

OFFICE FOR LEASE

CHISAGO LAKES CHIROPRACTIC



KW COMMERCIAL MINNEAPOLIS  
1350 Lagoon Ave  
Minneapolis, MN 55408

**PRESENTED BY:**

**WARDELL HAYWOOD**  
Commercial Office Sales & Leasing Advisor  
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wardellhaywood@kwcommercial.com  
40556417, Minnesota



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## Property Summary

Lease Rate:	\$2500 base rent + Tax & Ins
Lease Term:	Negotiable
Building SF:	4488
Rentable SF:	1788
Available SF:	1788
Year Built:	1950
Renovated:	2000
Building Class:	C
Floors:	1
Parking:	10

## Property Overview

10600 South Avenue in Chisago City, MN, is a commercial property, originally built in 1950, that houses healthcare services, notably Chisago Lakes Chiropractic and related medical offices, focusing on patient care with modern facilities and a community-oriented approach. It's a single-story building on about a half-acre lot (0.47 AC) and is located in the Bernheimers 1st Addition subdivision, identified by its unique property details and zoning for commercial use.

## Location Overview

The property located at 10600 South Avenue Chisago City, MN 55013 is a Other property. Built in 1950, the property at 10600 South Avenue is located in the Bernheimers 1st Add neighborhood.

# AVAILABLE SPACES



## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1	0	1 year Minimum	\$3,000 /mo	Office	Fair	3/1/26

## Highlights

## Nearby Locations

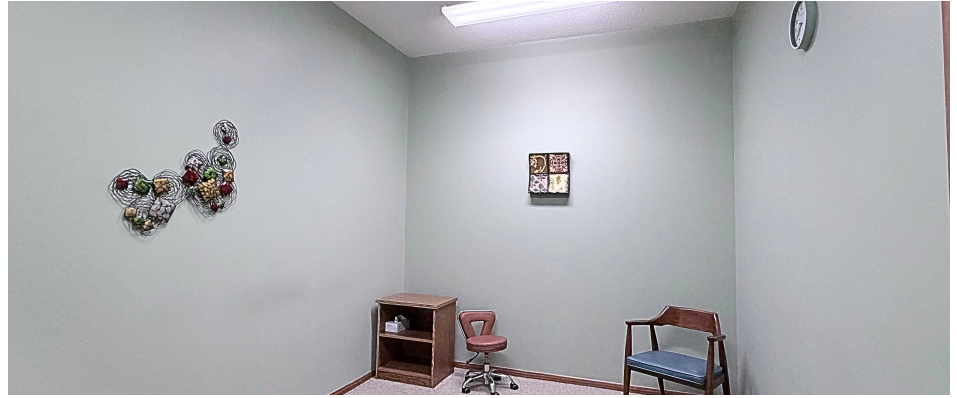
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# PROPERTY PHOTOS

