

MIDTOWN COMMONS - OFFICE/RETAIL FOR LEASE

6041 MAIN STREET, NORTH BRANCH, MN 55056



OFFERING SUMMARY

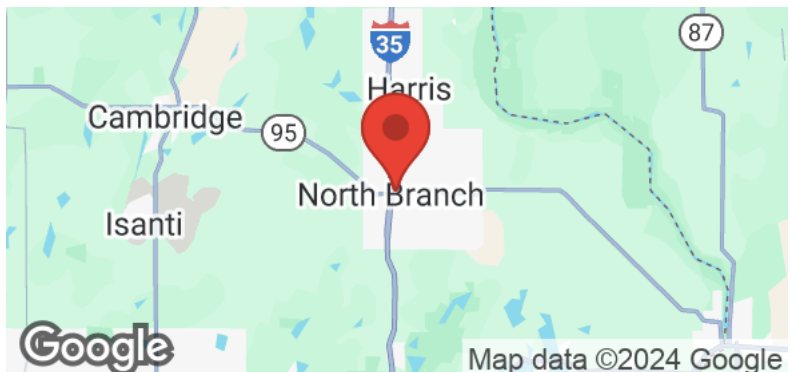
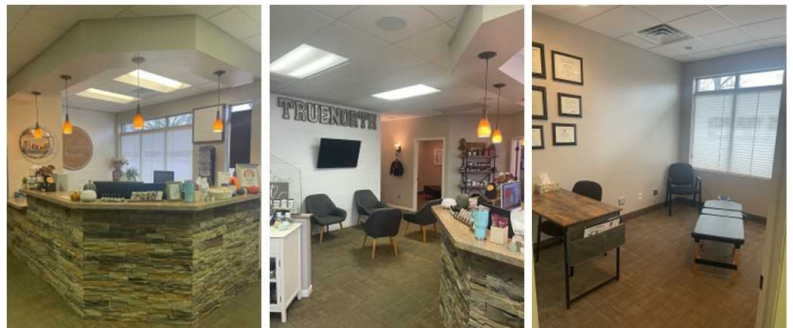
AVAILABLE:	Suite E - 1,365 SF
LEASE RATE:	Negotiable
TAX/CAM:	\$6.99 PSF/Yr (2025)
BUILDING SIZE:	11,622 SF
YEAR BUILT:	2002
PARKING:	47 Parking Stalls
ZONING:	B-3, Regional Business Dist.

PROPERTY OVERVIEW

Retail/Office along Main Street in North Branch. This former chiropractic office consists of four offices, plus one smaller room, two waiting areas, storage closets, and one restroom.

Join some of Midtown Commons co-tenants such as Remax Results, Sun Dental & Orthodontics, and St. Croix Hospice.

Midtown Commons is conveniently located on Hwy 95 just east of I-35.



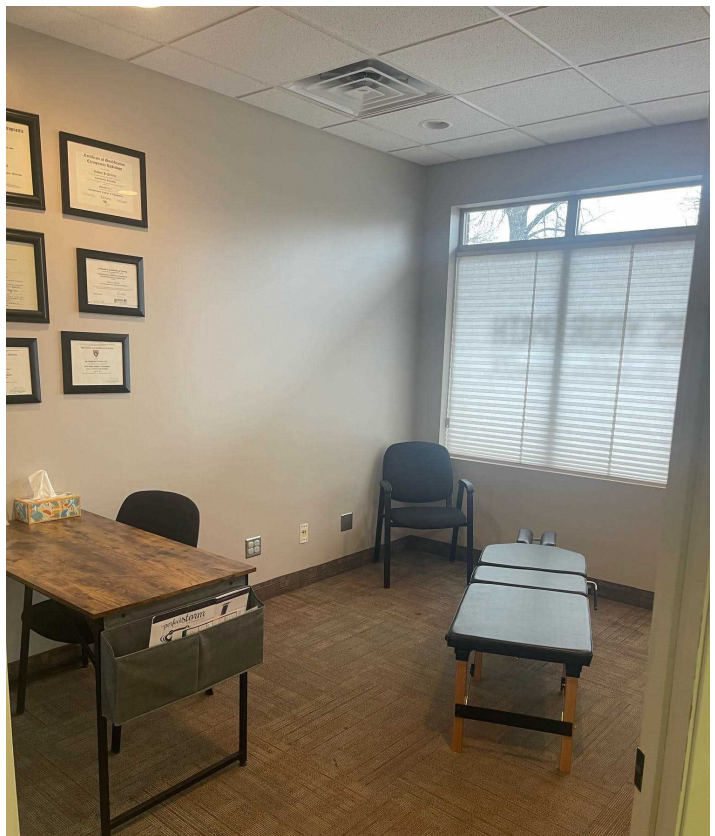
KW COMMERCIAL MIDWEST | AMK
14665 Galaxie Ave Suite 350
Apple Valley, MN 55124

