

2ND FLOOR OFFICE / RETAIL FOR LEASE

PRIME CORNER OF WHITE BEAR LAKE DOWNTOWN DISTRICT!

2171 4th Street, White Bear Lake, MN 55110



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This is an opportunity for you to bring your retail, office or creative use to a PRIME corner of Highway 61 & 4th Street in White Bear Lake's downtown shopping & entertainment district. Conveniently located on the second floor above the ever popular Manitou Bar & Kitchen.

This corner location enjoys ample area parking, and premium visibility, with over 25,000 Vehicles Per Day of highway traffic. You'll be located at the key entrance to multiple shops, restaurants and professional service businesses along 4th Street, within walking distance of beautiful White Bear Lake!

Options range from approximately 2,000 to 6,500 SF of available space; including yet not limited to shared restrooms, an open event center venue, smaller conference room, two private/interior offices, storage and a large kitchenette area.

OFFERING SUMMARY

Lease Rate:	\$16.50 - 18.50 / SF NET
CAM / TAX:	\$ 8.31 / SF
Number of Units:	1-2
Available SF:	~2,000 - 6,500 SF
Parking:	Multiple on & off-street (city owned) parking lots nearby
Building Size:	16,000 SF
Co-Listing Broker:	Rory Theng 651-335-9255 rorytheng@kw.com

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,508	17,133	35,824
Total Population	5,894	41,829	89,532
Average HH Income	\$111,717	\$136,346	\$140,403

