



FOR LEASE

WESTRIDGE BUSINESS CENTER

2300 24TH ST NW #100 BEMIDJI, MN 56601

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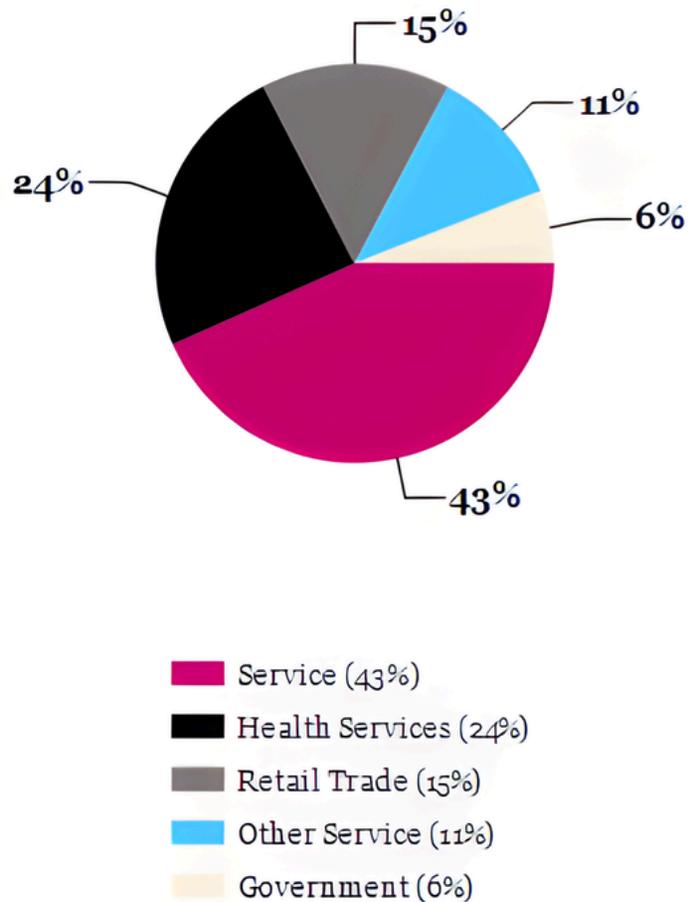


PROPERTY FEATURES

BUILDING SF	17,018
GLA (SF)	5,650
LAND SF	7,459
LAND ACRES	0.67
YEAR BUILT	2006
YEAR RENOVATED	2015
ZONING TYPE	COMMERCIAL
# OF PARKING SPACES	130



