

# HERITAGE BUSINESS CENTRE

2835 W. ST. GERMAIN STREET, ST. CLOUD, MN 56301

OFFICE/RETAIL  
FOR LEASE



## OFFERING SUMMARY

|                |                         |
|----------------|-------------------------|
| AVAILABLE SF:  | 1,520 SF up to 1,524 SF |
| LEASE RATE:    | Negotiable              |
| TAX/CAM:       | \$5.24 PSF/Yr (2025)    |
| BUILDING SIZE: | 25,300 SF               |
| PARKING:       | 119 Spaces              |
| LOT SIZE:      | 2.14 Acres              |
| ZONING:        | C5 Highway Commercial   |

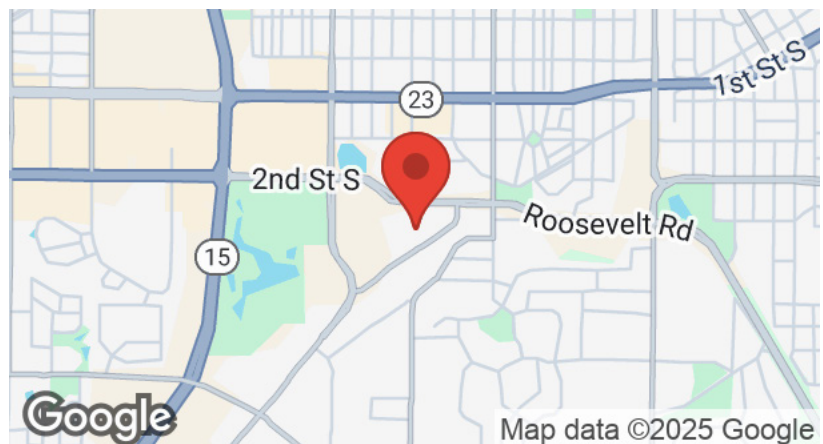
## PROPERTY OVERVIEW

Excellent opportunity for a retailer, restaurant, retail/office user looking to lease space in St. Cloud.

Co-tenants include Affinity Plus Federal Credit Union, SPOT Rehabilitation, Inc., Lutheran Social Services, and National Karate.

## PROPERTY HIGHLIGHTS

- High Visibility Along West St. Germain Street
- Monument Signage
- Over 4,900 VPD Along West St. Germain Street
- Area retailers include Tenvoorde Ford, Miller Marine, Miller Auto Plaza, Costco, and Walmart