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CHAD HEER

CCIM | Managing Director & Broker
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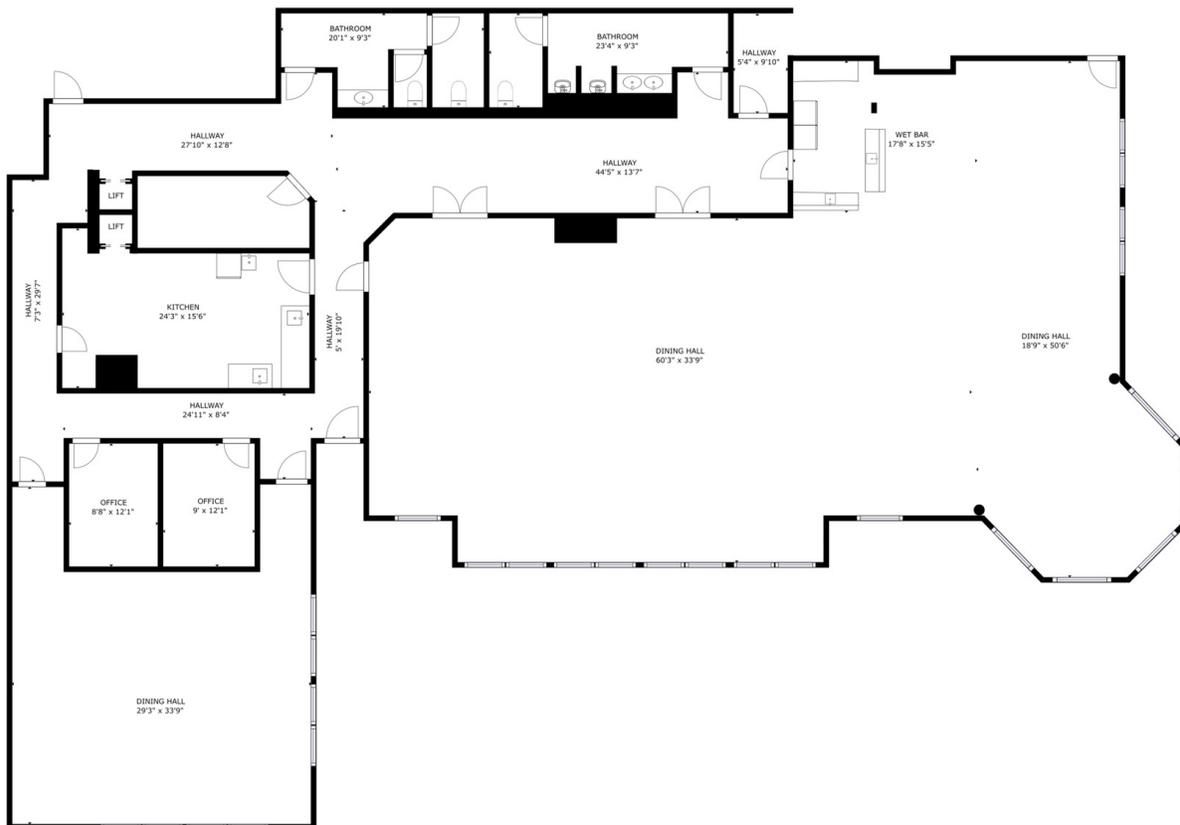
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GROSS INTERNAL AREA
FLOOR 1: 6080 sq ft
TOTAL: 6080 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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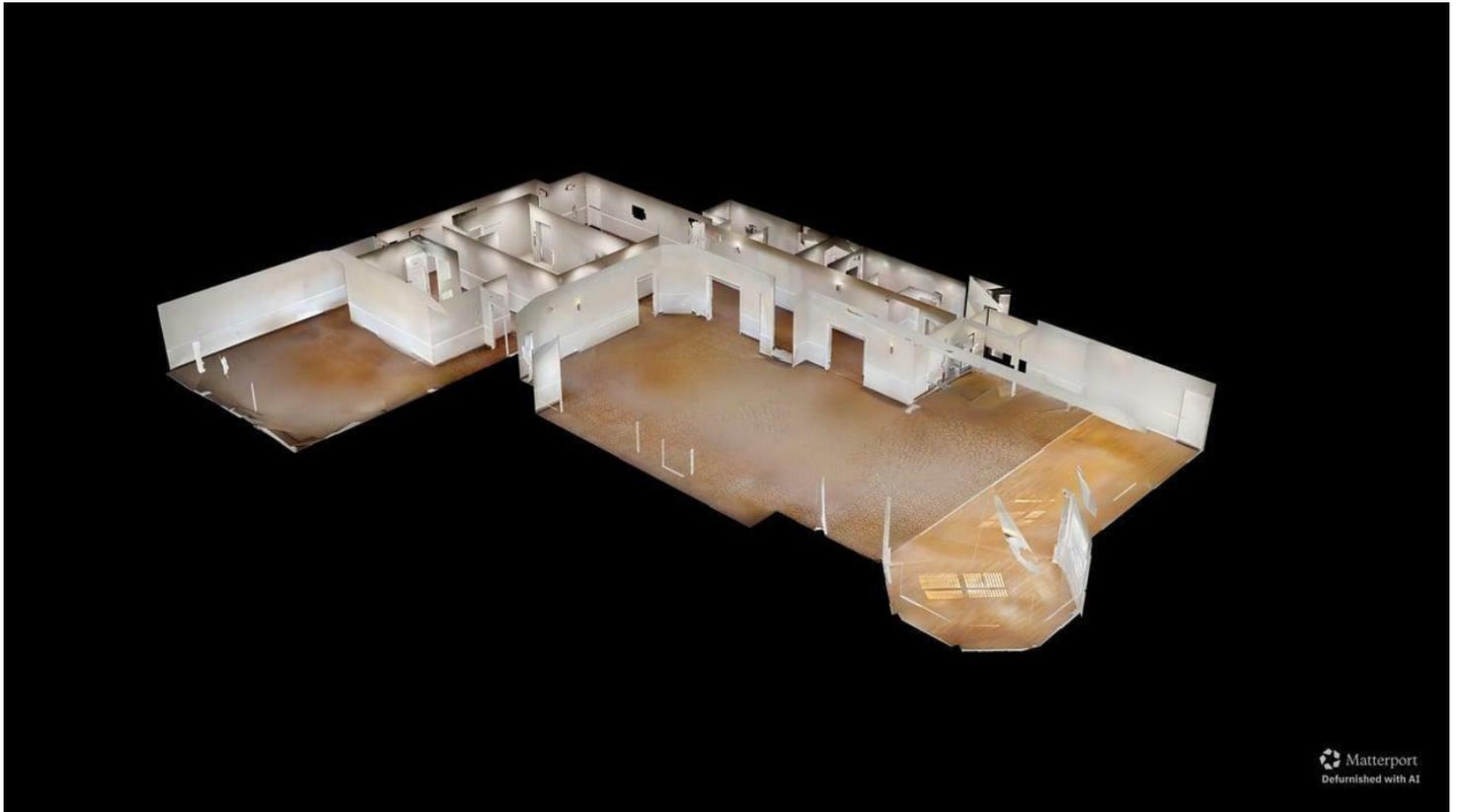
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2ND FLOOR OFFICE / RETAIL FOR LEASE

