

FOR LEASE

1,118SF Up To 5,610SF Available

Grand Square Shopping Center

1200 Pokegama Avenue South
GRAND RAPIDS, MINNESOTA 55744

New Space Available!



LOCATED IN THE HEART OF THE RETAIL BUSINESS DISTRICT OF GRAND RAPIDS, MINNESOTA. IDEAL FOR RESTAURANT, SERVICE, OFFICE, MEDICAL USERS!

- For Lease: 2,810SF, 1,118SF, 1,682SF (All Inline)
Combined 5,610 SF
3,600SF (Endcap/Divisible by 1,800SF)
- Zoning: Commercial—General Business
- Parking Spaces: 195 Spaces
- Current Tenants: Verizon Wireless, Tidy Laundry, Domino's Pizza, Inspirations Christian Bookstore, Compass North Psychological Services, Salon Rose', North Shore Title, Superior Credit Union, Fire Fitness, Pinched Catering
- Easy Access Into Site/Highly Visible
- Demographics:



	<u>MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	3,637	13,114	16,720
Average Age	46	44	45
Average HH Income	\$64,684	\$72,405	\$75,168
Median HH Income	\$50,297	\$53,905	\$56,280



DIEHL & PARTNERS

Real Estate Brokerage, Consulting & Development

FOR MORE INFORMATION, CONTACT:

Lisa L. Diehl, CCIM, CPM
(612) 508-6410

Lisa.Diehl@CloseTheDiehl.com

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AVAILABLE:

- 3,928 SF Combined/Inline
 - Suite 100: 2,810 SF Available 9/1/2025
Open space, restroom, back storage
 - Suite 120: 1,118 SF Available now
Open space, restroom
 - Suite 130: 1,682 SF Available Fall 2025
 - Suite 150/160: 3,600 SF (Divisible, approx. 1,800sf) (Endcap)
Available Fall 2025



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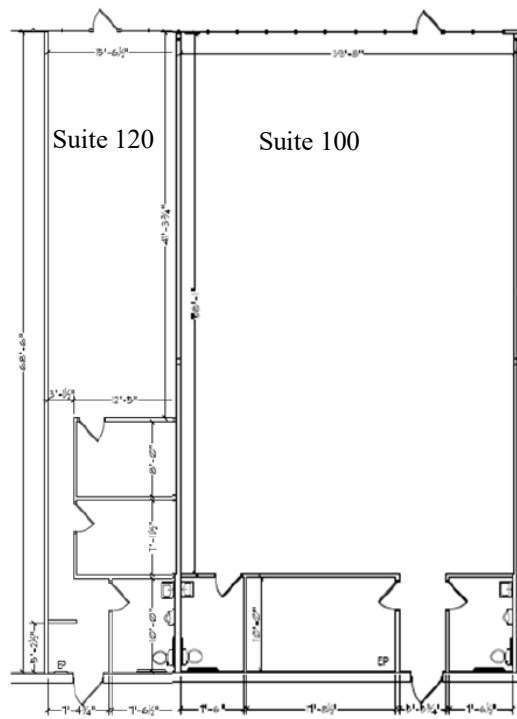
- Bay 100 — 2,810 SF (Inline space)
Has been occupied by a retail book and gift store. Vacating August 2025
- Bay 120 — 1,118 SF (Inline space)
Previously a chiropractor Clinic. Currently Vacant
- Bay 130 — 1,682 SF (Inline space)
Open space. Vacating Fall 2025

Bay Sizes:

Suite 100: 39' 8" Width x 68' 6" Length
Suite 120: 15' 6 1/2" Width x 68' 6" Length
Suite 130: 25' Width x 68' 6" Length
Combined total 5,610 SF