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

**ANTHONY PASSANANTE**  
Senior Associate  
+1 218-329-0953  
apassanante@suntide.com  
40283507, Minnesota



# AVAILABLE SPACE

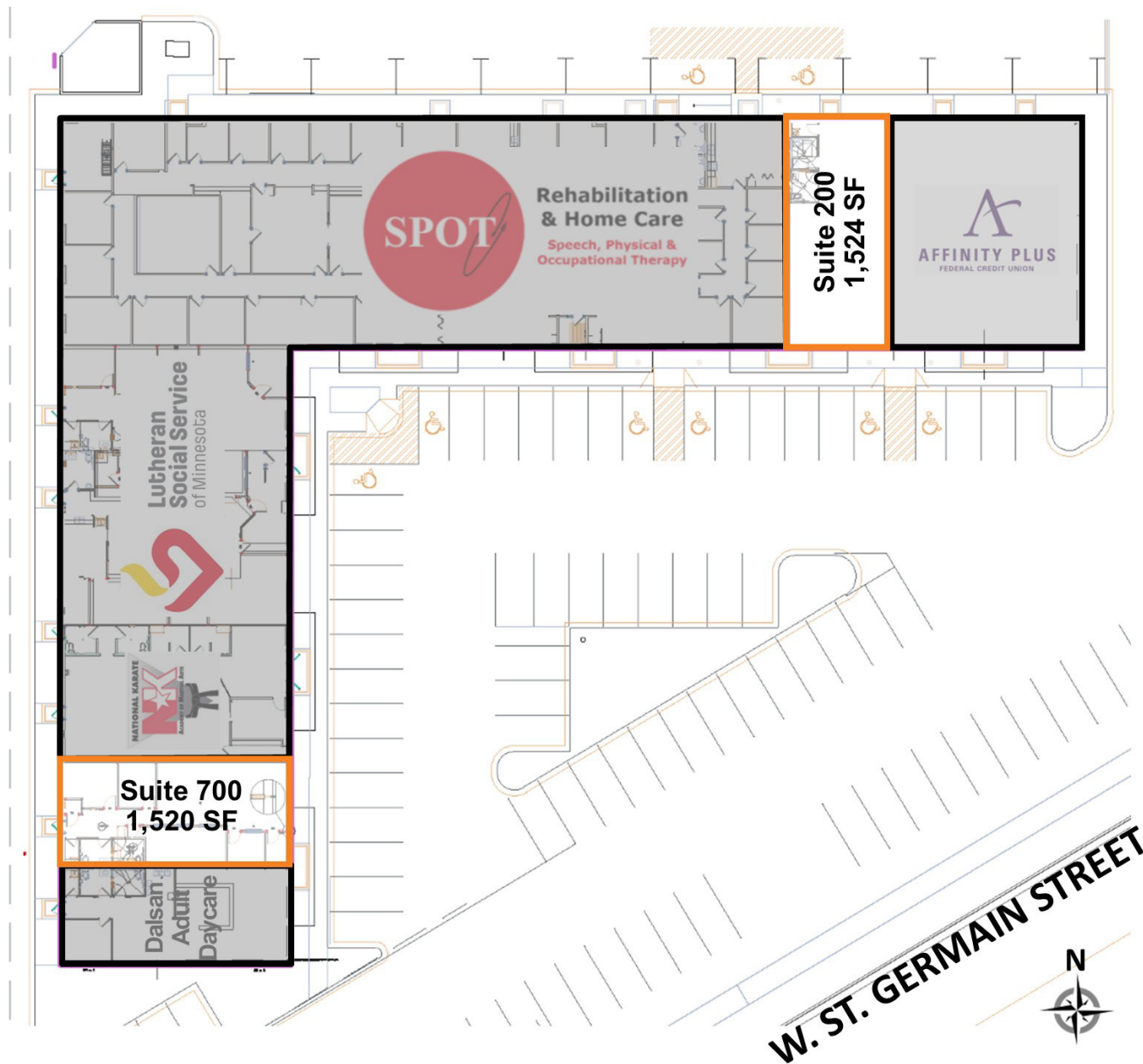
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## SUITE 200