SECOND FLOOR RETAIL / OFFICE SPACE ON PRIME CORNER OF WHITE BEAR LAKE SHOPPING & ENTERTAINMENT



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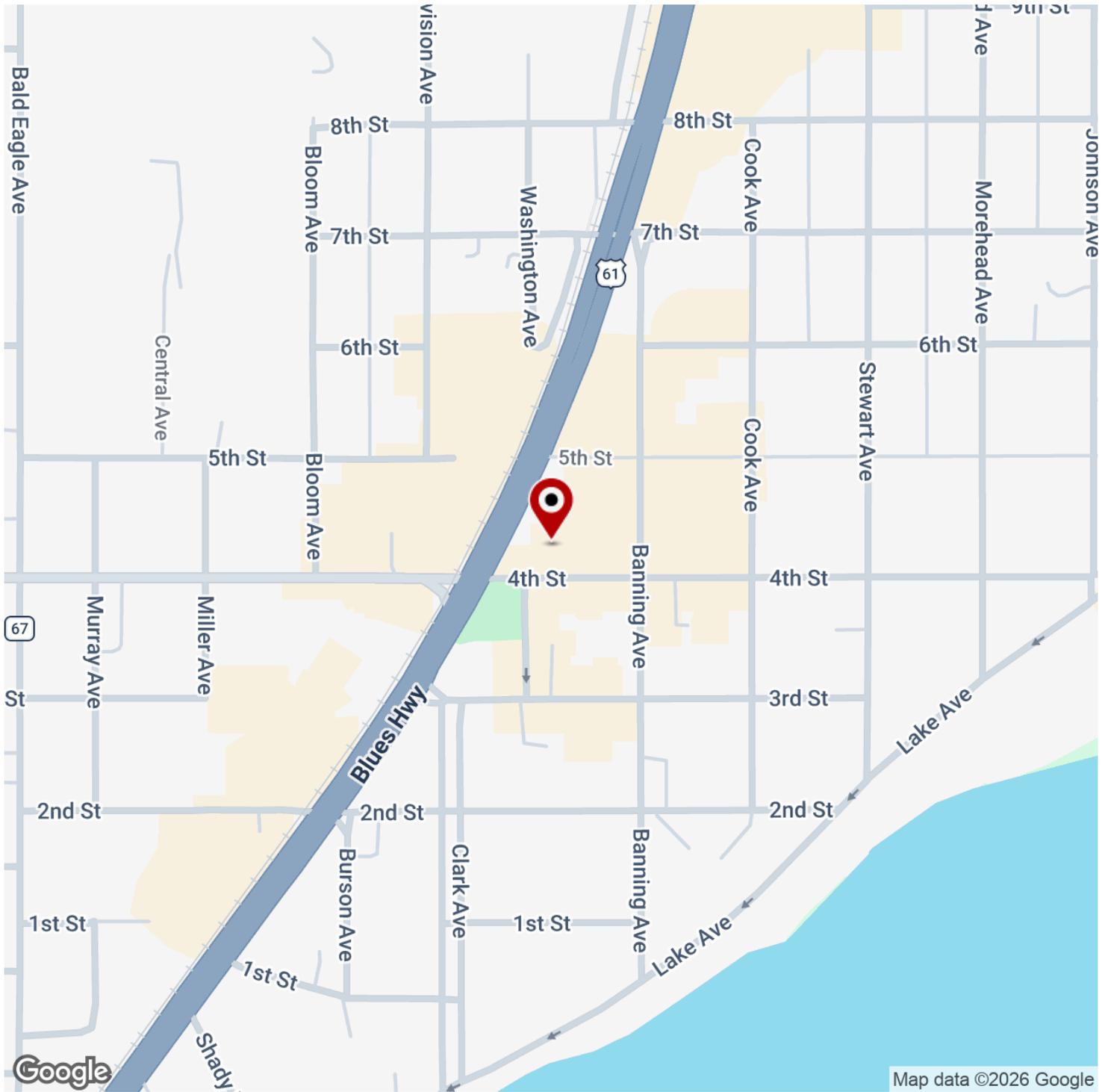
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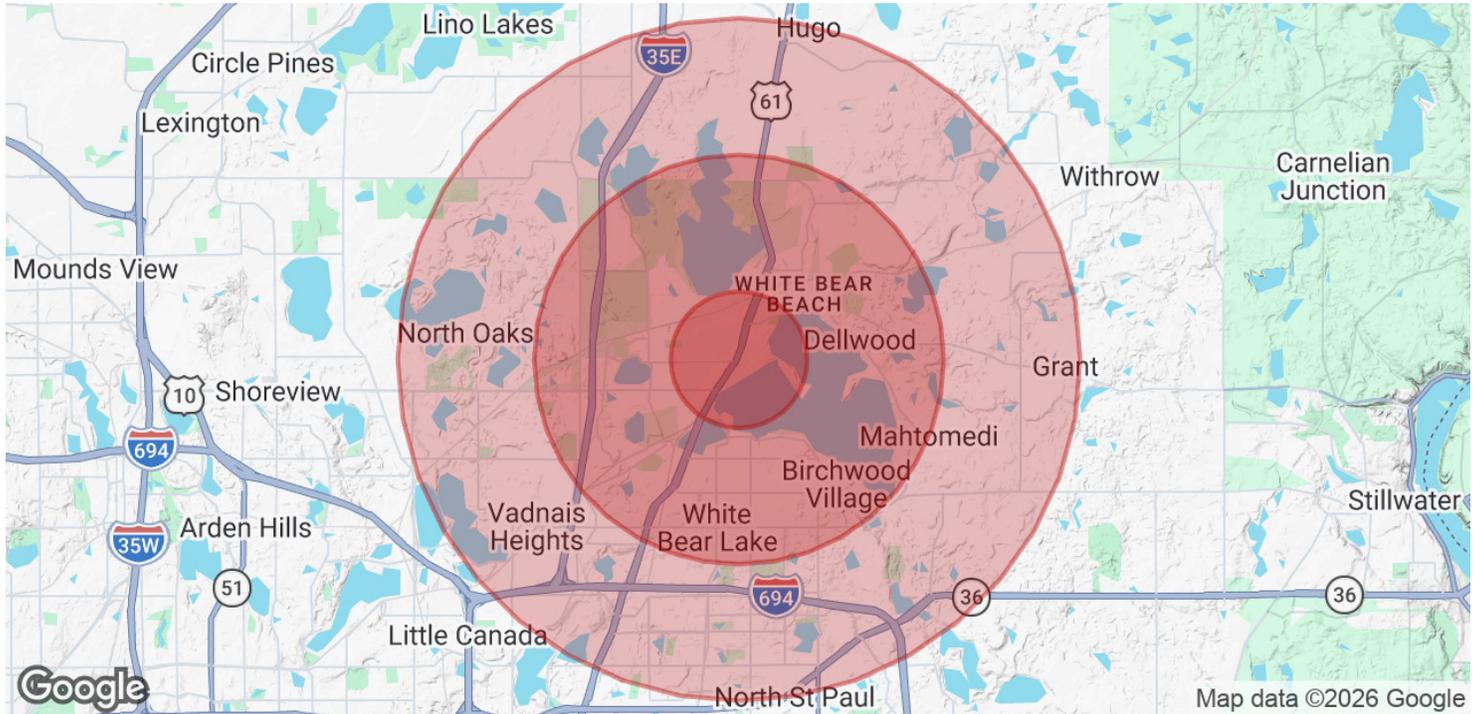
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,894	41,829	89,532
Average Age	46	44	43
Average Age (Male)	43	42	42
Average Age (Female)	48	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,508	17,133	35,824
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$111,717	\$136,346	\$140,403
Average House Value	\$433,235	\$450,656	\$458,946

Demographics data derived from AlphaMap

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