

ST. CLOUD, MN

1001 4th St. SE St. Cloud, MN 56304



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Two outparcels available on an outlot to Shopko and Cash Wise.

PROPERTY HIGHLIGHTS

- 0.75 and 1.0 Acre Parcels Available For Sale, Ground Lease or Build-to-Suit
- Conveniently Located Directly off of the Highway Trafficked Intersection of State Highway 23 and US Highway 10
- Lot is Adjacent to 70,000 Square Foot Cash Wise Grocery
- Cross Parking with the Shopping Center
- Site Offers Three Points of Ingress/ Egress, Allowing Sufficient Access In and Out of the Center

DEMOGRAPHICS	3 MILE	5 MILES
Total Population	55,327	93,417
Average HH Income	\$61,048	\$67,213
Businesses	2,766	5,034
Employees	41,032	76,895



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

KYLE NAGELEISEN

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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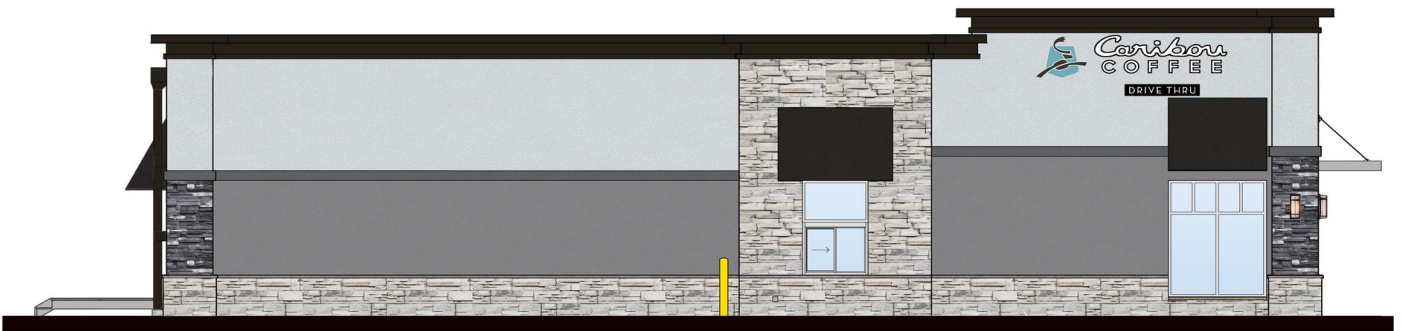
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1 FRONT/PLAN SOUTH ELEVATION



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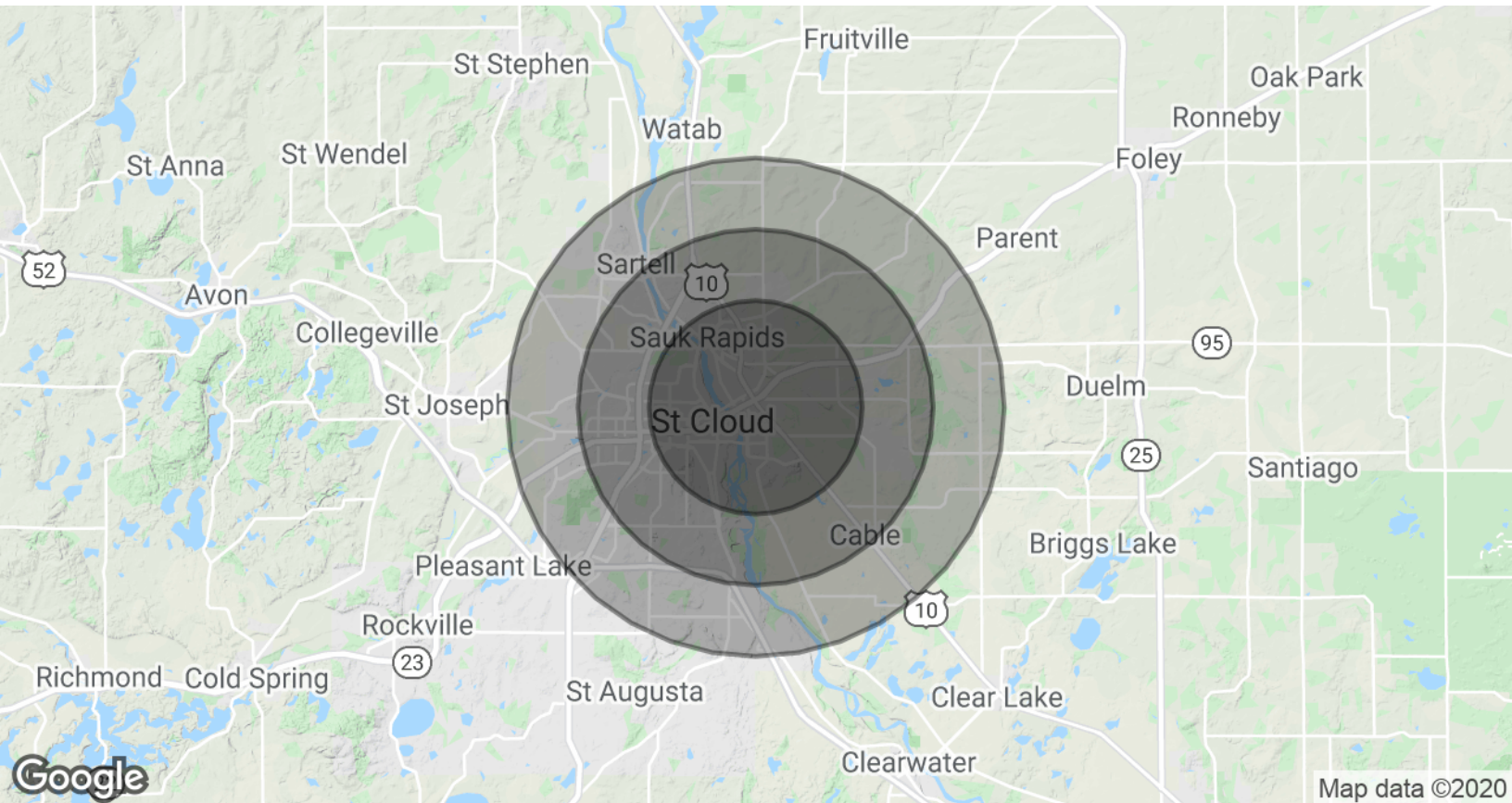


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POPULATION & HOUSING

	3 MILE	5 MILES	7 MILES
Total Population	55,327	93,417	115,331
Projected Annual Growth (2019-2024)	1.1%	1.0%	1.0%
Total Households	22,191	38,034	46,426
Median Home Value	\$143,994	\$159,975	\$169,764

INCOME & BUSINESS

	3 MILE	5 MILES	7 MILES
Average HH income	\$61,048	\$67,213	\$72,938
Daytime Population (16+ years)	56,477	102,565	115,097
Total Businesses	2,766	5,034	5,561
Total Employees	41,032	76,785	92,609

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