

MISSISSIPPI 10 CROSSINGS

3-31 BENTON DRIVE N, SAUK RAPIDS, MN 56379

RESTAURANT
BUILD OUT



OFFERING SUMMARY

AVAILABLE: Suite 31: 2,953 SF

LEASE RATE: Negotiable

TAX/CAM: \$9.35 PSF (2026)

BUILDING SIZE: 12,762 SF

LOT SIZE: 1.77 Acres

TRAFFIC COUNTS: 14,441 VPD Along Benton Drive N
18,314 VPD Along 2nd Street N

ZONING: D-1 Downtown District

PROPERTY OVERVIEW

Excellent opportunity for a restaurant/retail/service user looking to lease space in Mississippi 10 Crossing which is an established neighborhood center with a great mix of co-tenants, high visibility and access to a heavily traveled section of Sauk Rapids.

Located at Benton Drive N and 2nd Street N offering optimal exposure to passing and foot traffic as well as quick and easy access to the national transport system. Nearby retailers include Burger King, Coborn's, Wells Fargo, Hardware Hank, and Walgreen's.

PROPERTY HIGHLIGHTS

- Second Generation Restaurant Build Out
- Oven Hood Vent and Cooler, Some Kitchen Infrastructure
- Population Over 100,000 w/in 5-Mile Radius
- Well established retail location
- Outstanding tenant mix in the project
- Highly visible signage



AMK PROPERTIES TEAM
Suntide Commercial Realty
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AVAILABLE: SUITE 31