1,524 SF

## SUITE 700

1,520 SF



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# PHOTOS

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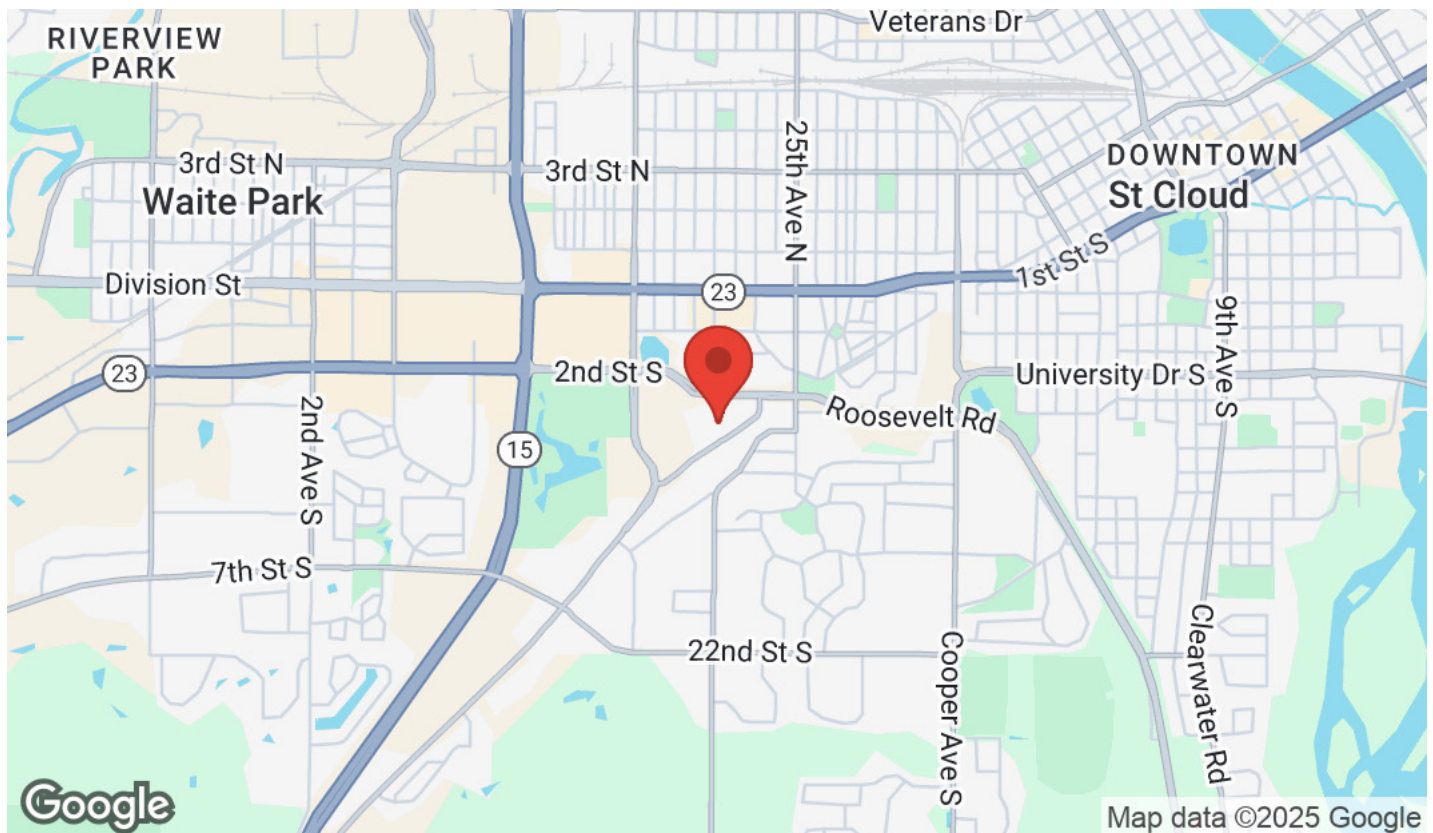
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# LOCATION MAPS

