



# BIRCH RUN STATION

1717 BEAM AVENUE MAPLEWOOD - MINNESOTA 55109



**SHOE DEPT.**  
ENCORE

**ROSS**  
DRESS FOR LESS

**five**  
BELOW

**Burlington**  
coat factory

**JOANN**

**DOLLAR**  
**TREE**

**Lakeshore**<sup>®</sup>

**BOB RUSING**  
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**BEN EPSTEIN**  
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SUITE	TENANT	SQ. FT.
1715 A	Royal Dragon Restaurant	3,008
1715 D	Liberty Home Care	1,195
1715 E	Miracle Ear	1,374
1715 I	Vacant	5,001
1717 A	Joann (Opening 10/2024)	27,000
1719	<b>ROSS</b> (Opening 9/2024)	22,294
1721 A	Lakeshore Learning	7,260
1721 B	Home Choice	6,526
1723 A	<b>Shoe Dept.</b> (Opening 5/2024)	12,600
1727 A	Lumi Nails (Opening 8/2024)	3,062
1727 B	Sally Beauty	1,787
1727 C	Vacant	2,240
1727 D	America's Best Eyeglasses	3,269
1727 F	<b>Dollar Tree</b>	12,897
1729 A	<b>Burlington Coat Factory</b>	50,000
1731 A	Octapharma	12,165
1731 F	<b>Famous Furniture</b>	27,078
1735 A	Vacant	24,310
1737 A	<b>Five Below</b> (Opening 2/2024)	11,285
1741 A	Vacant (Available 10/2024)	44,992
<b>TOTAL</b>		<b>279,343</b>



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2022



2023 RENOVATION



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Birch Run Station is a vibrant, 279,343-square-foot lifestyle shopping center in the northeast Minneapolis/St. Paul suburb of Maplewood. Immediately adjacent to the super-regional 931,000-square-foot Maplewood Mall to the east and St. John's Hospital to the west, the center enjoys excellent demographics, visibility and convenient access to the Interstate 694 and S.R. 61 Freeways.

In 2023, Birch Run Station underwent a substantial redevelopment aimed at enhancing traffic flow and accessibility. The transformation included the modernization of storefront signage parapets, redone parking lots, installation of new monument signs, painting... This also allowed for the creation of additional pads and mini-major spaces. This revitalization is designed to provide an improved and dynamic shopping environment, benefiting both visitors and businesses.



## DEMOGRAPHICS



**Total Population**  
 1 mile: 5,311  
 3 miles: 70,642  
 5 miles: 219,054



**Average HH Income**  
 1 mile: \$87,332  
 3 miles: \$90,769  
 5 miles: \$87,906



**No. of Daytime Businesses**  
 1 mile: 576  
 3 miles: 2,376  
 5 miles: 5,704



**Number of Housing Units**  
 1 mile: 2,432  
 3 miles: 29,578  
 5 miles: 87,799

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