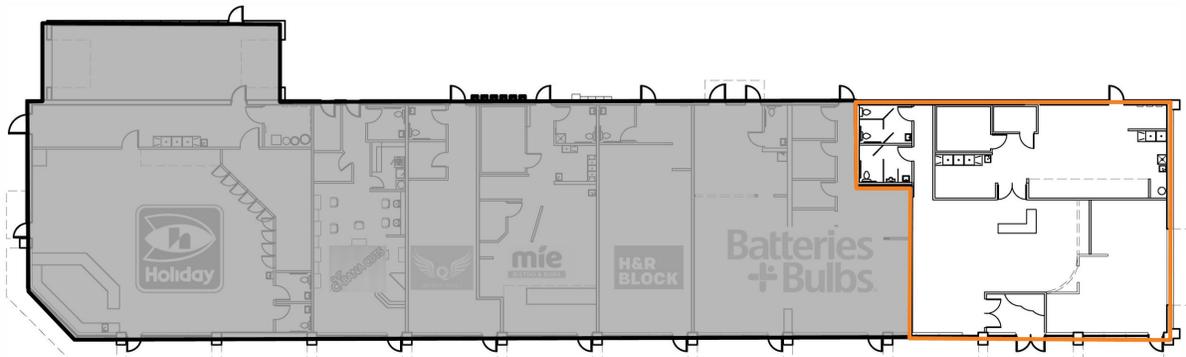
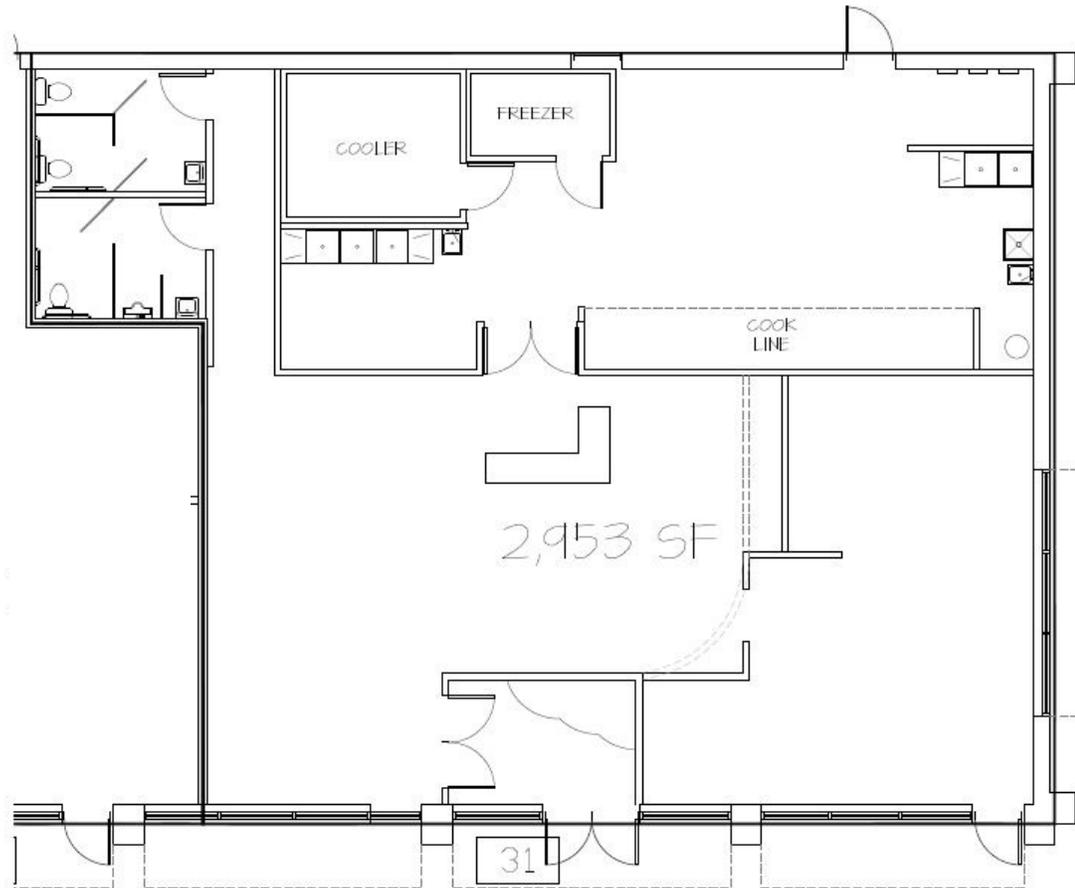
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