ANTHONY PASSANANTE
Senior Associate Investment Services
O: (651) 379-2834
C: (218) 329-0953
Anthony@amkprop.com
40283507, Minnesota

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PHOTOS

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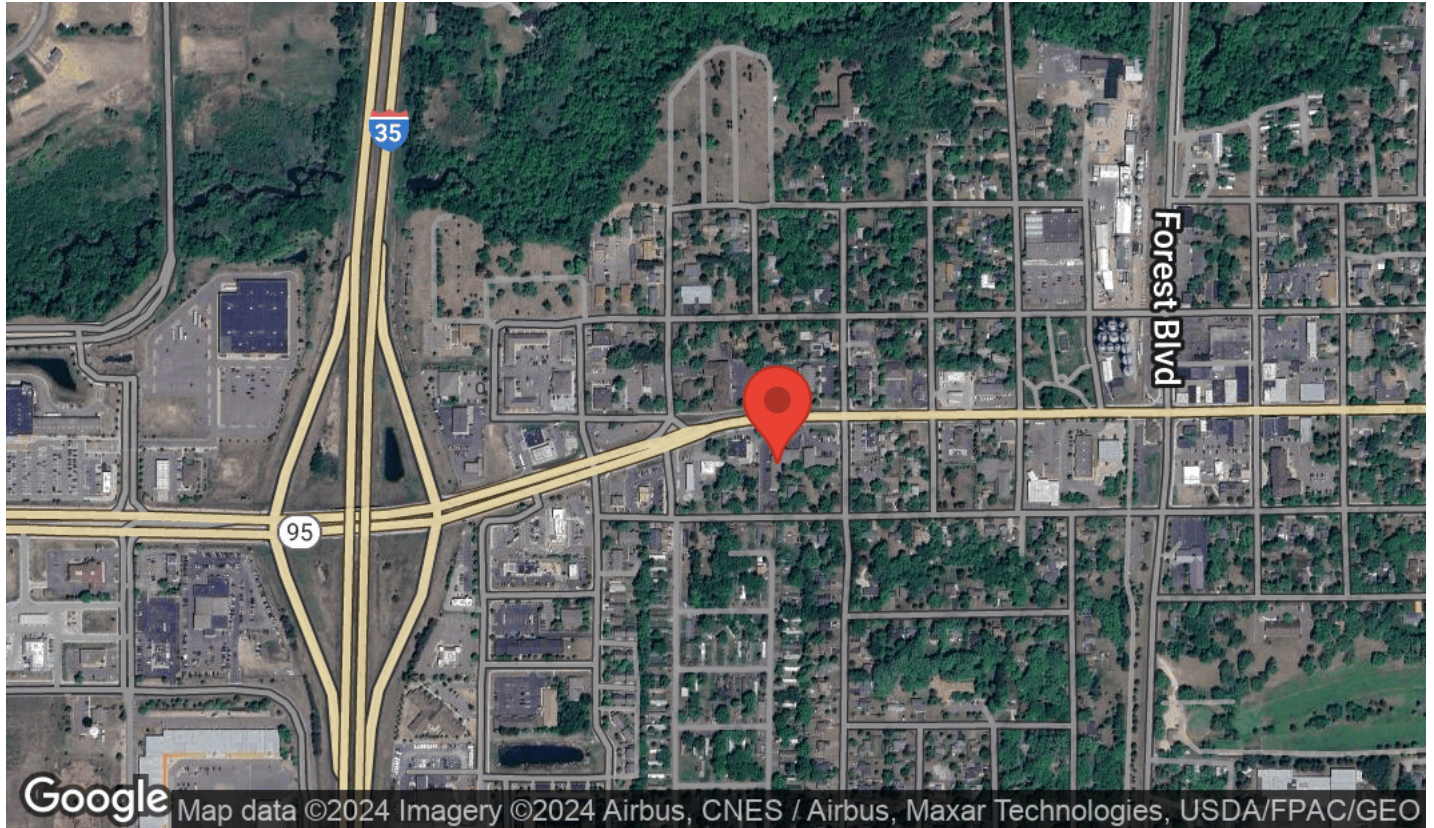
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Each Office Independently Owned and Operated

