

A photograph of a two-story brick commercial building under a clear blue sky. The building features large glass windows and doors, some with yellow awnings. A white diamond-shaped graphic is overlaid in the center, containing text. To the right, a sign for 'Burlington' is visible. The foreground shows a paved parking lot and a sidewalk with a stop sign.

# *Rivertown Village*

3959 2ND STREET SOUTH  
ST. CLOUD, MN 56301





## GLA

- 154,189 SF

## Available Spaces

- 10,779 SF
- 7,279 SF
- 1,246 SF
- Up to 4,351 SF contiguous
  - 1,865 SF
  - 1,241 SF
  - 1,245 SF

## Features

- Established regional center with an excellent mix of national box, junior box, and small shop tenants
- Located across from Crossroads Center, Regional Mall
- Strong visibility to Division Street, 2nd Street, and MN 15
- Less than 4 miles from St. Cloud State University with over 15,000 students

## Co-Tenants





## Trade Area Demographics

	1 MILE	3 MILES	5 MILES	10 MILES
2025 Population*	9,541	62,493	106,830	140,713
2025 Median Age	34.9	33.3	34.1	34.6
2025 Households*	3,959	24,775	43,350	54,300
2025 Daytime Pop.	21,900	86,995	129,363	154,580

\*Current Year Estimate



## NNN Rates

CAM:	\$5.07
Insurance:	\$0.18
Real Estate Tax:	\$3.75
Total:	\$9.00



## Traffic Counts

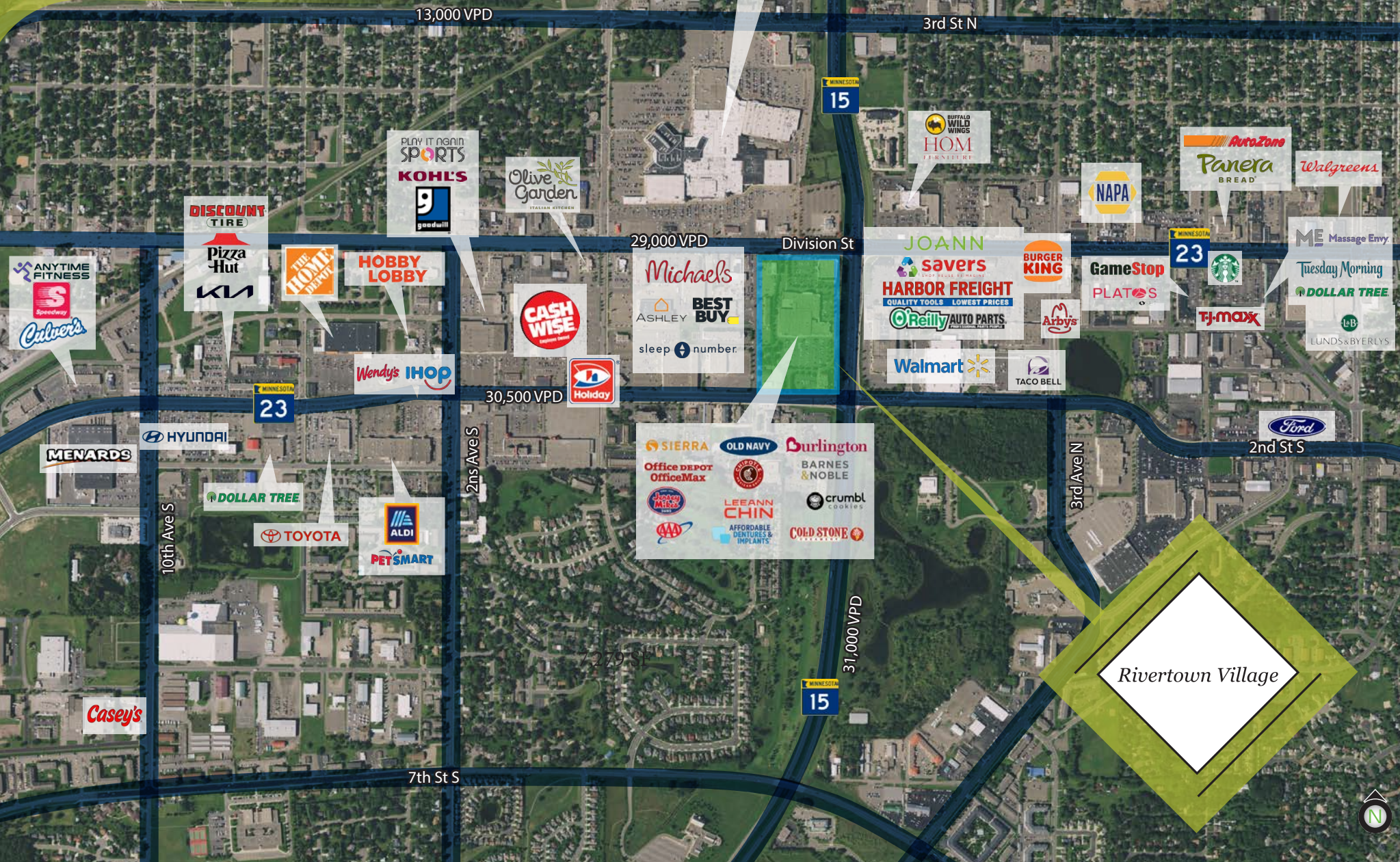
Division Street:	29,690 vpd
2nd Street:	29,282 vpd
MN 15:	33,000 vpd





