CBRE

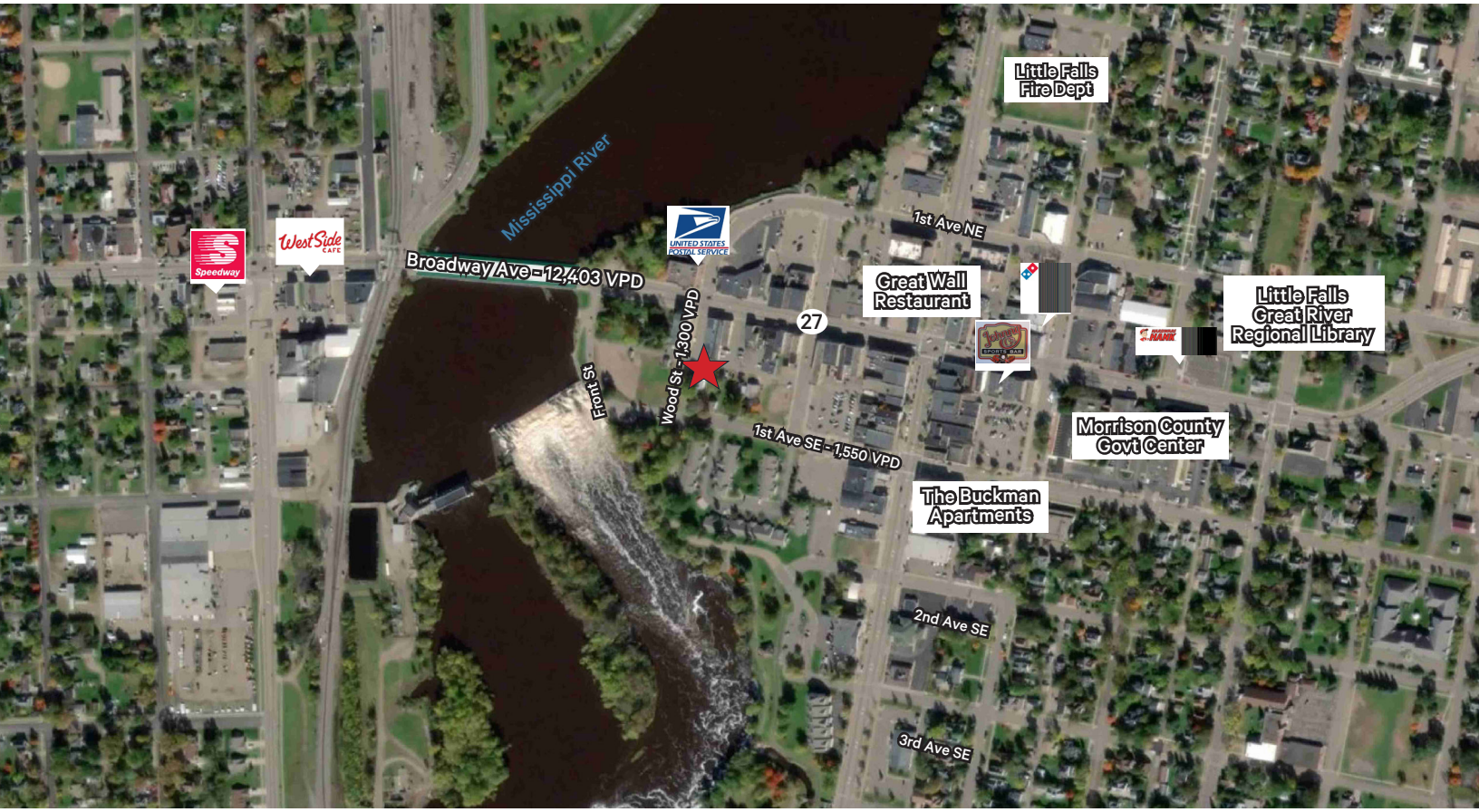
Waters Edge Business Park

117 Wood Street, Little Falls, MN 56345

Waters Edge Business Park
117 Wood St | Little Falls, MN 56345

For Lease

Area Map



Property Highlights

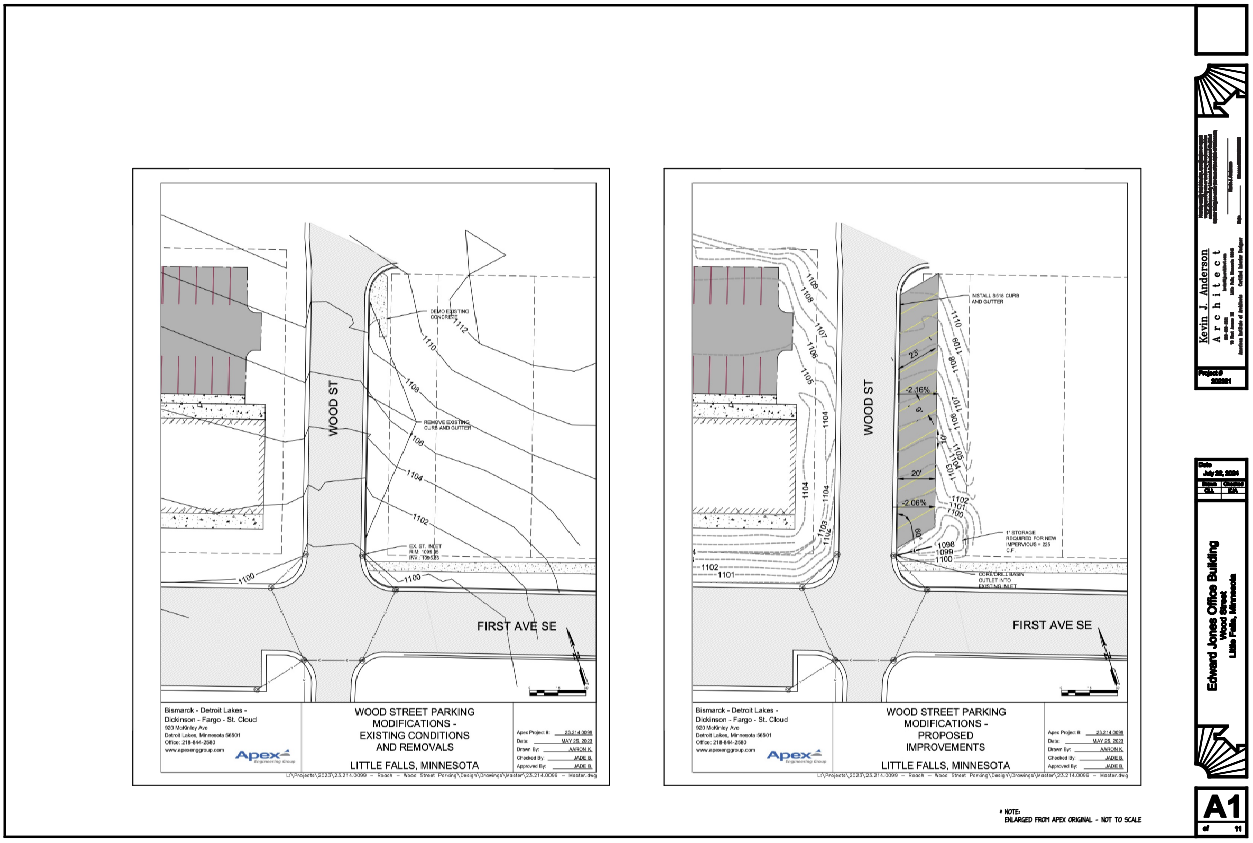
- Immediate occupancy within 90 days
- Local professional responsive ownership and management
- Conveniently located close to Broadway Ave/MN-27
- Situated next to the Mississippi River
- 2,400 SF available for lease (5,200 total building SF)
- Lot area is approximately .25 acres
- Parking adjacent to suite: 3 stalls/1,000 SF
- Base Rent: $23.00/SF/year + tax/cam and in suite cleaning
- 2025 taxes and common area management (CAM): $5.25/SF/year (includes $3.00 property tax assessment)
- Utilities (gas/electric) are tenant's responsibility individually metered
- Not sprinklered
- Signage opportunities
- Morrison County seat
- Neighboring tenants include Insurance, Estate Planning, Professional services
- Coop agents welcome