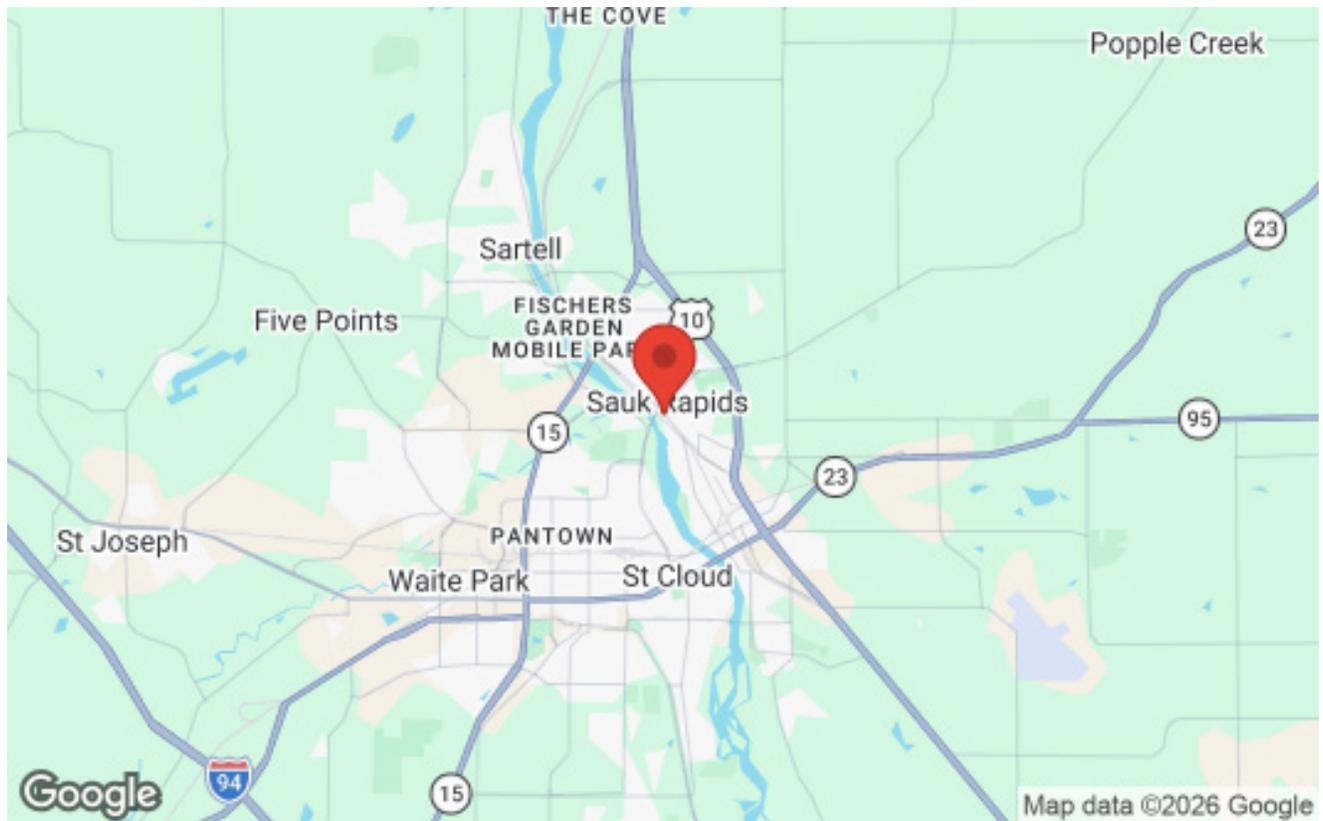
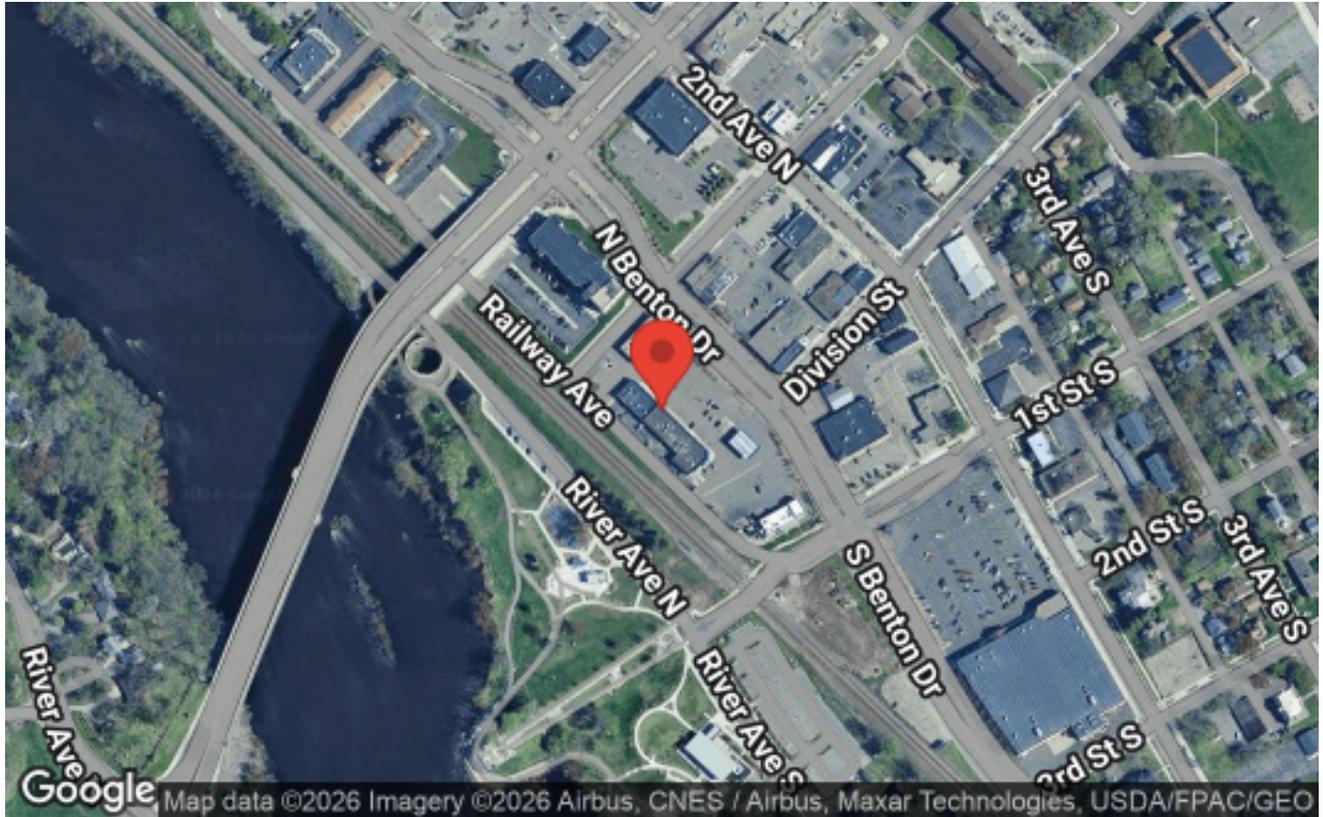
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LOCATION MAPS