10600 SOUTH AVENUE | CHISAGO CITY, MN 55013



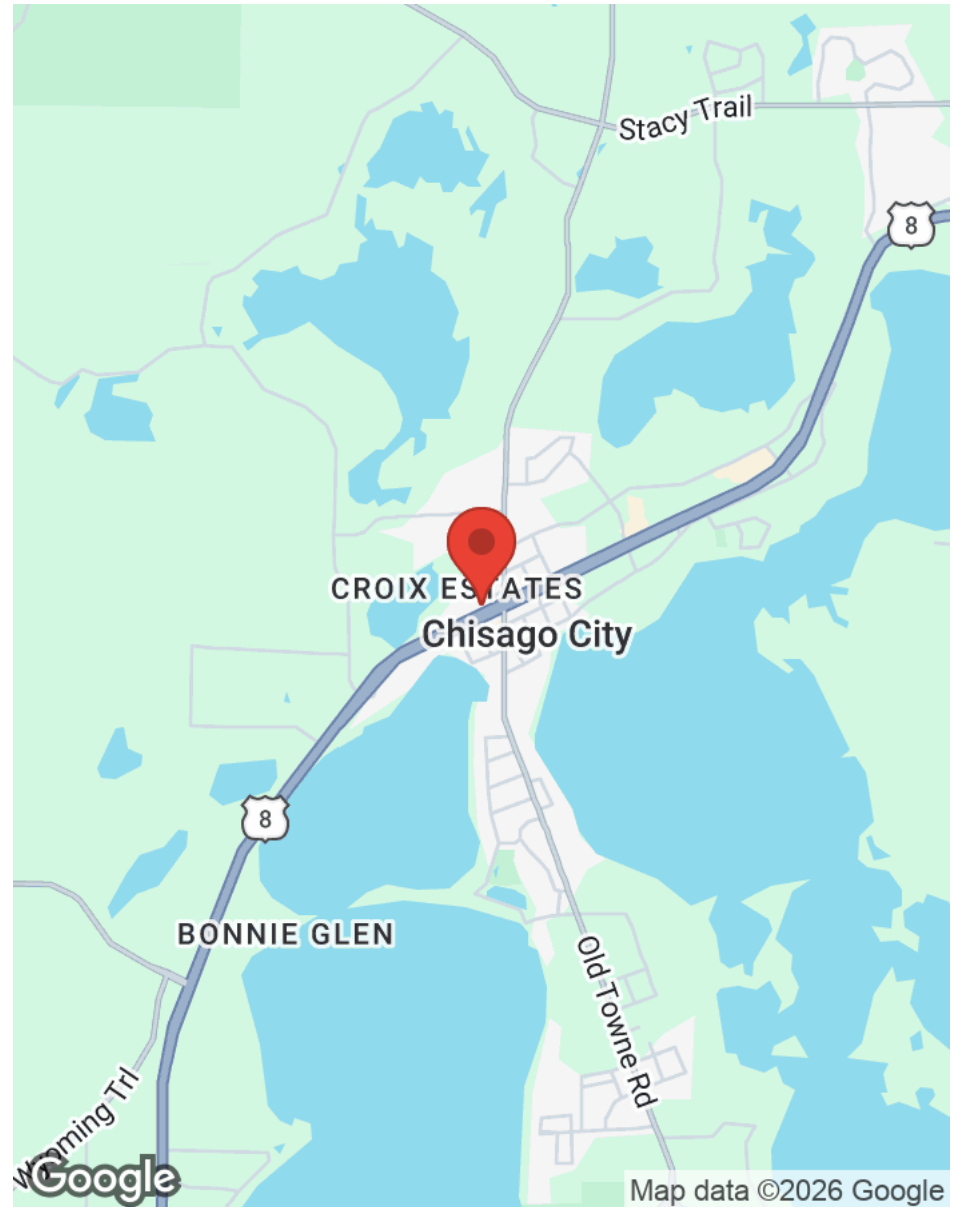
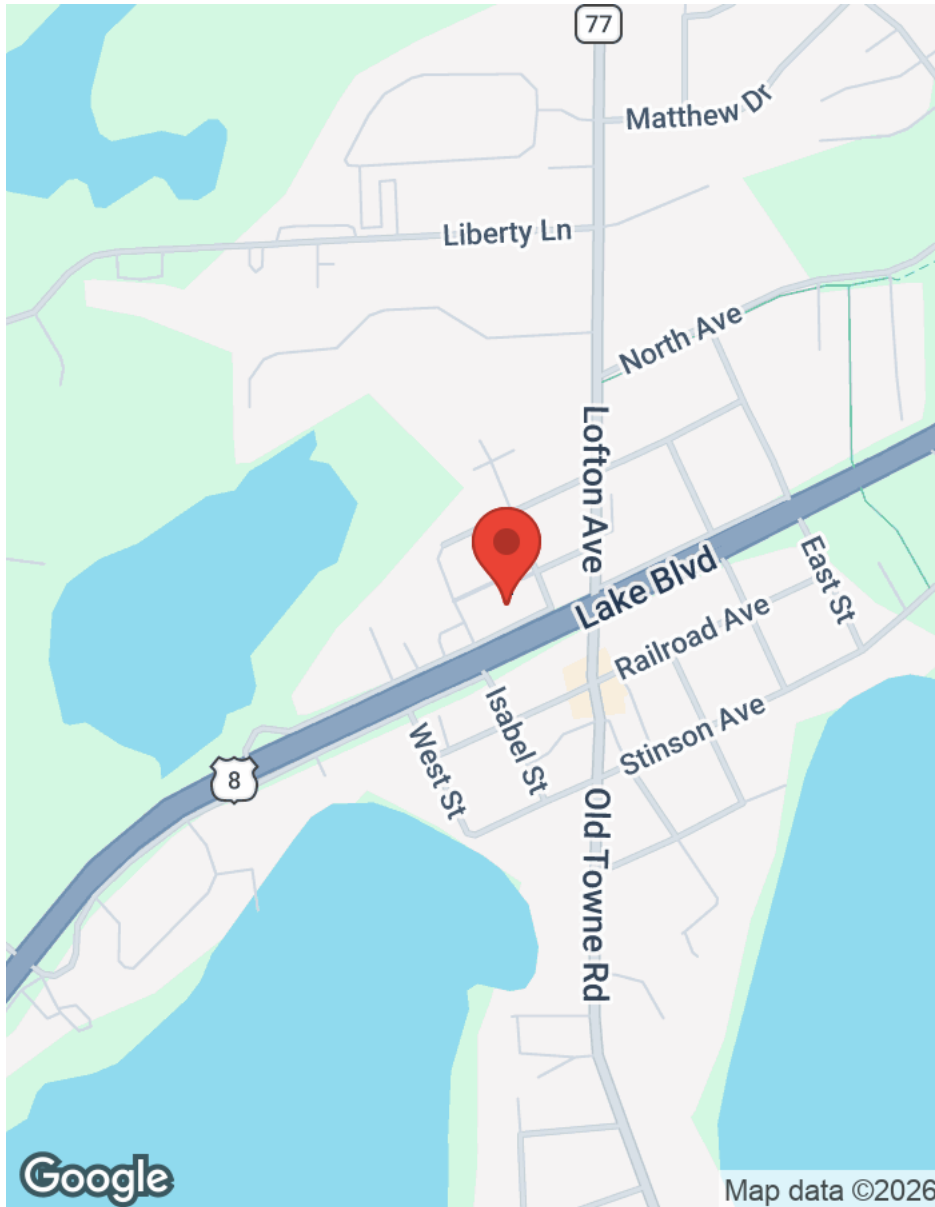
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# LOCATION MAPS

