



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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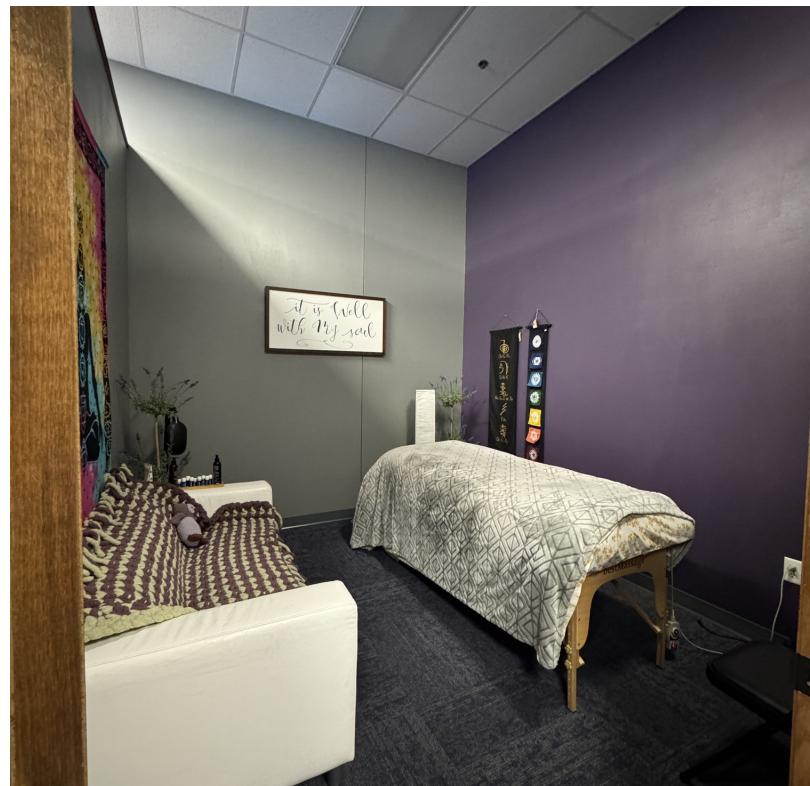
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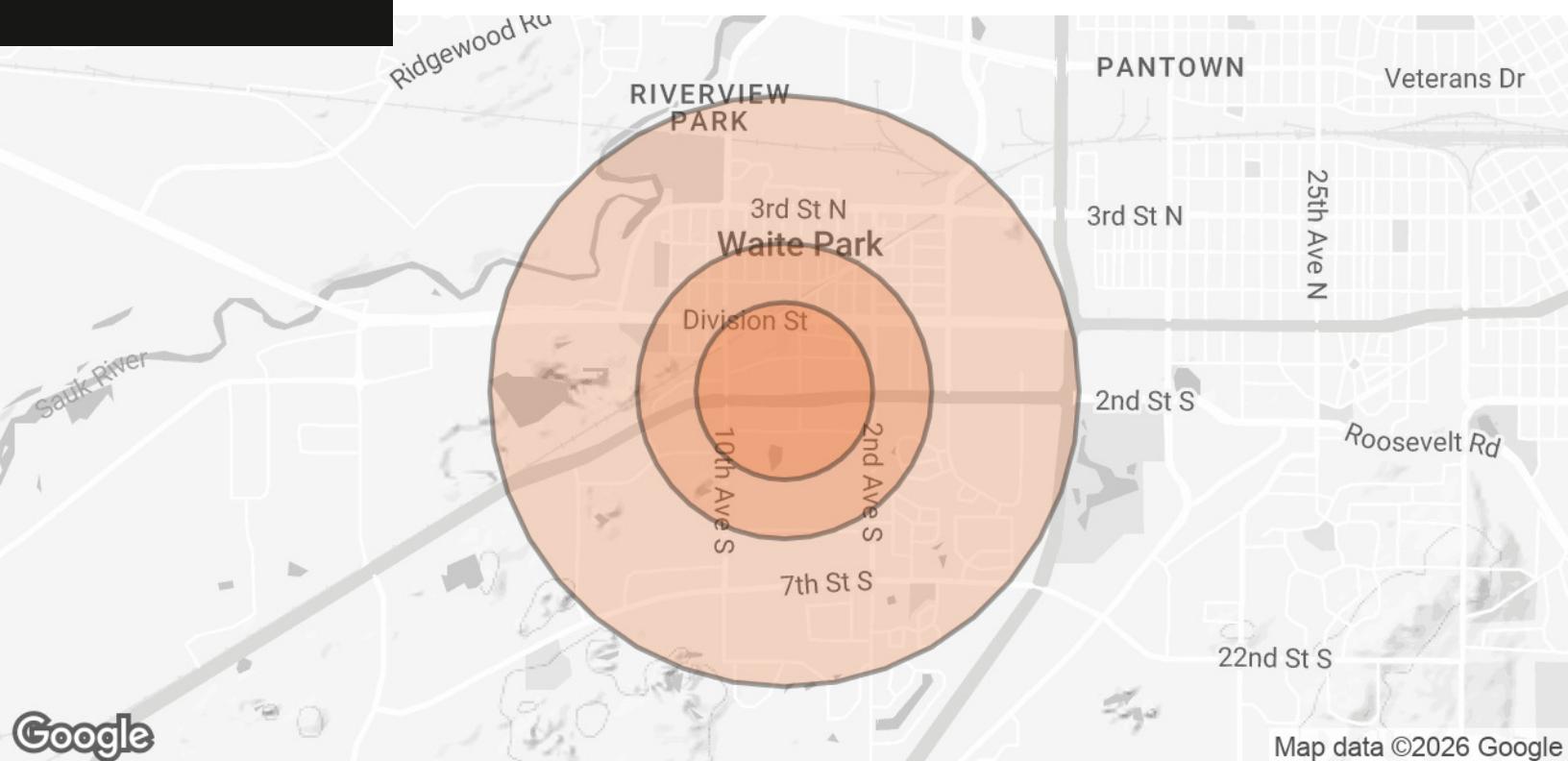


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	462	2,839	7,563
AVERAGE AGE	31	36	40
AVERAGE AGE (MALE)	29	34	39
AVERAGE AGE (FEMALE)	32	38	42

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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