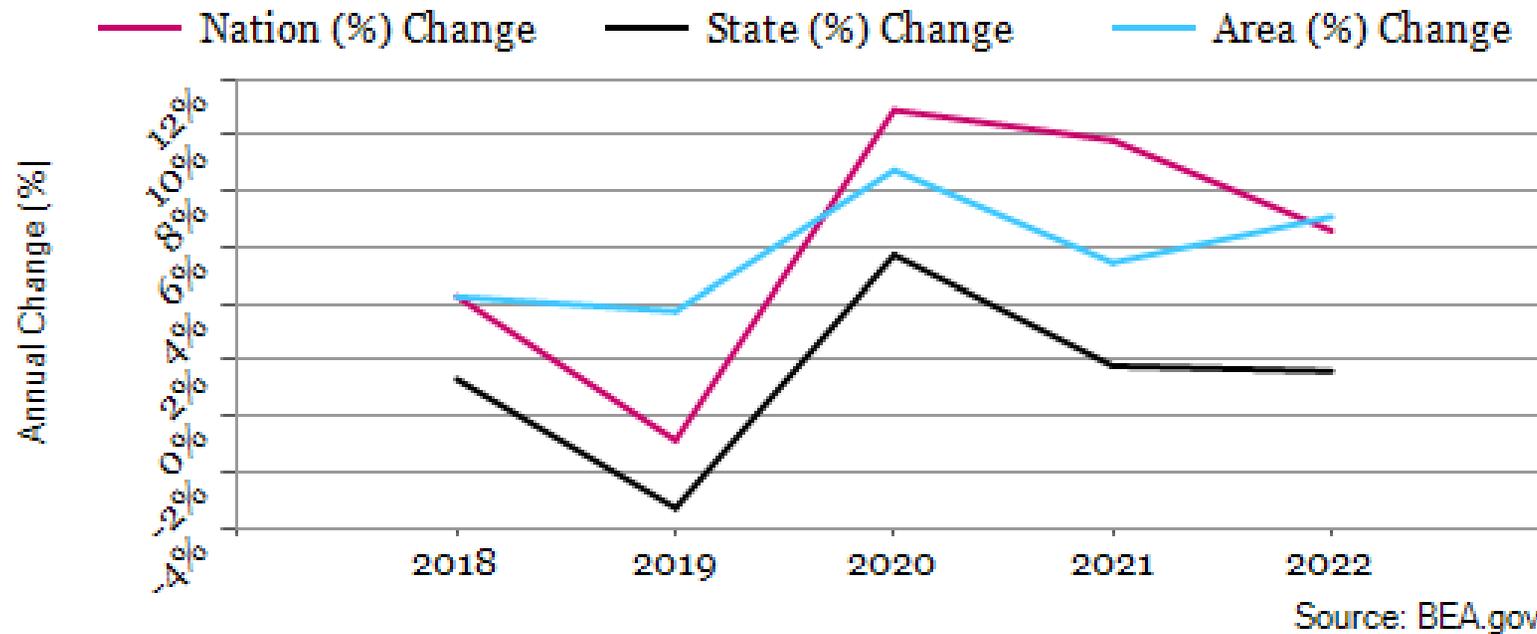
MAJOR INDUSTRIES BY EMPLOYEE COUNT

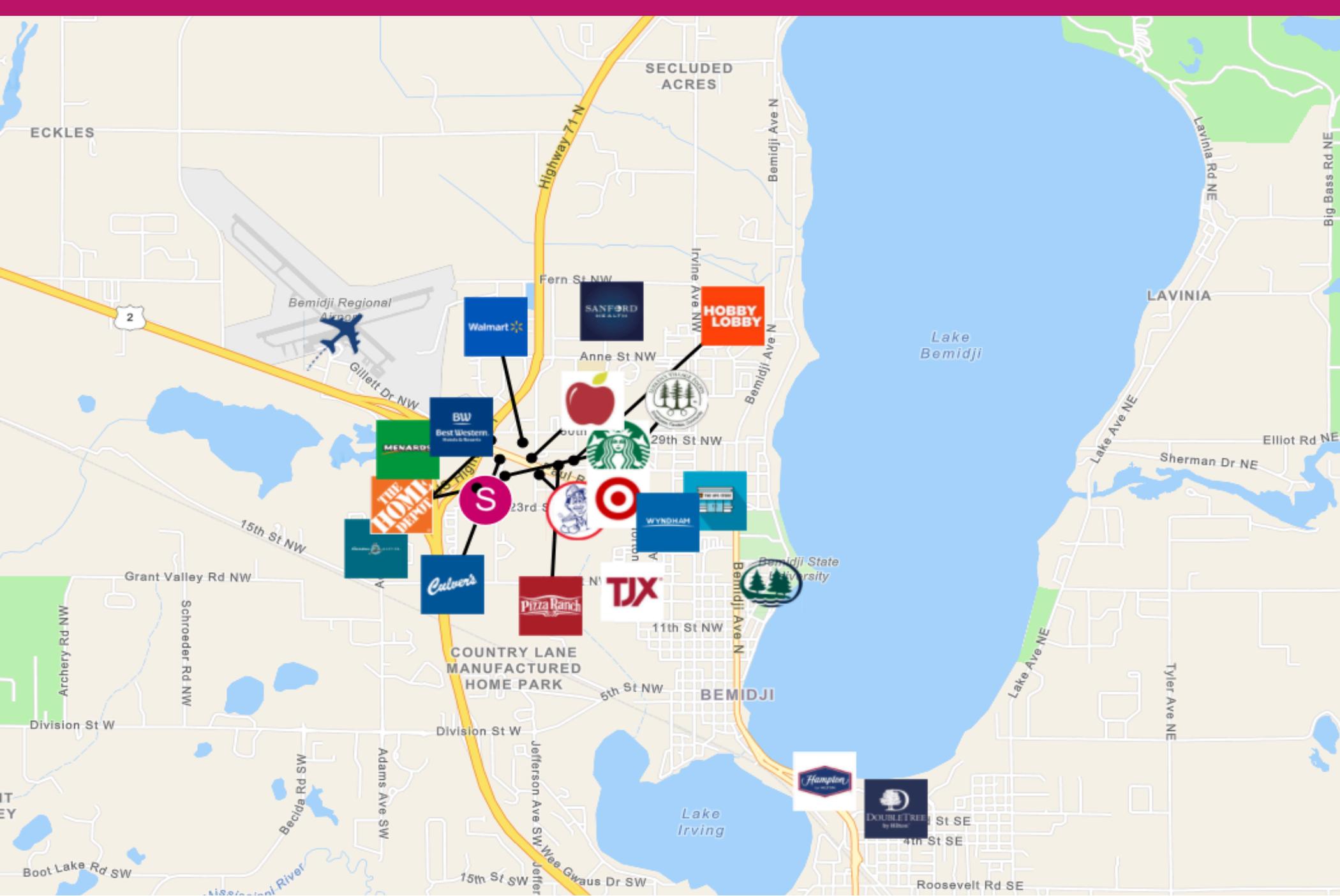