10600 SOUTH AVENUE | CHISAGO CITY, MN 55013



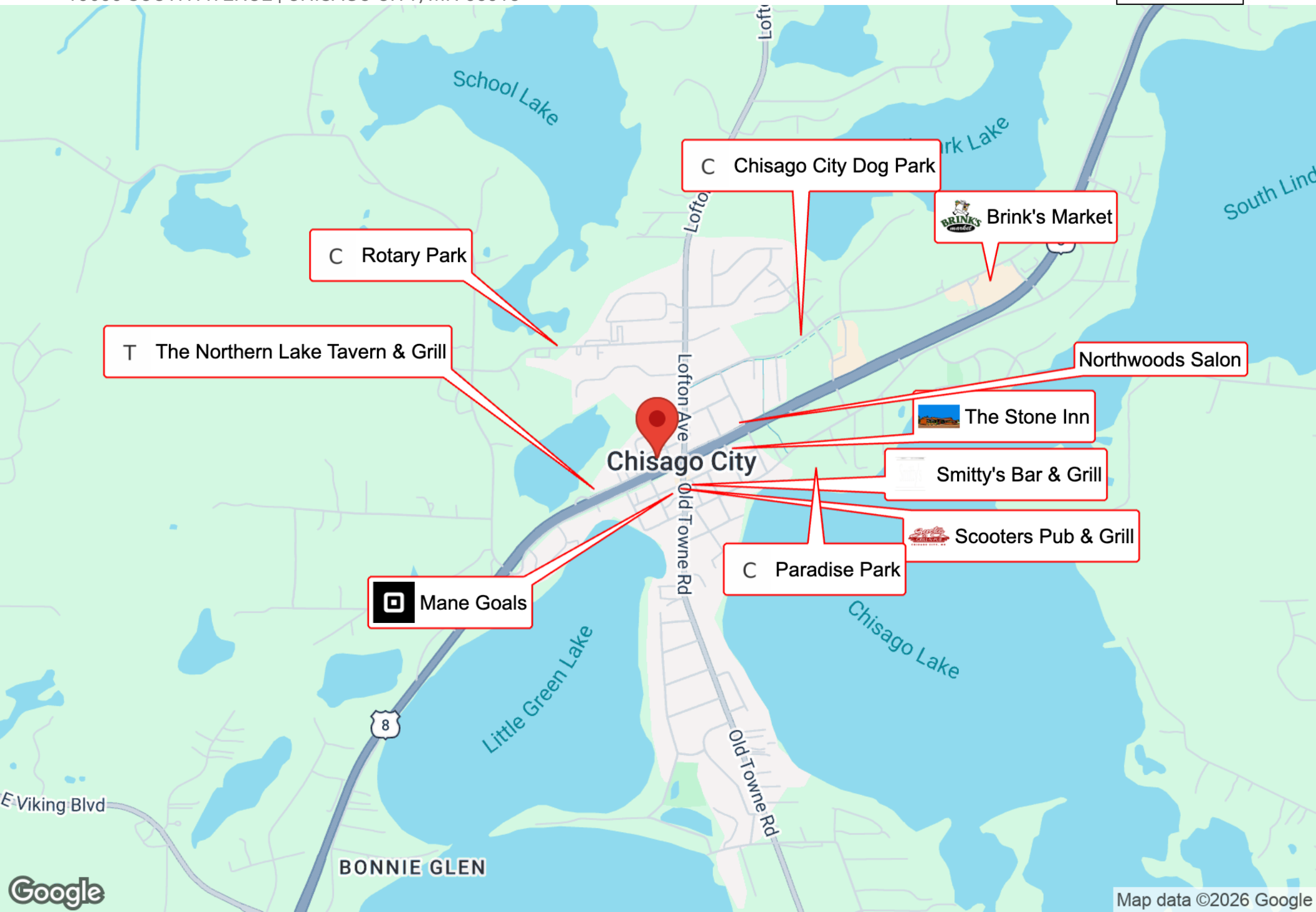
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# BUSINESS MAP

