

OFFICE/RETAIL FOR LEASE

4646 COLORADO STREET SOUTHEAST, PRIOR LAKE, MN 55372

DOWNTOWN PRIOR LAKE



OFFERING SUMMARY

AVAILABLE:	Suite 2 - 1,200 SF
LEASE RATE:	Negotiable
HVAC:	Central Air Conditioning
SIGNAGE:	Illuminated Building Signage
PARKING:	10 Surface Spaces
CROSS STREETS:	Eagle Creek Street SE

PROPERTY OVERVIEW

Office/Retail in Downtown Prior Lake just west of Hwy 13. This space offers five (5) private offices, central air conditioning, parking in front, private restroom, reception area, and signage all within walking distance to local area dining and retail.

PROPERTY HIGHLIGHTS

- Illuminated Building Signage on Eagle Creek Ave SE & Colorado St SE
- Flexible Zoning Allowing for a Multitude of Usages
- 9' Ceilings, Central Air
- Five (5) Private Offices, Private Restroom, Reception Area
- Parking at Your Front Door



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114 651-603-0321

ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



PHOTOS

4646 COLORADO STREET SOUTHEAST, PRIOR LAKE, MN 55372

1,200 SF



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114 651-603-0321

ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

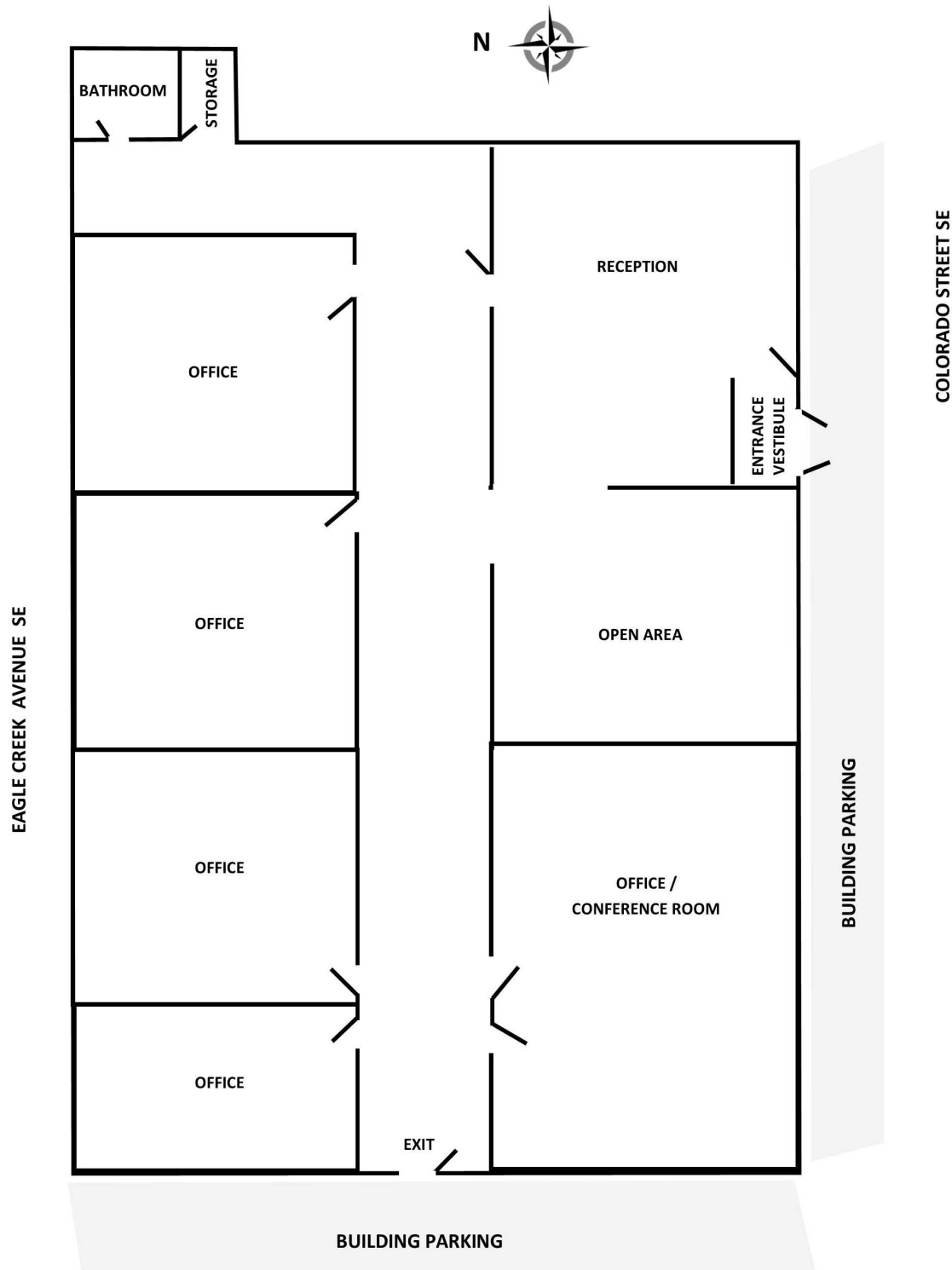
DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