Front Entrances

Suite 130
Adjacent



Rear Entrances



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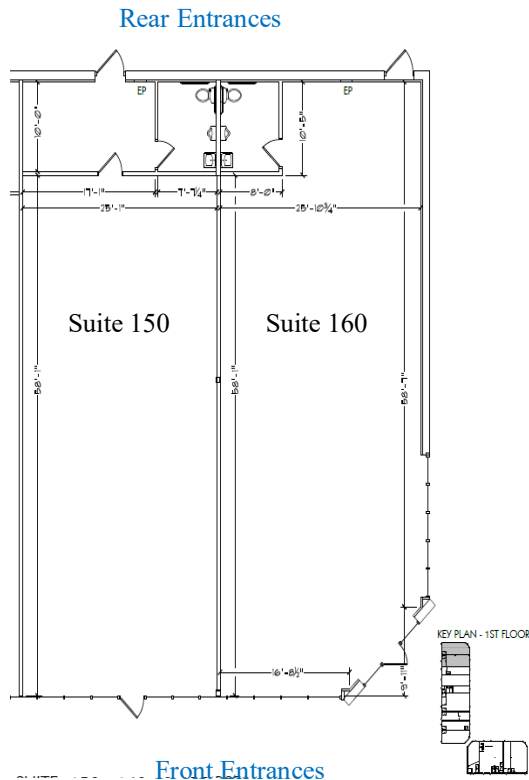
- Bay 150 — 1,788 SF (Inline space)
Office use
Vacating Fall 2025
- Bay 160 — 1,867 SF (Endcap space)
Office use
Vacating Fall 2025

Bay Sizes:

Suite 150: 25' 1" Width x 68' 6" Length

Suite 160: 25' 10 3/4" Width x 68' 6" Length

Combined total 3,655 SF



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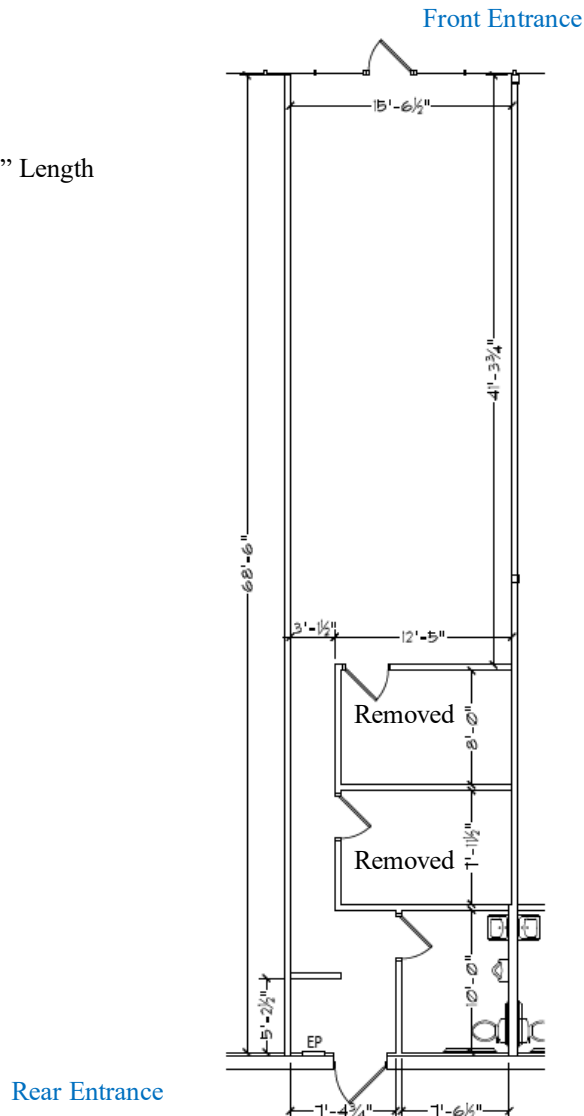
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- Bay 120—1,118 SF (Inline space)
Service/health related/retail uses
Formerly a chiropractic clinic
ADA restroom

Bay Size:

15' 6 1/2" Width x 68' 6" Length



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