10600 SOUTH AVENUE | CHISAGO CITY, MN 55013



C Rotary Park

T The Northern Lake Tavern & Grill

C Chisago City Dog Park

Brink's Market

Northwoods Salon

The Stone Inn

Smitty's Bar & Grill

Scooters Pub & Grill

C Paradise Park

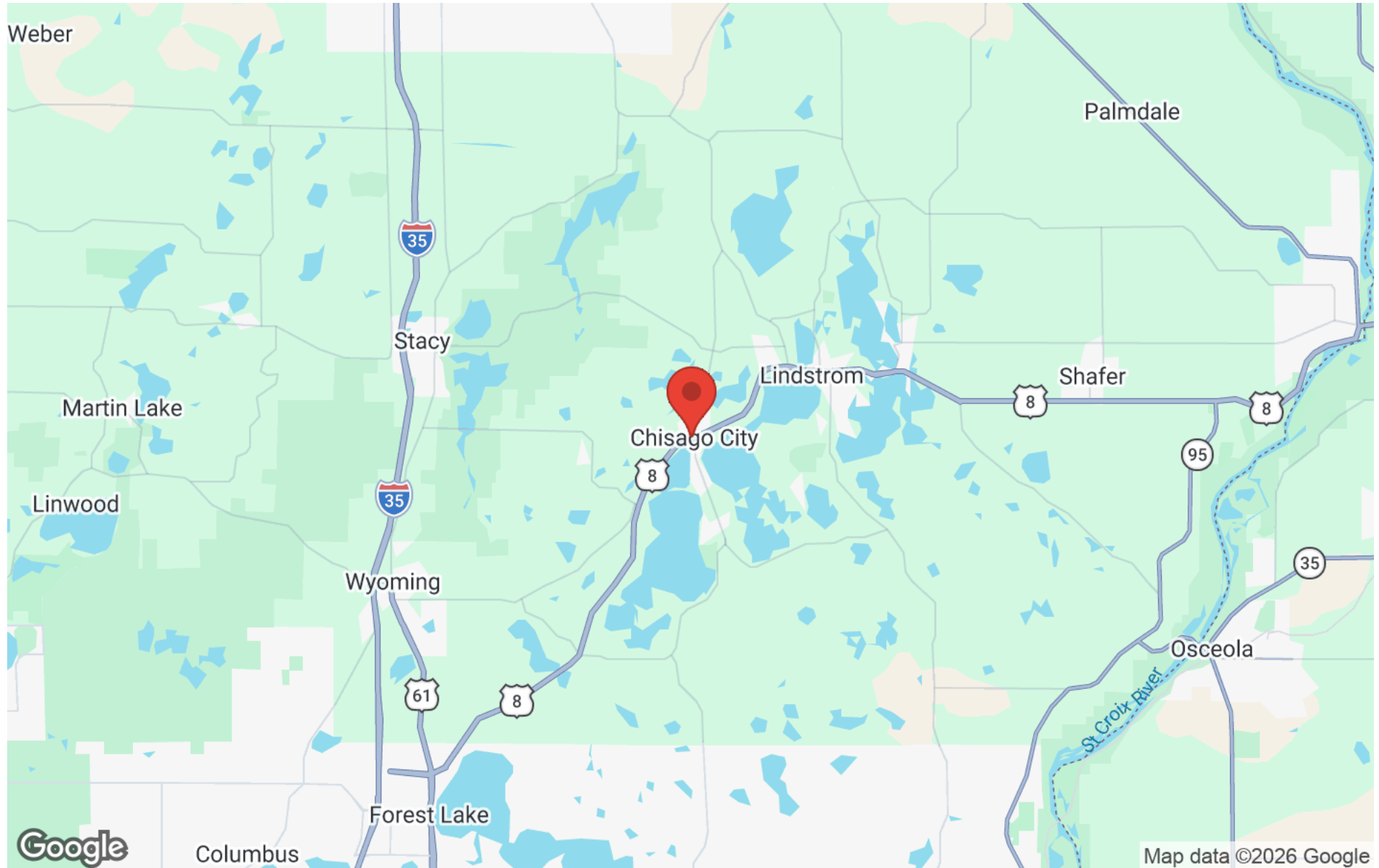
Mane Goals

Chisago City

BONNIE GLEN

# REGIONAL MAP

10600 SOUTH AVENUE | CHISAGO CITY, MN 55013



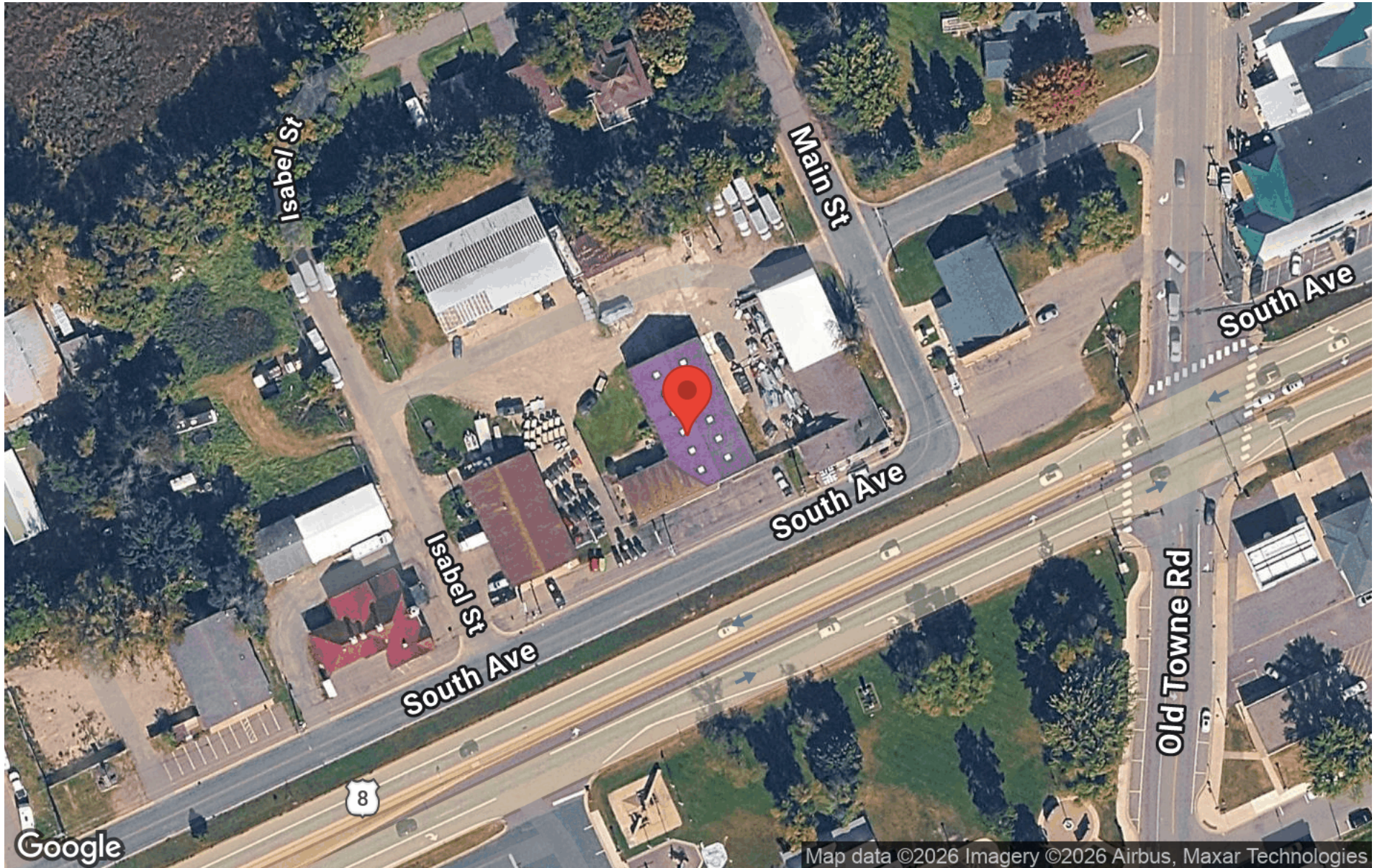
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# AERIAL MAP