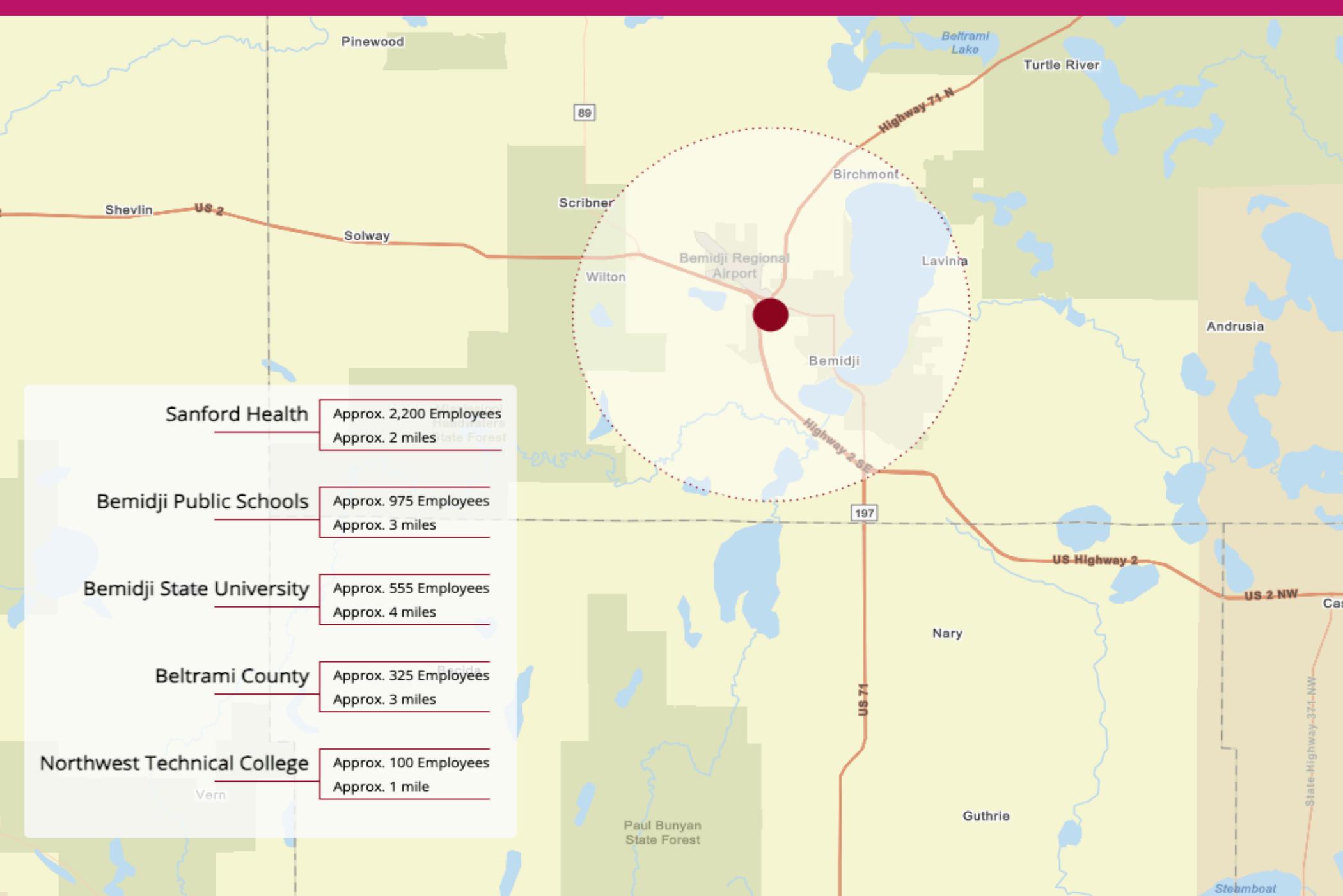
LARGEST EMPLOYERS

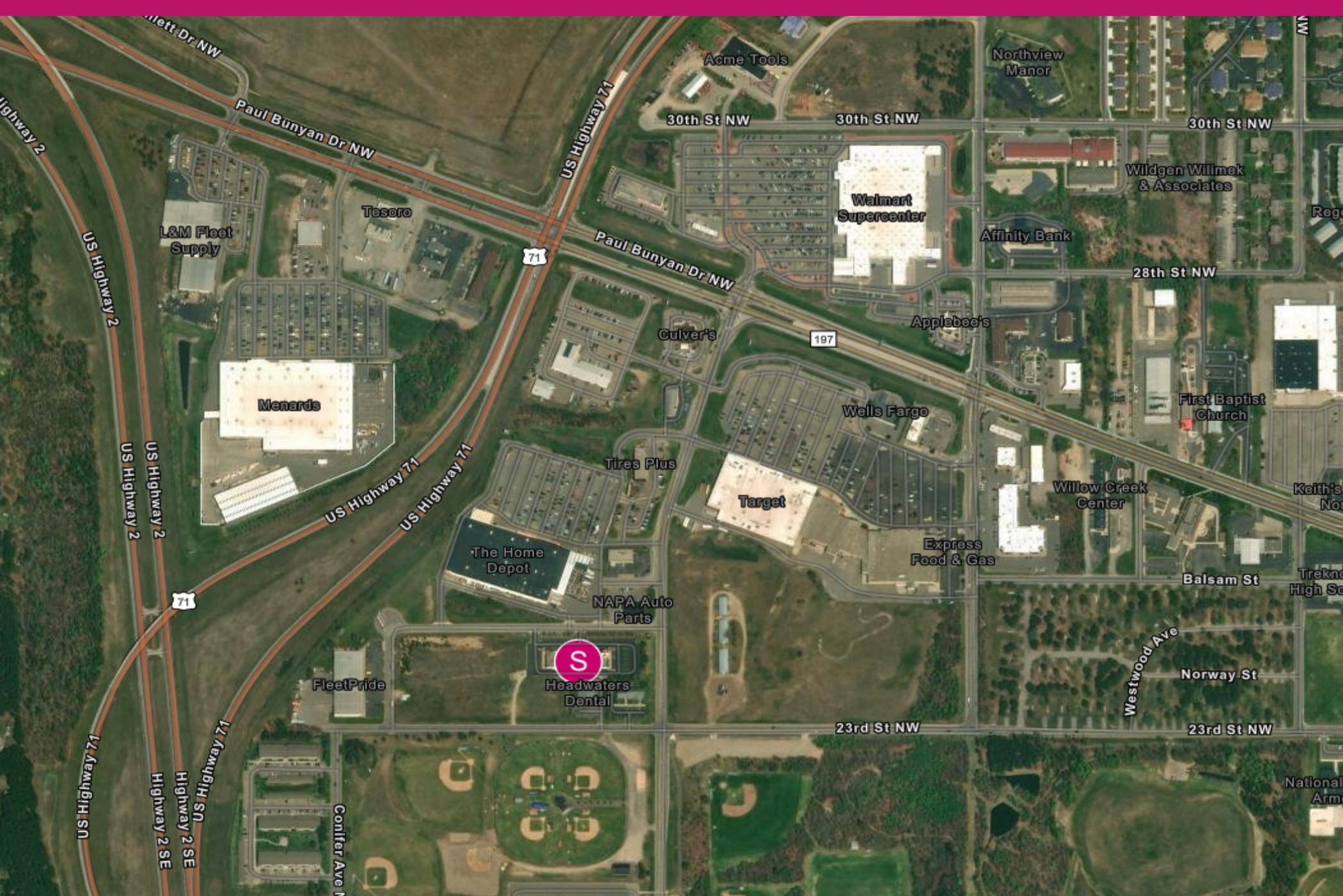
SANFORD HEALTH	2,200
BEMIDJI PUBLIC SCHOOLS	975
BEMIDJI STATE UNIVERSITY	555
BELTRAMI COUNTY	325
WALMART	
UPS	
UNITED STATES POSTAL SERVICE	
FEDEX	