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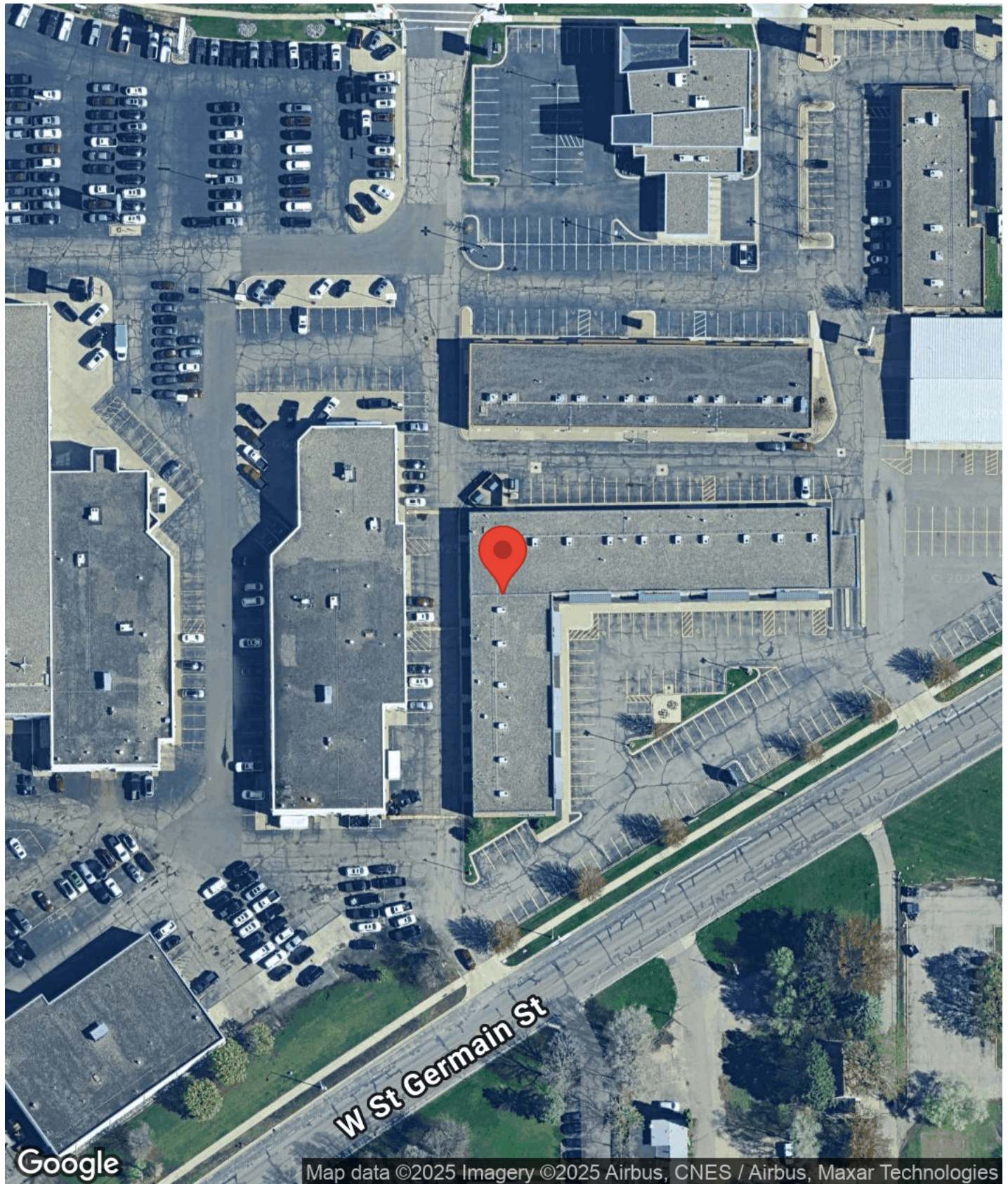
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# AERIAL PHOTO