FLOOR PLAN

4646 COLORADO STREET SOUTHEAST, PRIOR LAKE, MN 55372

1,200 SF



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114 651-603-0321

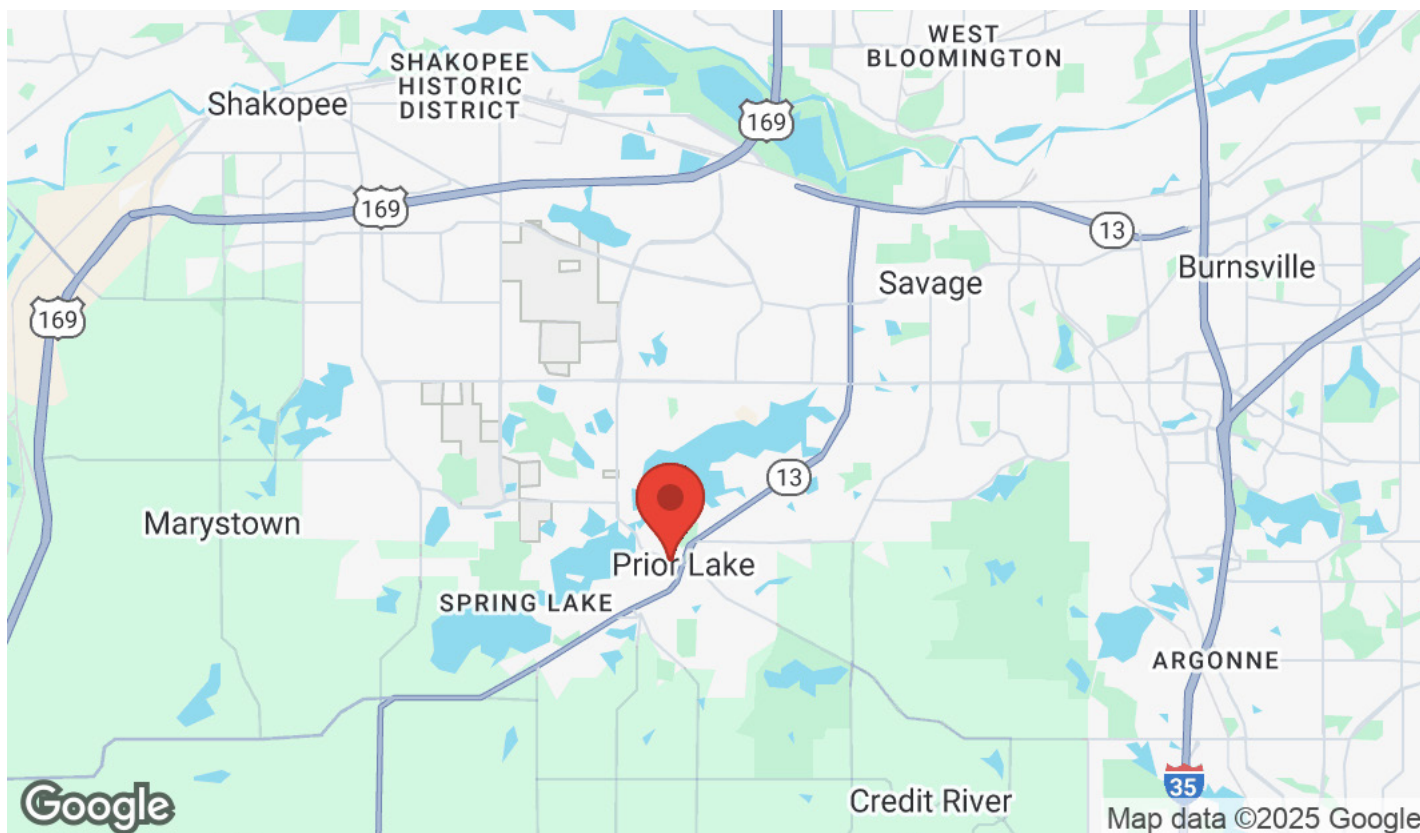
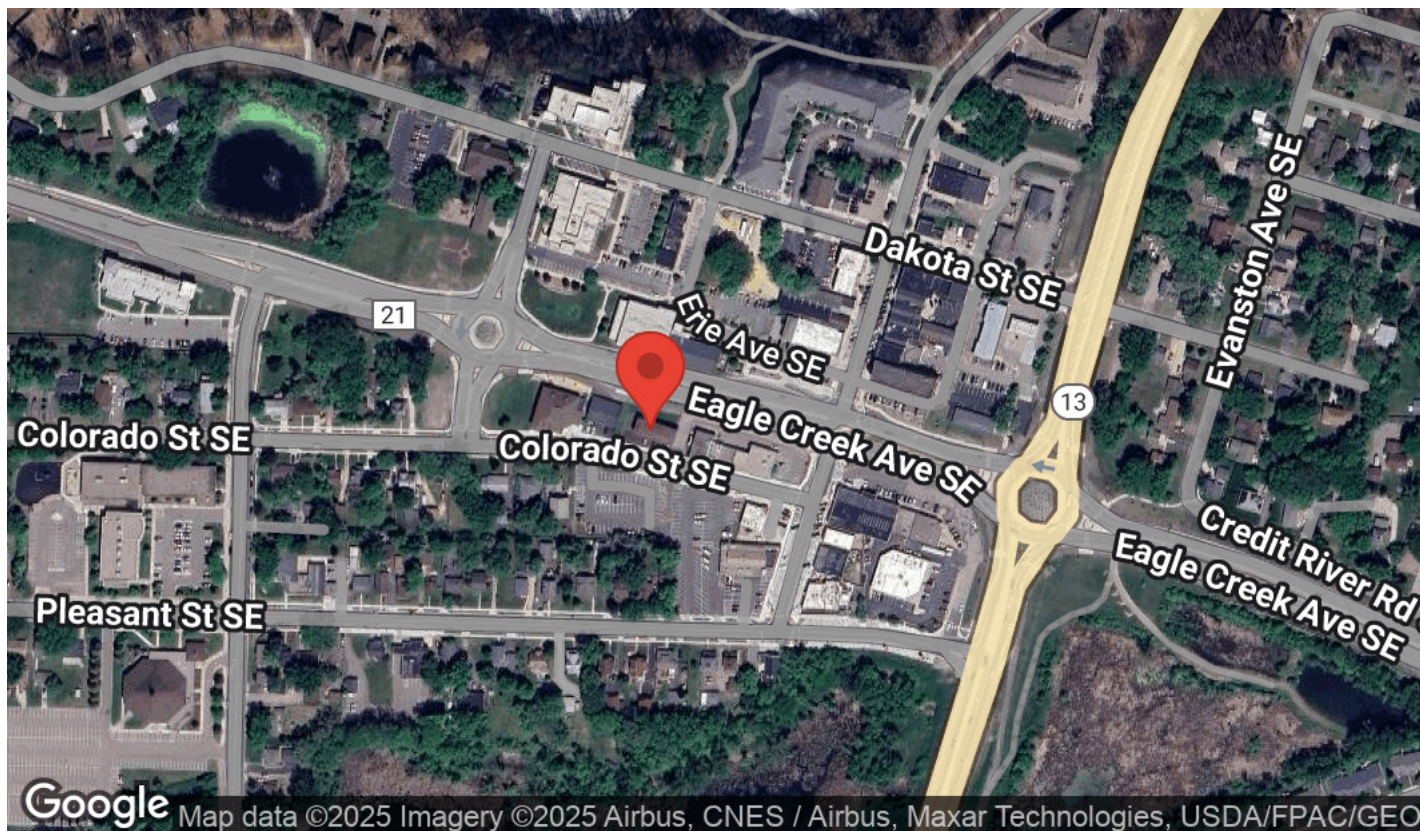
ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