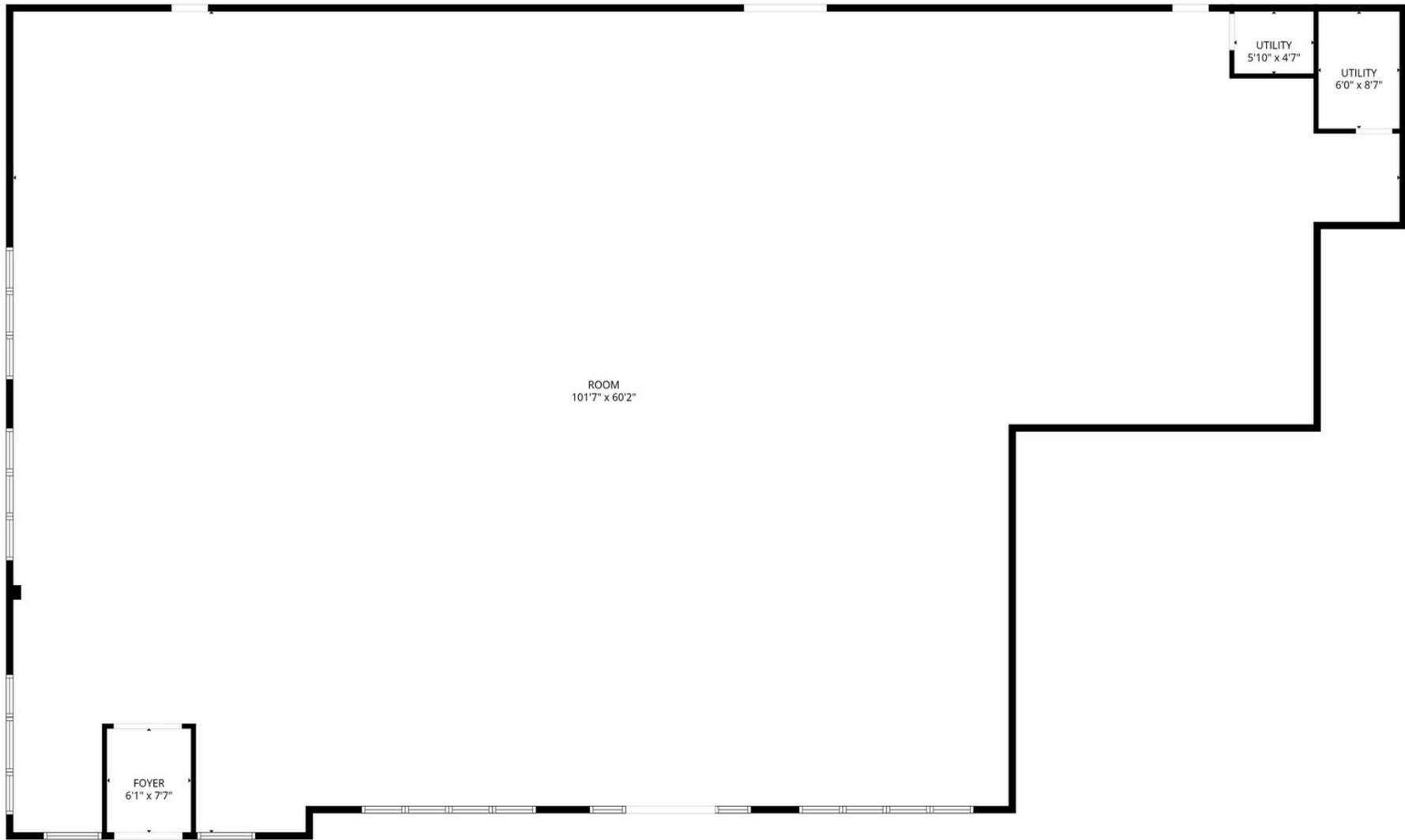
BELTRAMI COUNTY GDP TREND





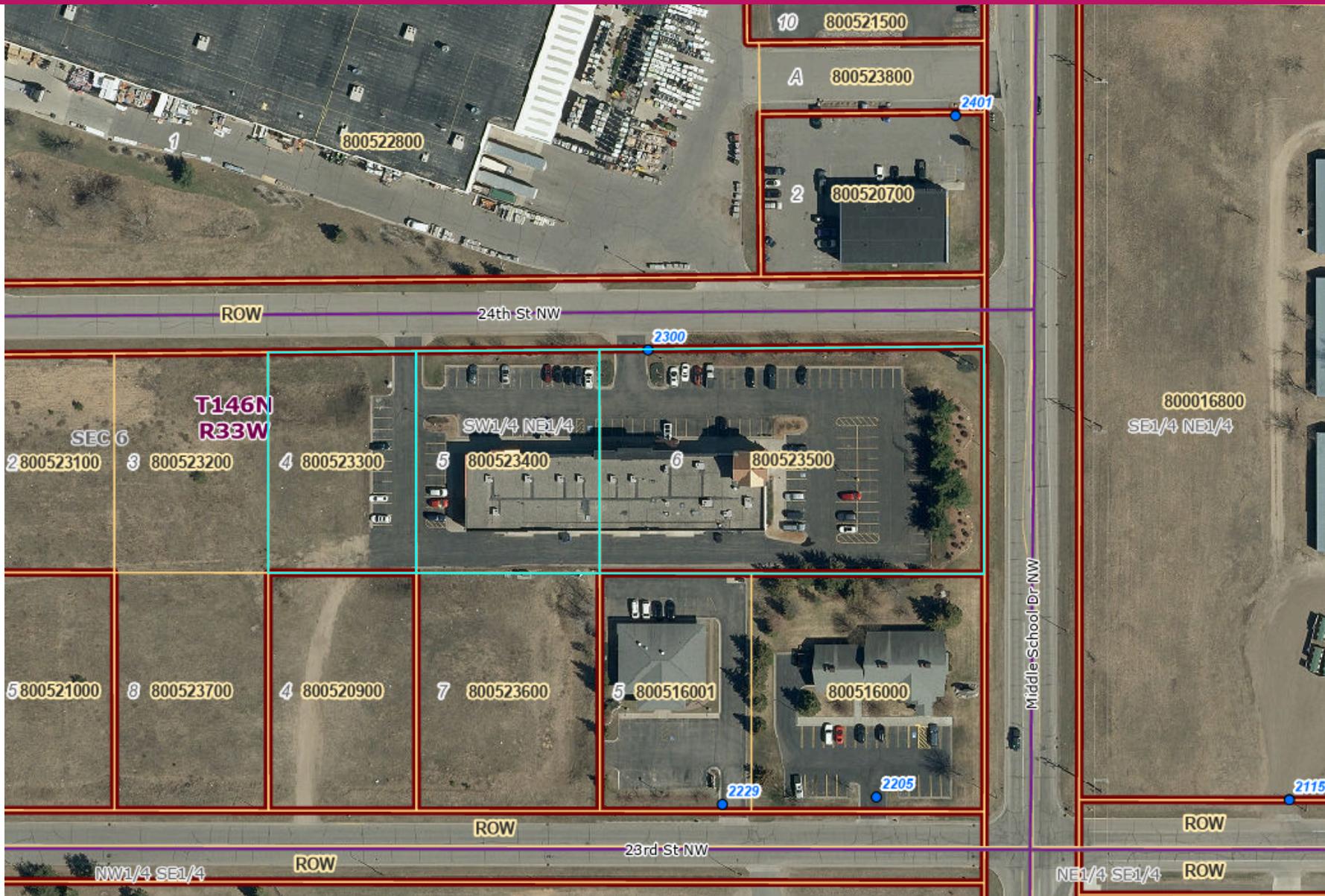






TOTAL: 0 sq. ft
1st floor: 0 sq. ft
EXCLUDED AREAS: FOYER: 55 sq. ft, ROOM: 4926 sq. ft, UTILITY: 80 sq. ft,
WALLS: 163 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Westridge Business Center