LOCATION MAPS

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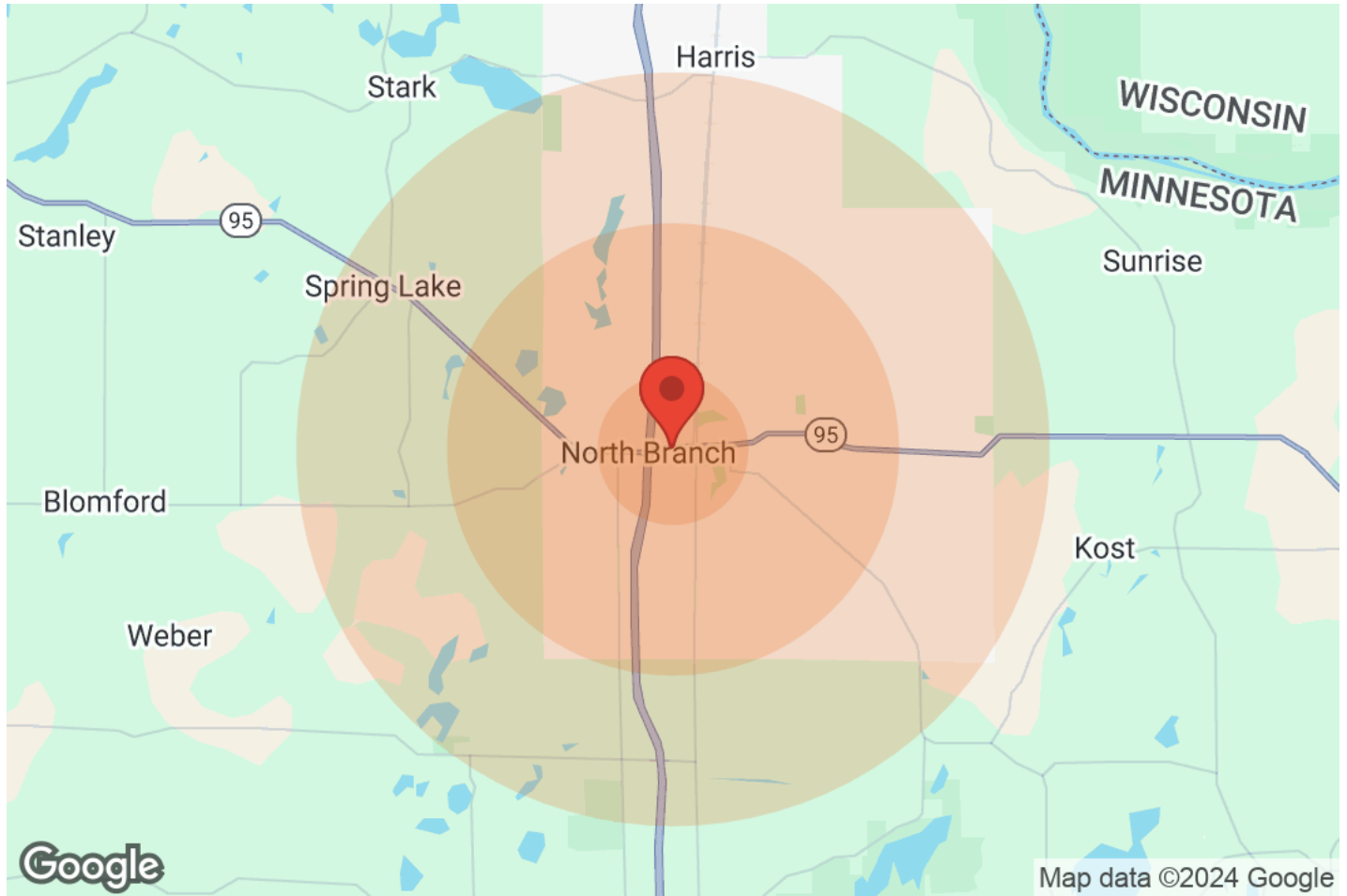


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,009	4,930	6,026
Female	1,132	4,945	5,972
Total Population	2,141	9,875	11,998

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	502	2,248	2,676
Ages 15-24	342	1,543	1,866
Ages 25-54	897	3,987	4,806
Ages 55-64	205	1,022	1,287
Ages 65+	195	1,075	1,363

Income	1 Mile	3 Miles	5 Miles
Median	\$53,575	\$60,346	\$67,492
< \$15,000	69	111	145
\$15,000-\$24,999	108	253	295
\$25,000-\$34,999	50	342	371
\$35,000-\$49,999	167	575	733
\$50,000-\$74,999	152	894	1,032
\$75,000-\$99,999	153	763	1,001
\$100,000-\$149,999	75	503	549
\$150,000-\$199,999	27	63	97
> \$200,000	N/A	20	43

Housing	1 Mile	3 Miles	5 Miles
Total Units	884	3,708	4,414
Occupied	851	3,546	4,221
Owner Occupied	617	2,858	3,486
Renter Occupied	234	688	735
Vacant	33	162	193



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DISCLAIMER

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PRESENTED BY:

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