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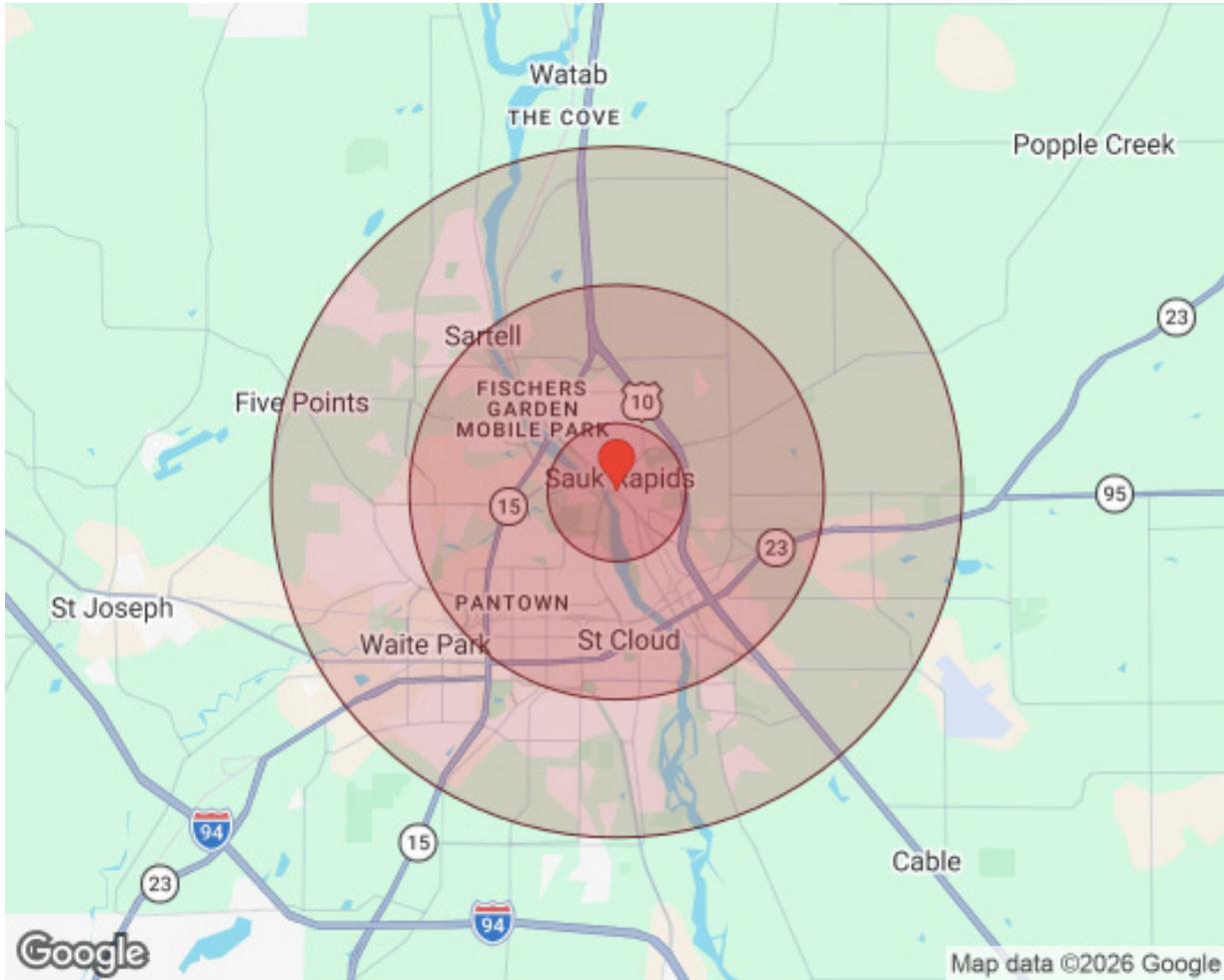
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,367	34,559	49,552
Female	4,712	35,704	50,810
Total Population	9,079	70,263	100,362

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,451	12,530	17,950
Ages 15-24	988	8,368	12,221
Ages 25-54	3,767	31,966	44,859
Ages 55-64	1,179	7,285	10,801
Ages 65+	1,694	10,114	14,531

Income	1 Mile	3 Miles	5 Miles
Median	\$48,020	\$42,410	\$44,780
< \$15,000	683	4,359	5,731
\$15,000-\$24,999	442	3,773	4,839
\$25,000-\$34,999	642	3,402	4,550
\$35,000-\$49,999	710	5,034	6,449
\$50,000-\$74,999	740	5,314	7,722
\$75,000-\$99,999	411	3,099	4,940
\$100,000-\$149,999	313	1,764	3,274
\$150,000-\$199,999	57	594	989
> \$200,000	128	454	841

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,775	30,230	42,757
Occupied	4,483	28,263	40,073
Owner Occupied	2,715	15,219	22,713
Renter Occupied	1,768	13,044	17,360
Vacant	292	1,967	2,684



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