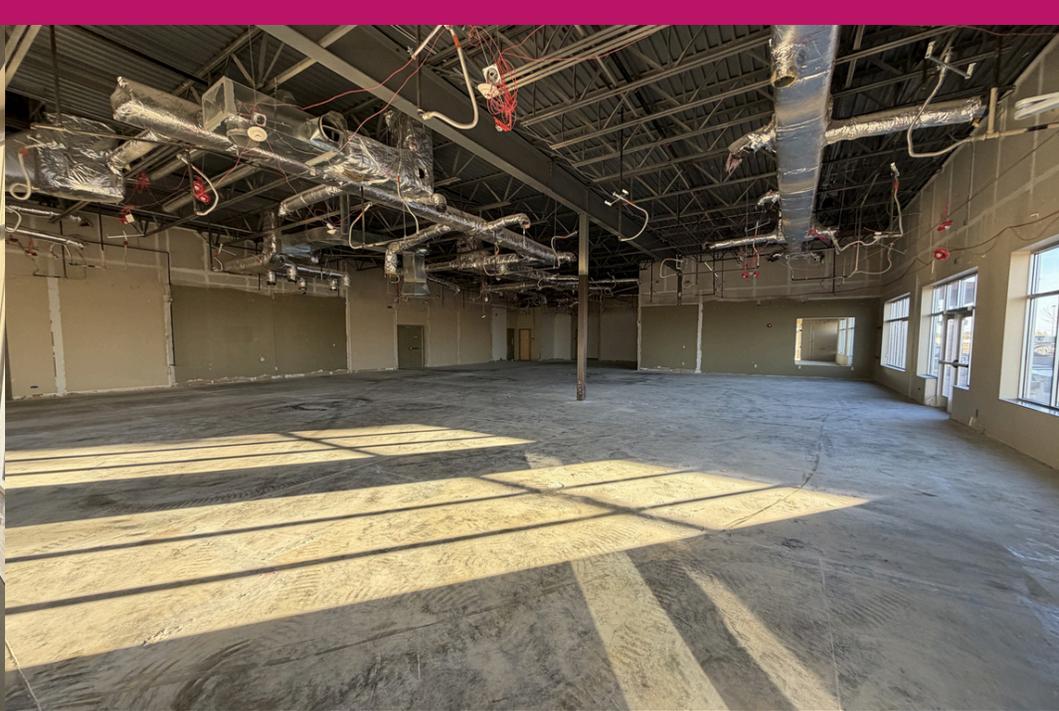
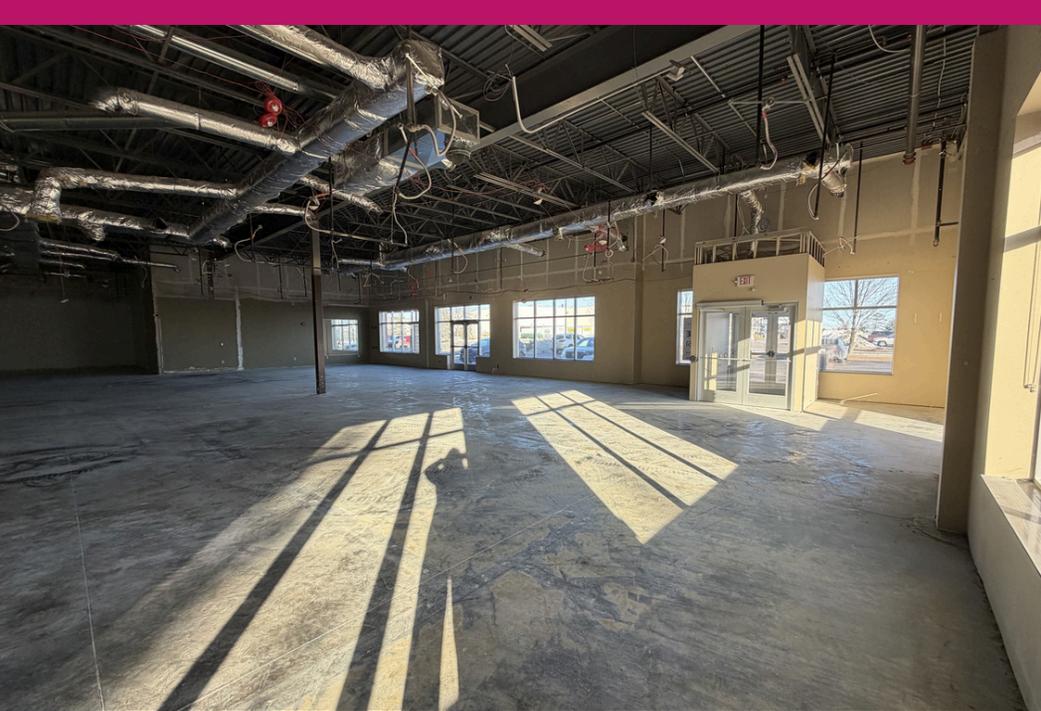
The information on this map is provided on an "as-is" basis without warranty of any type, expressed or implied, including but not limited to any warranty as to its accuracy, currency, suitability, or reliability for any purpose.