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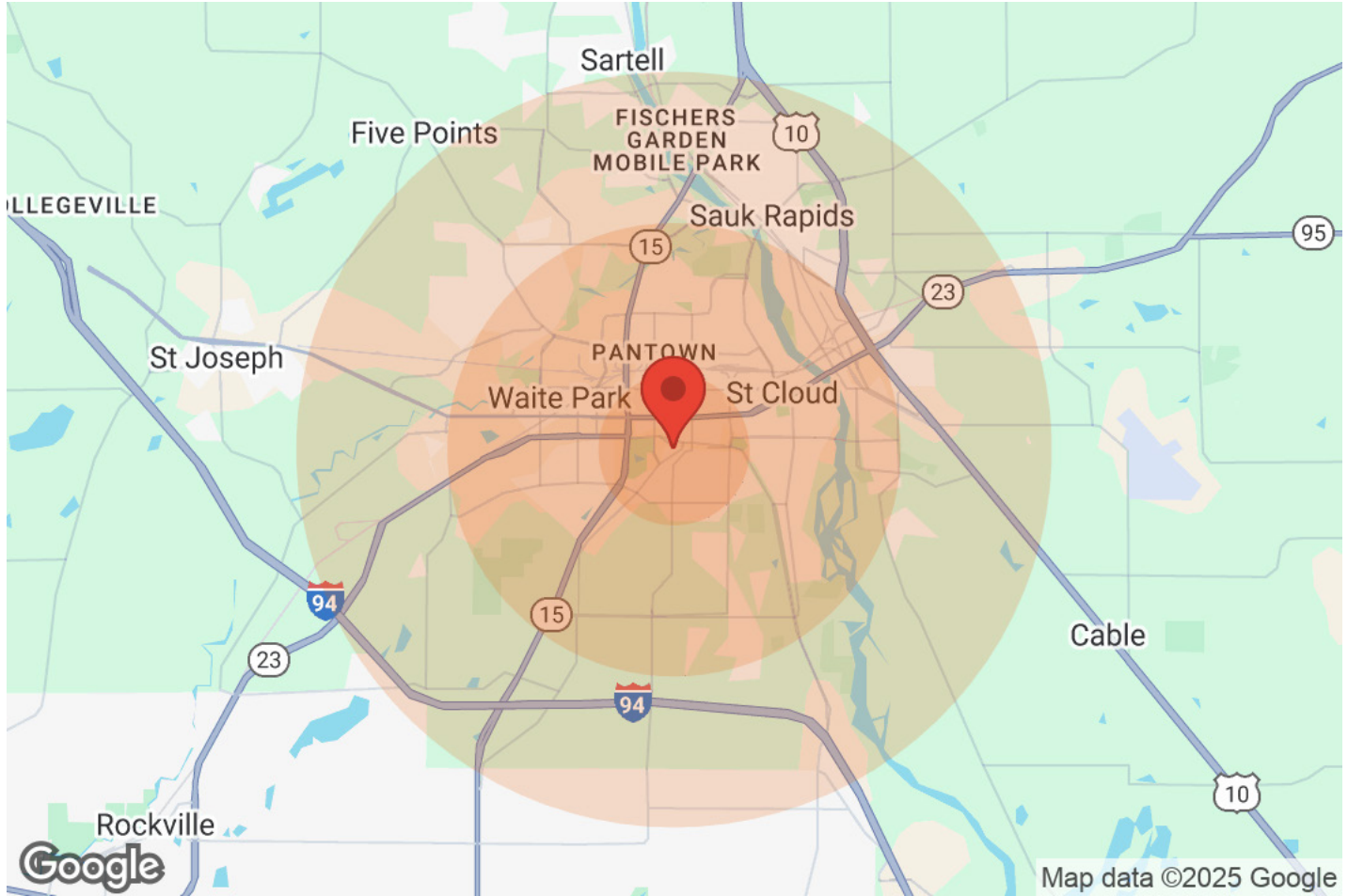
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# DEMOGRAPHICS

2835 W. ST. GERMAIN STREET, ST. CLOUD, MN 56301



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 4,265  | 30,718  | 47,642  |
| Female           | 4,397  | 31,218  | 48,661  |
| Total Population | 8,662  | 61,936  | 96,303  |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 1,701  | 10,416  | 17,204  |
| Ages 15-24 | 1,063  | 7,068   | 11,650  |
| Ages 25-54 | 3,849  | 28,722  | 42,778  |
| Ages 55-64 | 986    | 6,549   | 10,338  |
| Ages 65+   | 1,063  | 9,181   | 14,333  |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$43,412 | \$42,410 | \$42,410 |
| < \$15,000          | 556      | 3,958    | 5,756    |
| \$15,000-\$24,999   | 535      | 3,340    | 4,748    |
| \$25,000-\$34,999   | 516      | 3,055    | 4,388    |
| \$35,000-\$49,999   | 748      | 4,094    | 6,240    |
| \$50,000-\$74,999   | 583      | 4,533    | 7,366    |
| \$75,000-\$99,999   | 288      | 2,754    | 4,490    |
| \$100,000-\$149,999 | 228      | 1,492    | 2,959    |
| \$150,000-\$199,999 | 94       | 541      | 918      |
| > \$200,000         | 63       | 593      | 783      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 4,110  | 26,882  | 40,862  |
| Occupied        | 3,781  | 25,073  | 38,235  |
| Owner Occupied  | 1,955  | 13,930  | 21,231  |
| Renter Occupied | 1,826  | 11,143  | 17,004  |
| Vacant          | 329    | 1,809   | 2,627   |



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