

FOR GROUND LEASE OR SALE



MAPLEWOOD

1955 COUNTY ROAD D EAST | MAPLEWOOD, MN

Bloom Commercial Real Estate
10050 Crosstown Circle - Suite 600
Eden Prairie, MN 55344
www.bloomcommercial.com



PROPERTY HIGHLIGHTS

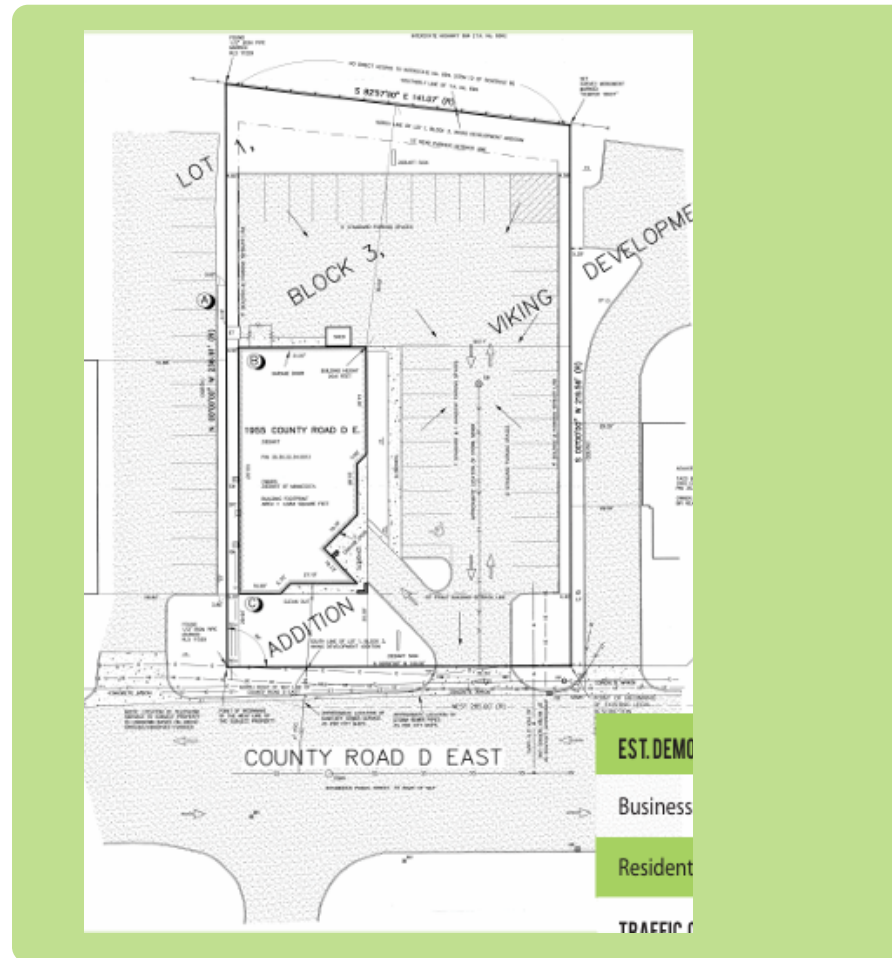
- 694 and White Bear off main exit with pylon sign to freeway
- Ground Lease or B-T S
- On Ring Road to Regional Mall
- Largest Hospital east of the Mississippi River
- Enormous amount of ancillary medical around site, daytime pops are very strong
- Approximately $\frac{3}{4}$ of an Acre (31,955 sf of land)
- Zoned business commercial

DEMOGRAPHICS

| Radius | 1 Mile | 2 Miles | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------|
| BUSINESS POP. | 9,547 | 22,757 | 37,640 | 87,360 |
| RESIDENTIAL POP. | 6,790 | 30,311 | 64,083 | 186,516 |

Traffic Counts

| | |
|--------------------|------------|
| INTERSTATE 694 | 81,000 VPD |
| WHITE BEAR AVE | 33,500 VPD |
| COUNTY ROAD D EAST | 15,000 VPD |



FOR MORE INFORMATION:

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