Scale:1,910

This map is not a substitute for a land survey and should not be used for locating property lines or other boundaries. Lines on this map are approximate.

Date: 6/5/2025



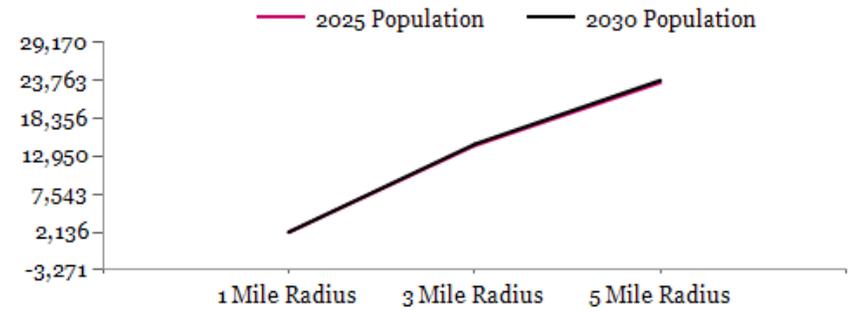




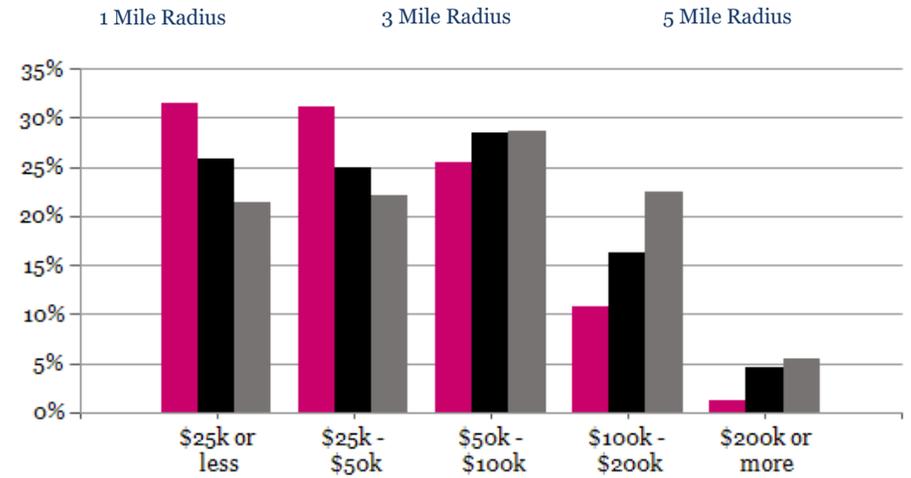
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,582	11,849	18,940
2010 Population	1,858	13,448	21,558
2025 Population	2,136	14,406	23,467
2030 Population	2,143	14,667	23,763
2025-2030: Population: Growth Rate	0.35%	1.15%	1.25%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	217	843	1,112
\$15,000-\$24,999	139	677	899
\$25,000-\$34,999	159	495	719
\$35,000-\$49,999	194	974	1,359
\$50,000-\$74,999	125	980	1,544
\$75,000-\$99,999	163	695	1,146
\$100,000-\$149,999	60	677	1,470
\$150,000-\$199,999	63	275	638
\$200,000 or greater	14	270	514
Median HH Income	\$38,038	\$49,040	\$57,767
Average HH Income	\$56,106	\$72,489	\$82,357

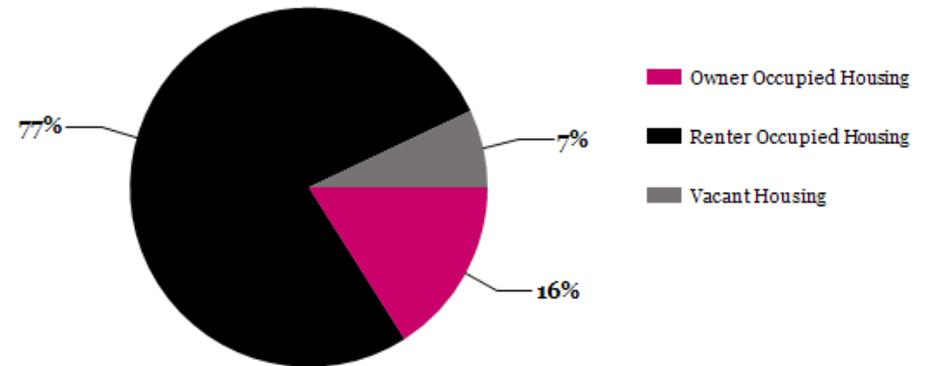
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	793	4,792	7,700
2010 Total Households	931	5,321	8,405
2025 Total Households	1,134	5,886	9,403
2025 Average Household Size	1,150	6,023	9,626
Households: Growth Rate	1.83	2.12	2.26
	1.40%	2.30%	2.35%



