

GREAT OAK DRIVE - BUILD-TO-SUIT

452 GREAT OAK DR, WAITE PARK, MN 56387



PROPERTY DESCRIPTION

Located off of Great Oak Drive in the West River Business Park in Waite Park, MN is this build-to-suite development opportunity. The business park is conveniently located on the corner of County Highway 136 and 3rd Street North, and is near major thoroughfares including: Highway 23 (1 mile), Highway 15 (1.2 miles) and Interstate 94 (4.5 miles), making it a convenient location from multiple directions. The strength of the site is shown with a mix a national and regional groups such as McDonald's and Kwik Trip and local medical groups such as Rejuv Medical which are located within immediate proximity.

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	68,842 SF

PROPERTY HIGHLIGHTS

- Variety of surrounding business types including: medical, retail, office, and specialty
- Currently zoned as G-2 (General Commercial) within the City of Waite Park
- Design build-to-suit provides a variety development options including but not limited to: professional services, healthcare, veterinary, or consulting services
- Building could either be single or multi-tenant depending on user
- Convenient access via County Highway 138 or from 3rd Street North

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,969	42,278	54,943
Total Population	4,479	101,195	134,864
Average HH Income	\$57,018	\$65,077	\$71,661

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Office Building

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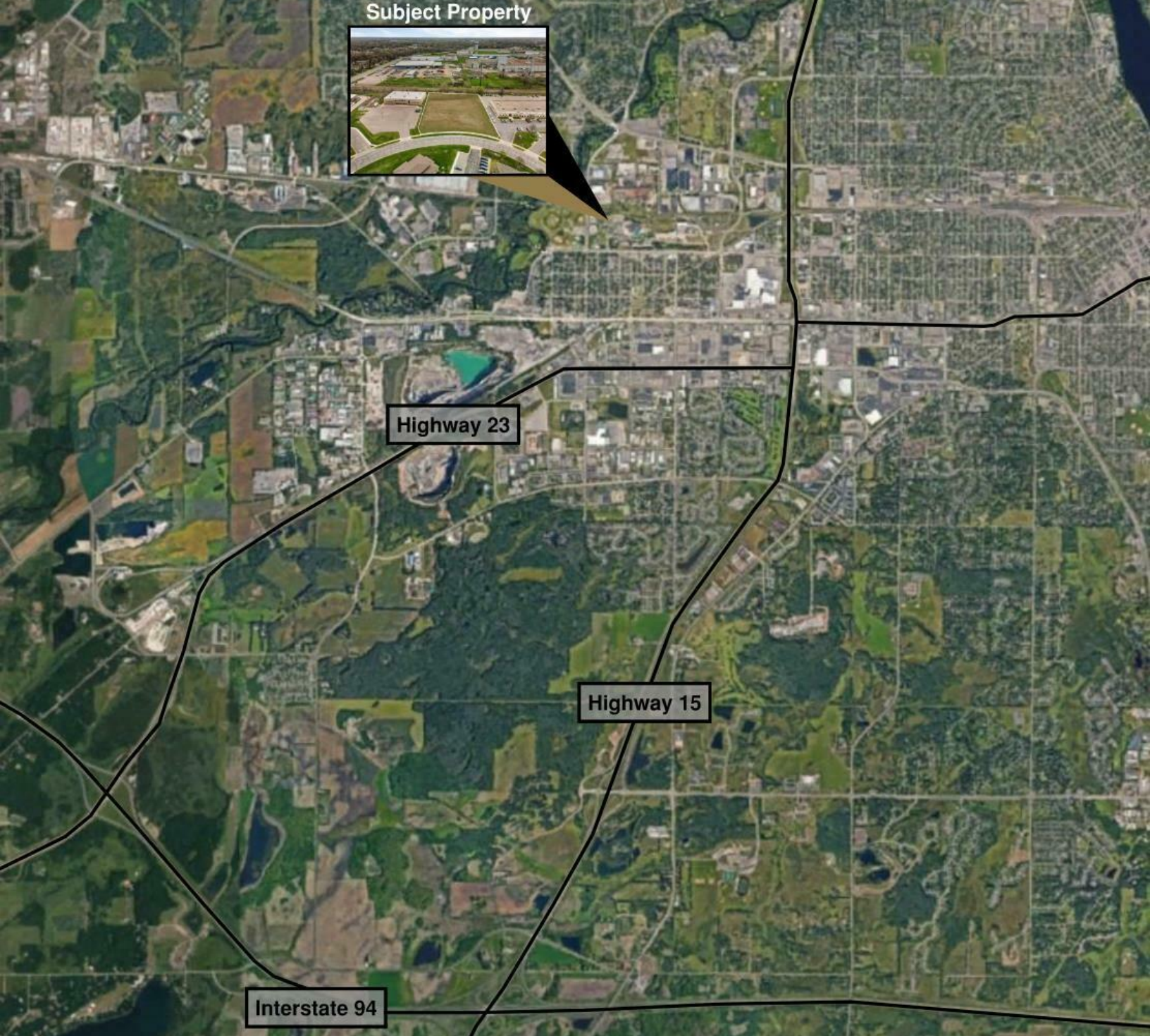
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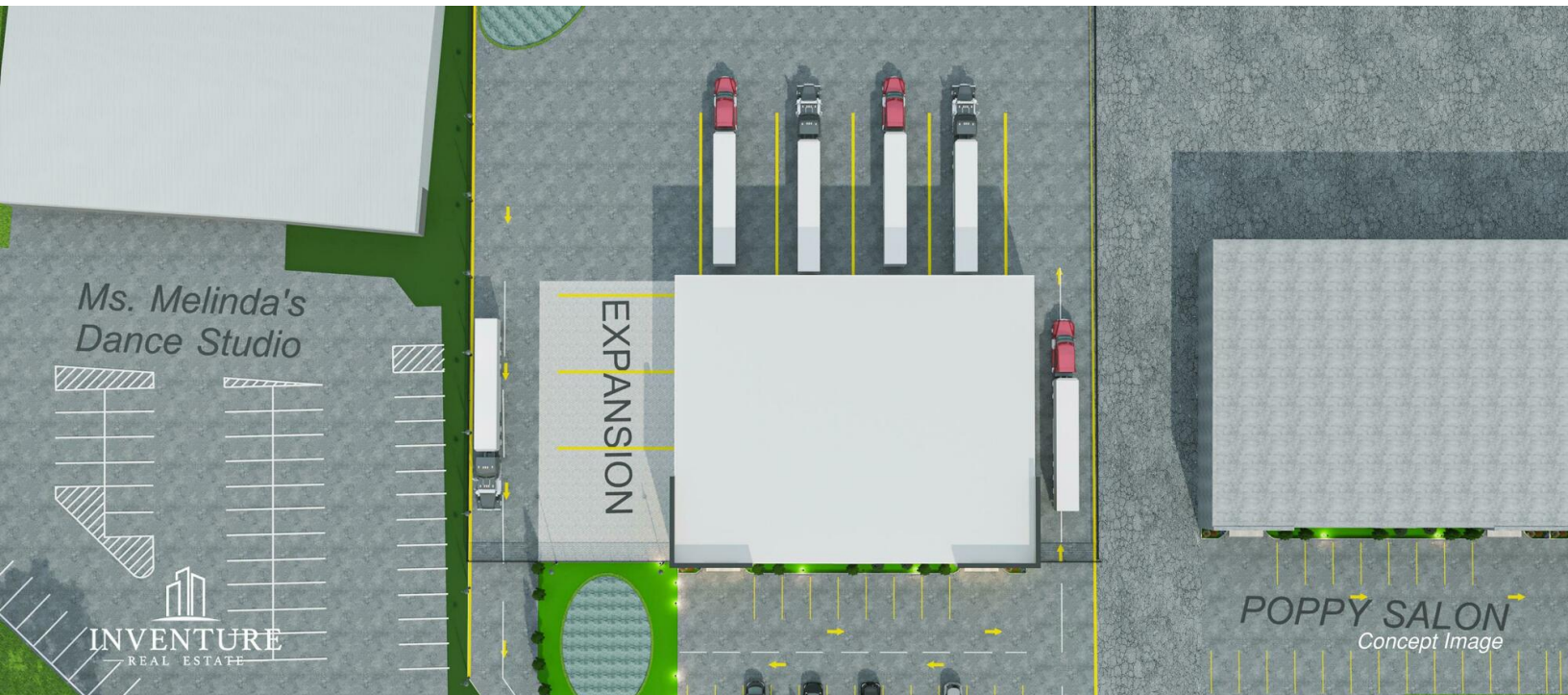
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Concept Image



POPPY SALON
Concept Image

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