# St. Cloud Overview

Target JCPenney SCHEELS BOOT BARN EXPRESS HOLLISTER  
★macy's maurices Buckle B ULTA Beauty rue21  
SALLY. Bath & Body Works francesca's VICTORIA'S SECRET DSW  
chico's AÉROPOSTALE AMERICAN EAGLE HomeGoods





# Rivertown Village Opportunities



TENANTS	STE	SF
Barnes & Noble		23,420 SF
Leeann Chin	206	2,583 SF
Chipotle Mexican Grill	205	2,504 SF
Crumbl Cookies	204	1,645 SF
<b>Available</b>	<b>201</b>	<b>10,779 SF</b>
Affordable Dental	208	2,710 SF
<b>Available</b>	<b>209</b>	<b>1,246 SF</b>
AAA Travel	210	3,055 SF

TENANTS	STE	SF
Old Navy	105	15,854 SF
Burlington	103	26,961 SF
Office Depot	301	20,237 SF
<b>Available</b>	<b>302</b>	<b>1,865 SF</b>
<b>Available</b>	<b>302A</b>	<b>1,241 SF</b>
<b>Available</b>	<b>303</b>	<b>1,245 SF</b>

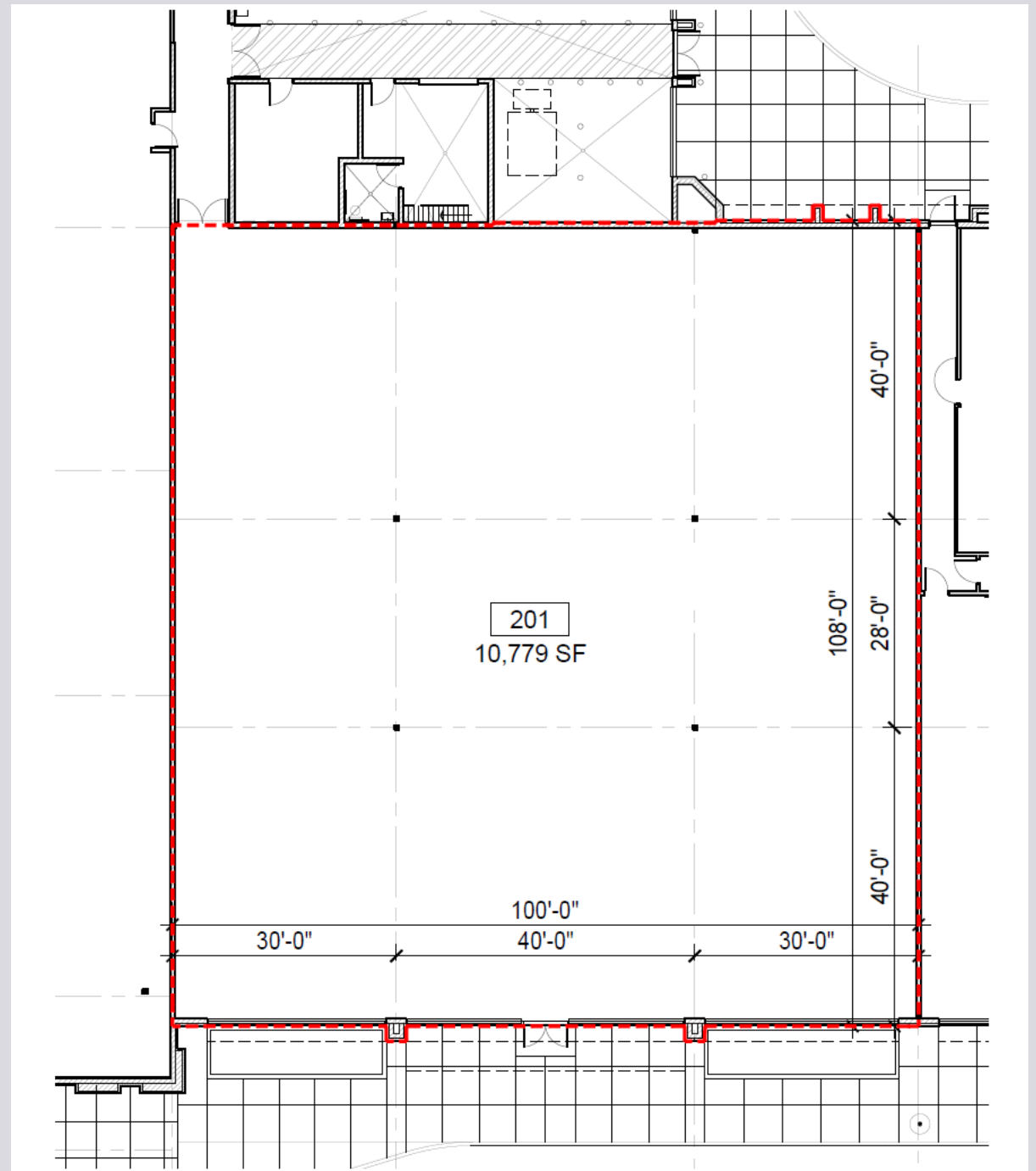
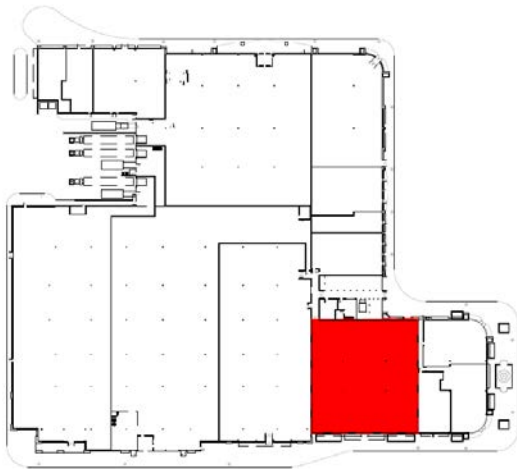
TENANTS	STE	SF
Coldstone Creamery	304	1,551 SF
Jersey Mike's	305	1,437 SF
Sierra Trading Post	101	21,285 SF
Granite City Food & Brewery		7,292 SF
<b>Available</b>	<b>214</b>	<b>7,279 SF</b>