2025 Household Income



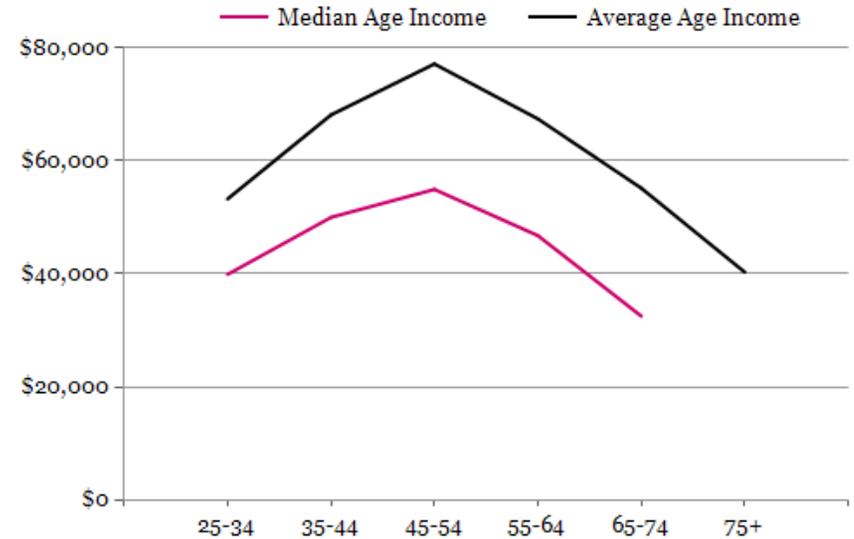
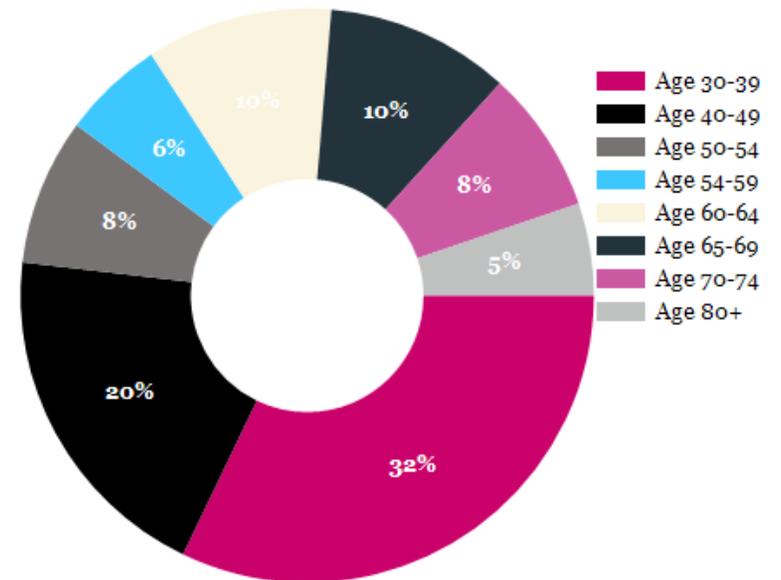
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	189	1,036	1,694
2025 Population Age 35-39	114	809	1,411
2025 Population Age 40-44	111	719	1,299
2025 Population Age 45-49	75	575	1,055
2025 Population Age 50-54	78	559	1,040
2025 Population Age 55-59	54	552	1,016
2025 Population Age 60-64	99	655	1,154
2025 Population Age 65-69	98	678	1,205
2025 Population Age 70-74	76	608	1,058
2025 Population Age 75-79	49	435	729
2025 Population Age 80-84	57	377	522
2025 Population Age 85+	85	496	614
2025 Population Age 18+	1,583	11,668	18,383
2025 Median Age	30	31	33
2030 Median Age	33	33	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$39,903	\$47,921	\$54,197
Average Household Income 25-34	\$53,256	\$64,227	\$72,423
Median Household Income 35-44	\$50,000	\$62,390	\$79,318
Average Household Income 35-44	\$68,147	\$88,201	\$100,576
Median Household Income 45-54	\$54,950	\$70,490	\$85,127
Average Household Income 45-54	\$77,163	\$95,820	\$107,898
Median Household Income 55-64	\$46,772	\$59,613	\$71,378
Average Household Income 55-64	\$67,437	\$81,731	\$91,416
Median Household Income 65-74	\$32,500	\$47,839	\$54,434
Average Household Income 65-74	\$55,163	\$78,488	\$83,138
Average Household Income 75+	\$40,291	\$54,034	\$59,595



SHEILA JOHNSON

CEO + BROKER

Sheila Johnson is a seasoned commercial real estate advisor licensed in Minnesota and Florida, bringing over 20 years of industry experience. Known for her strategic, detail-oriented approach, she has built a reputation for delivering results-driven outcomes for buyers, sellers, and investors across a range of commercial property types.

Her background includes hands-on experience with multi-tenant investment properties, land acquisition, and development, providing clients with valuable insight into property performance, operational considerations, and long-term value. This investor-minded perspective allows Sheila to guide clients through complex transactions with clarity, confidence, and precision.

Tenacious, organized, and highly responsive, Sheila is committed to creating a seamless transaction experience while helping clients identify opportunities that align with their business and investment objectives.

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