LOCATION MAPS

4646 COLORADO STREET SOUTHEAST, PRIOR LAKE, MN 55372



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114 651-603-0321

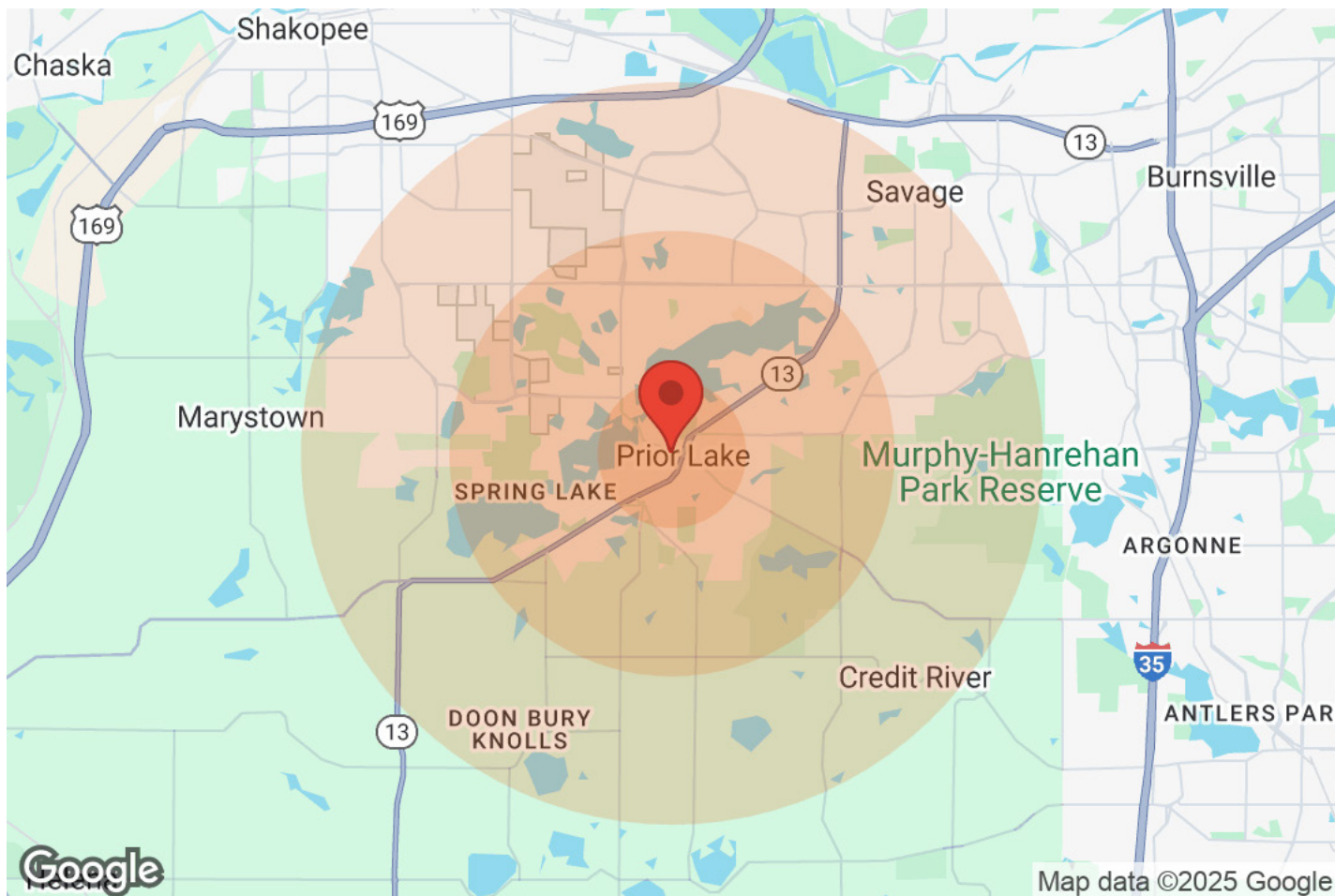
ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



DEMOGRAPHICS

4646 COLORADO STREET SOUTHEAST, PRIOR LAKE, MN 55372



Population	1 Mile	3 Miles	5 Miles
Male	2,440	13,229	38,124
Female	2,372	13,121	38,059
Total Population	4,812	26,350	76,183

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	948	6,105	18,937
Ages 15-24	601	3,675	11,311
Ages 25-54	1,920	9,832	29,228
Ages 55-64	638	3,464	8,908
Ages 65+	705	3,274	7,799

Income	1 Mile	3 Miles	5 Miles
Median	\$89,206	\$91,378	\$95,598
< \$15,000	125	353	582
\$15,000-\$24,999	63	480	735
\$25,000-\$34,999	137	543	1,104
\$35,000-\$49,999	279	935	2,240
\$50,000-\$74,999	311	1,593	4,547
\$75,000-\$99,999	286	1,516	4,617
\$100,000-\$149,999	273	2,408	6,675
\$150,000-\$199,999	317	1,086	3,485
> \$200,000	118	841	2,180

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,091	9,884	26,374
Occupied	1,971	9,412	25,305
Owner Occupied	1,625	7,941	22,535
Renter Occupied	346	1,471	2,770
Vacant	120	472	1,069



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114 651-603-0321

ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota

