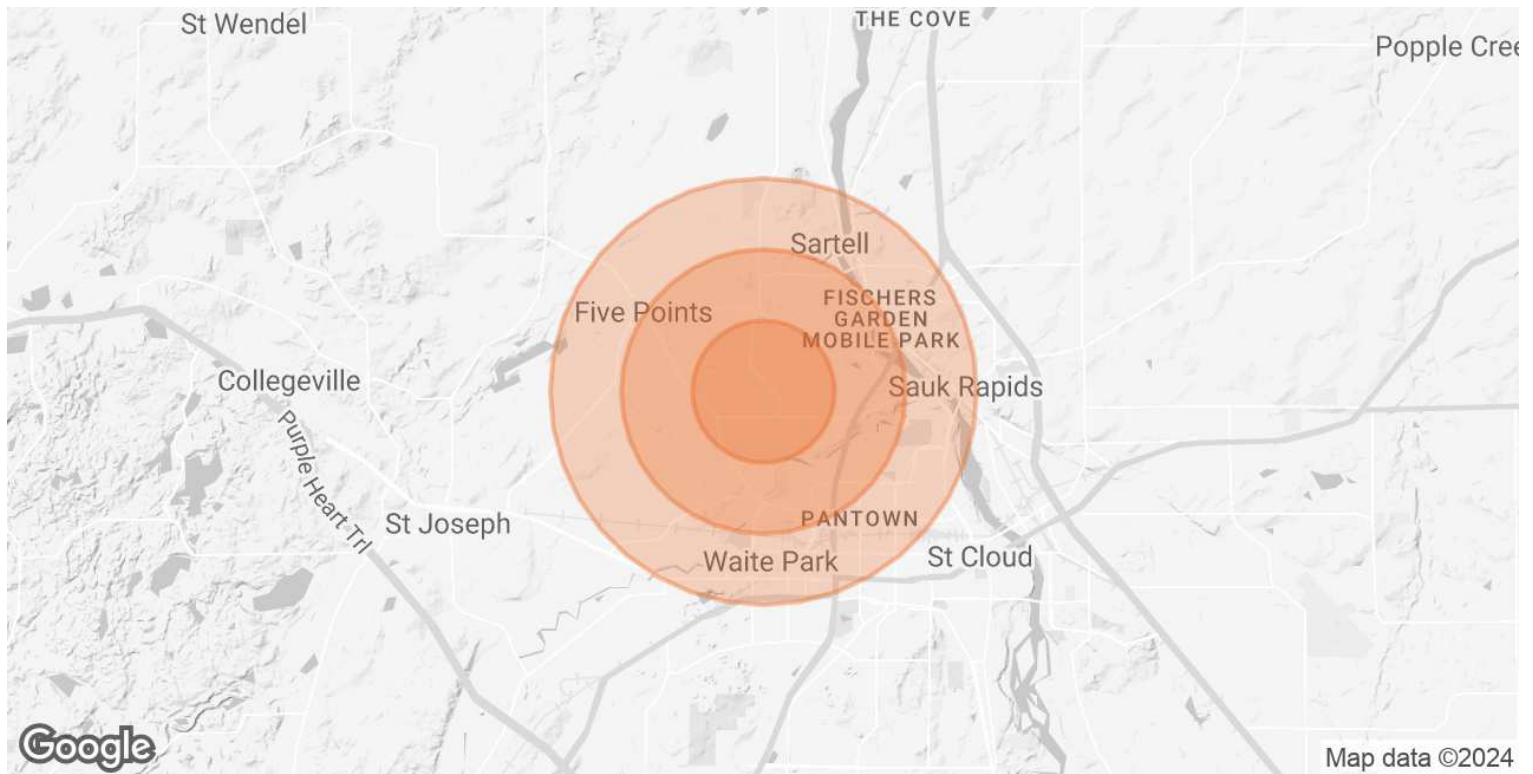


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,414	17,162	41,081
AVERAGE AGE	30.4	35.9	36.7
AVERAGE AGE (MALE)	30.5	36.2	35.9
AVERAGE AGE (FEMALE)	31.7	36.9	38.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,797	7,382	17,836
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$78,393	\$73,837	\$68,954
AVERAGE HOUSE VALUE	\$205,833	\$196,414	\$168,439

2020 American Community Survey (ACS)

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