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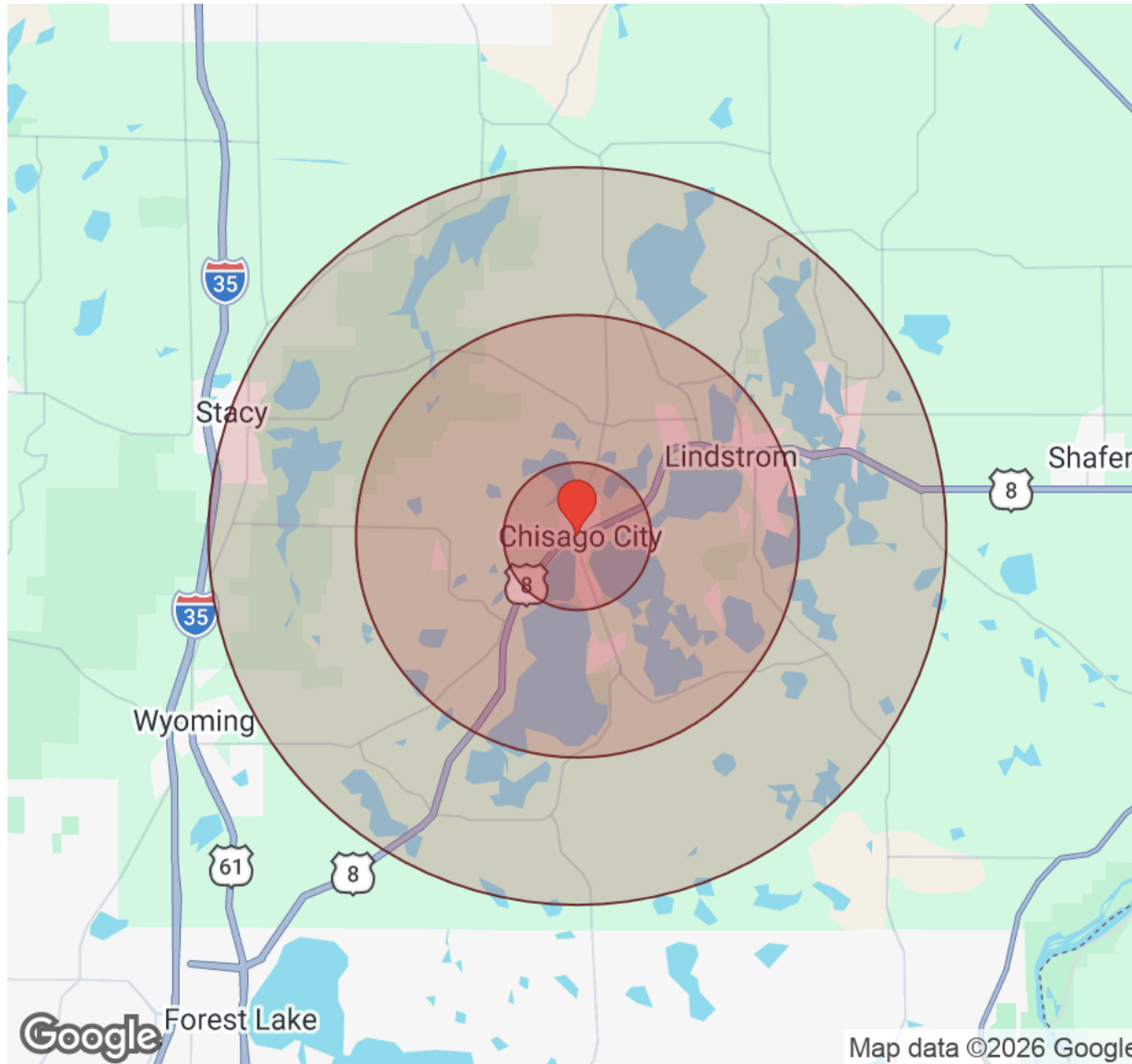
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# DEMOGRAPHICS

