



# Sublease Opportunity

Sundial Village STE 625

625 2nd Street South, Waite Park, MN 56387



## PROPERTY DESCRIPTION

Attractive retail space available for sublease through August 31, 2026, with the option to negotiate a new lease directly with the landlord thereafter. Currently operated as Seremeta Spiritual Wellness Center, LLC, the space is versatile and well-suited for a variety of retail or service-based businesses. Features include a welcoming showroom, one private massage or treatment room, a private restroom, and a convenient storage area.

## PROPERTY HIGHLIGHTS

- Ample free parking
- Turn-Key Retail Suite
- Building and Pylon Signage Available
- High traffic area, nearby businesses include: Home Depot, Deerwood Bank, Magnify CU, Texas Roadhouse, and Hobby Lobby

## OFFERING SUMMARY

LEASE RATE:	\$2,160.00 per month (Gross)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,238 SF
BUILDING SIZE:	12,009 SF



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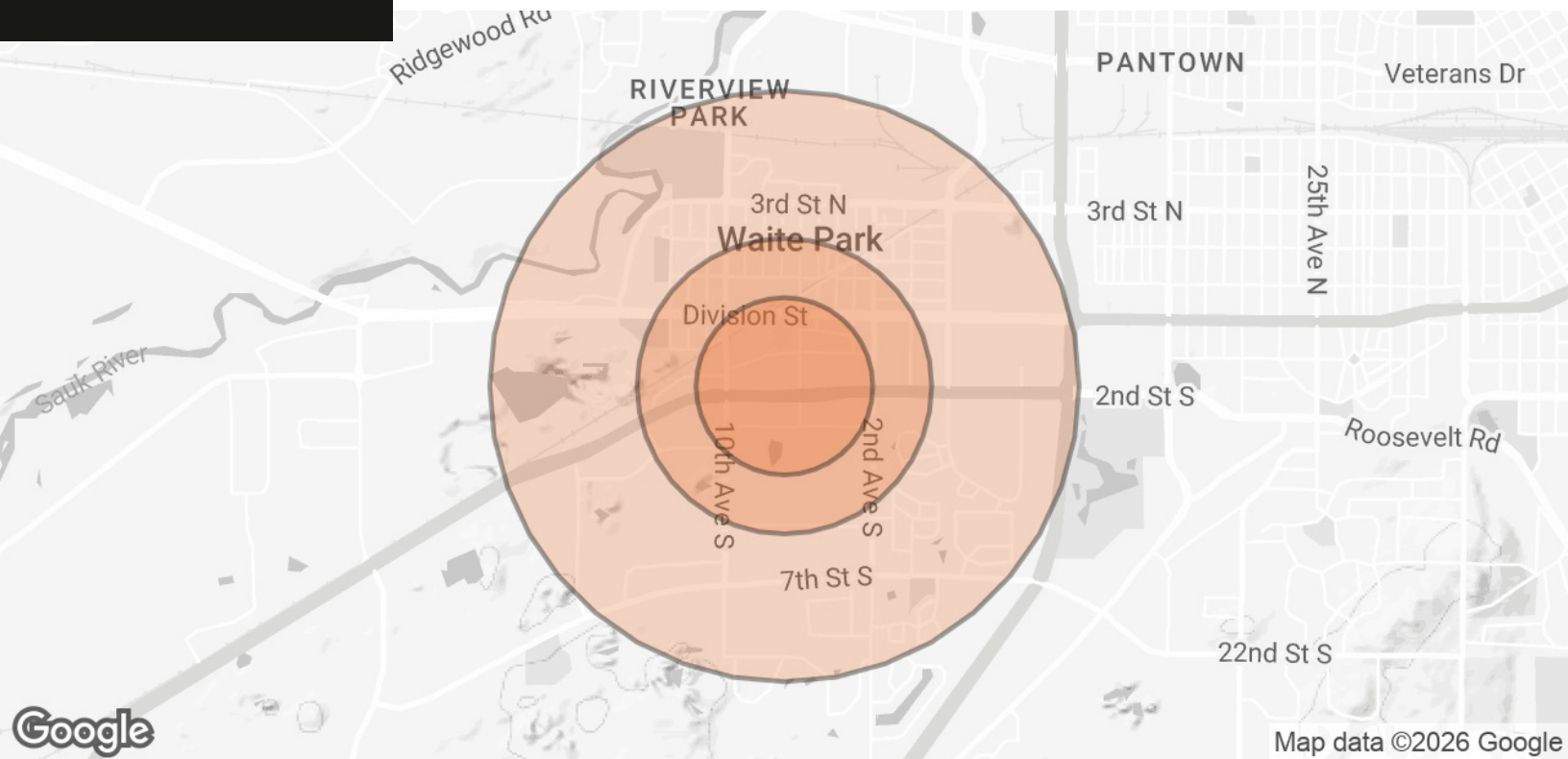




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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	462	2,839	7,563
AVERAGE AGE	31	36	40
AVERAGE AGE (MALE)	29	34	39
AVERAGE AGE (FEMALE)	32	38	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	166	1,146	3,305
# OF PERSONS PER HH	2.8	2.5	2.3
AVERAGE HH INCOME	\$55,763	\$57,523	\$60,686
AVERAGE HOUSE VALUE	\$274,467	\$263,574	\$278,335

Demographics data derived from AlphaMap



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