# Space Plans

Suite 201: 10,779 SF

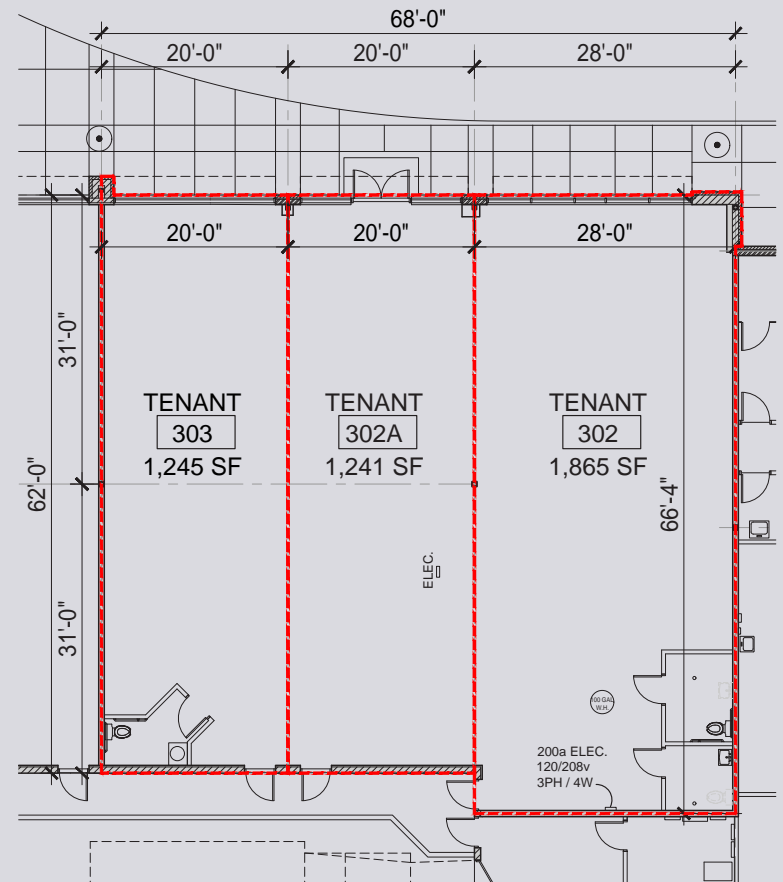


## KEY PLAN



# Space Plans

**Suite 214:** 7,279 SF

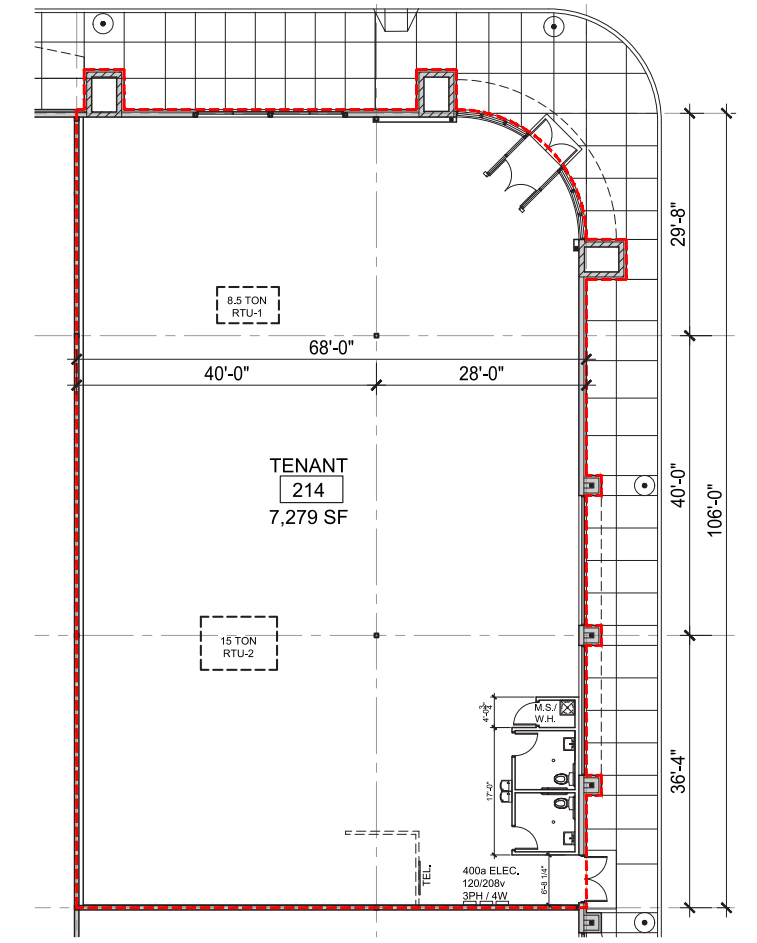


**Suite 302:** 1,865 SF

**Suite 302A:** 1,241 SF

**Suite 303:** 1,245 SF

**Contiguous:** Up to 4,351 SF





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***For more  
information,  
please contact:***

***Rob Wise***

First Vice President  
+1 612 336 4274  
rob.wise@cbre.com

***Charlie Hexum***

First Vice President  
+1 612 336 4275  
Charlie.Hexum@cbre.com

**CBRE**

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