10600 SOUTH AVENUE | CHISAGO CITY, MN 55013



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,184	5,349	9,029
Female	1,123	5,195	8,769
Total Population	2,307	10,545	17,798

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,152	9,794	16,493
Black	11	54	89
Am In/AK Nat	2	13	23
Hawaiian	N/A	N/A	N/A
Hispanic	63	282	479
Asian	35	188	363
Multiracial	42	208	338
Other	1	7	14

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,083	4,562	7,476
Occupied	1,015	4,286	7,043
Owner Occupied	660	3,491	5,957
Renter Occupied	355	795	1,086
Vacant	68	276	434

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	365	1,797	3,100
Ages 15 - 24	219	1,140	1,948
Ages 25 - 54	692	3,576	6,233
Ages 55 - 64	306	1,518	2,654
Ages 65+	724	2,513	3,863

Income	1 Mile	3 Miles	5 Miles
Median	\$53,143	\$100,770	\$105,884
Under \$15k	156	240	367
\$15k - \$25k	118	245	340
\$25k - \$35k	36	160	247
\$35k - \$50k	162	375	530
\$50k - \$75k	139	527	837
\$75k - \$100k	96	579	992
\$100k - \$150k	187	1,063	1,687
\$150k - \$200k	72	641	1,166
Over \$200k	51	456	878

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# PROFESSIONAL BIO

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## WARDELL HAYWOOD

Commercial Office Sales & Leasing Advisor



Wardell Haywood  
Office Specialist | Skyline Commercial

Wardell Haywood is a dedicated office leasing specialist who brings a uniquely personal and strategic approach to commercial real estate in the Twin Cities. As the founder of Skyline Commercial, Wardell focuses exclusively on helping building owners stabilize occupancy, strengthen cash flow, and secure high-quality tenants through proactive, targeted marketing.

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With deep roots in the local community and firsthand knowledge of the business landscape, Wardell combines market data with real, boots-on-the-ground outreach. His approach is simple: identify the right tenant, minimize vacancy, and handle every part of the process so owners can focus on what matters most.

Wardell is known for his responsiveness, attention to detail, and ability to generate activity quickly – often engaging potential tenants through direct calls, email campaigns, social media promotion, and RealNex-driven marketing systems. His clients value his honesty, transparency, and commitment to delivering steady communication throughout the leasing process.

Whether he's analyzing market comps, negotiating lease terms, or preparing a complete marketing strategy, Wardell approaches each property with the same goal: to protect the owner's investment and fill the space with a strong, long-term tenant.

Wardell lives in the community he serves and brings a high-energy, relationship-driven style to every assignment. For owners looking for a broker who will truly take ownership of the process, Wardell provides the expertise, consistency, and work ethic required to get the job done right.

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10600 SOUTH AVENUE



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