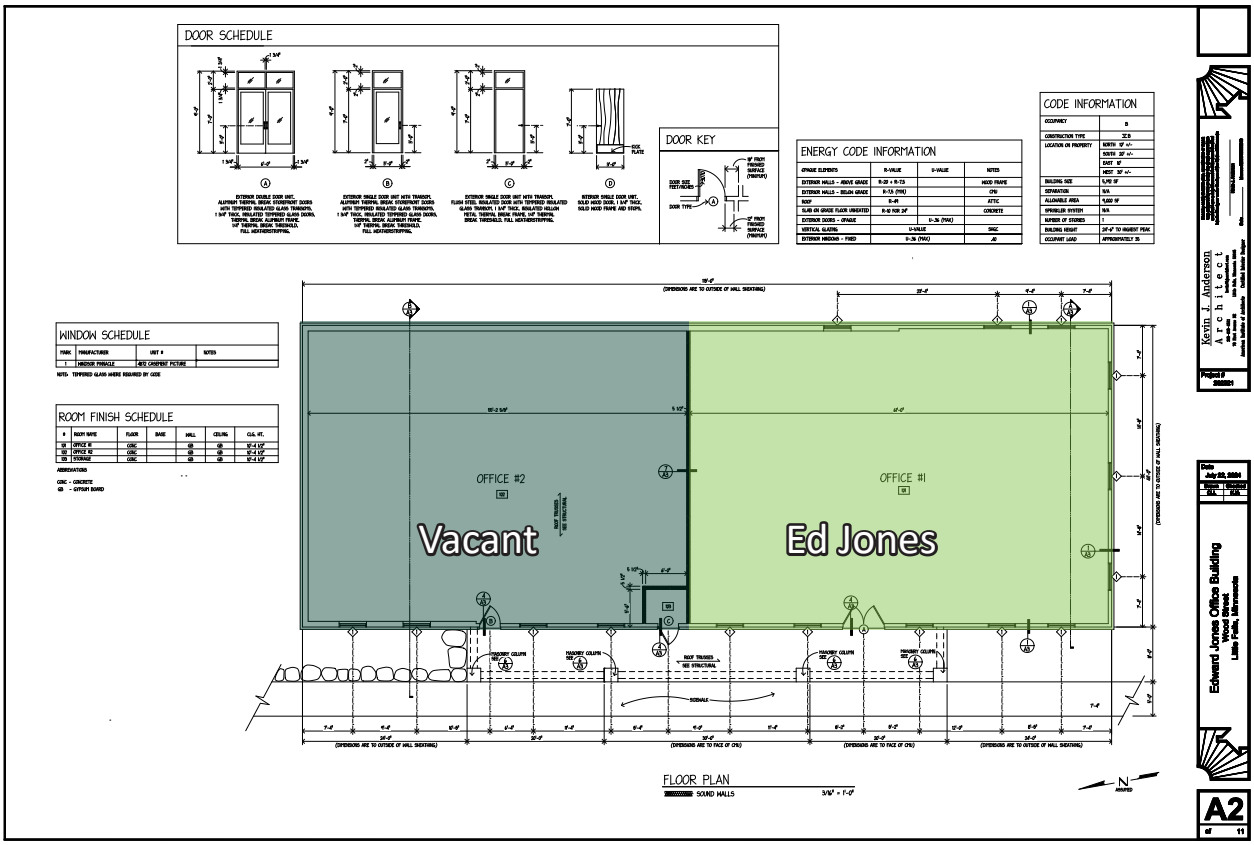
Suite Features

- Newer construction, built in 2025
- Individual HVAC control
- Restroom in the suite
- Column free
- 10 foot height ceilings
- Brick and stone construction
- Walk to downtown, retailers, restaurants, banks, title, legal,business services, etc.
- Landlord will provide generous improvement allowance

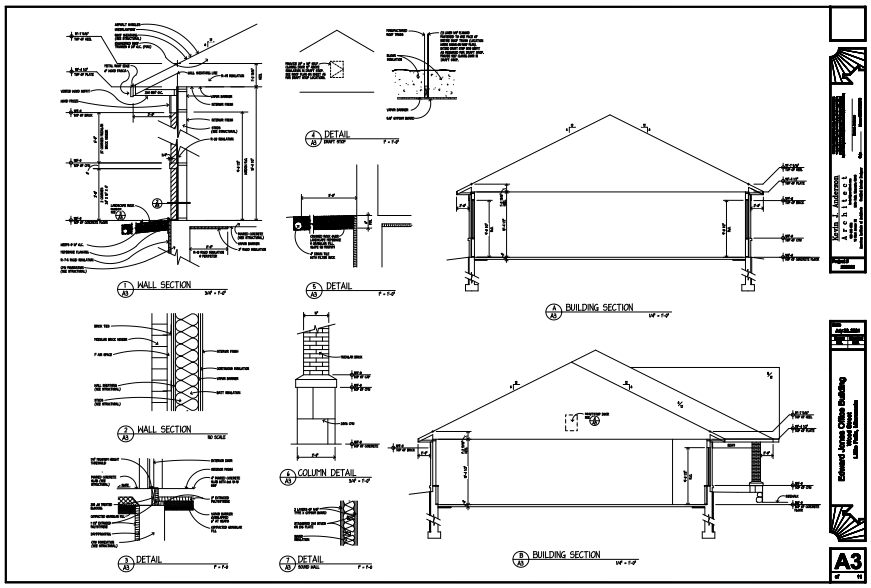
Property Photos

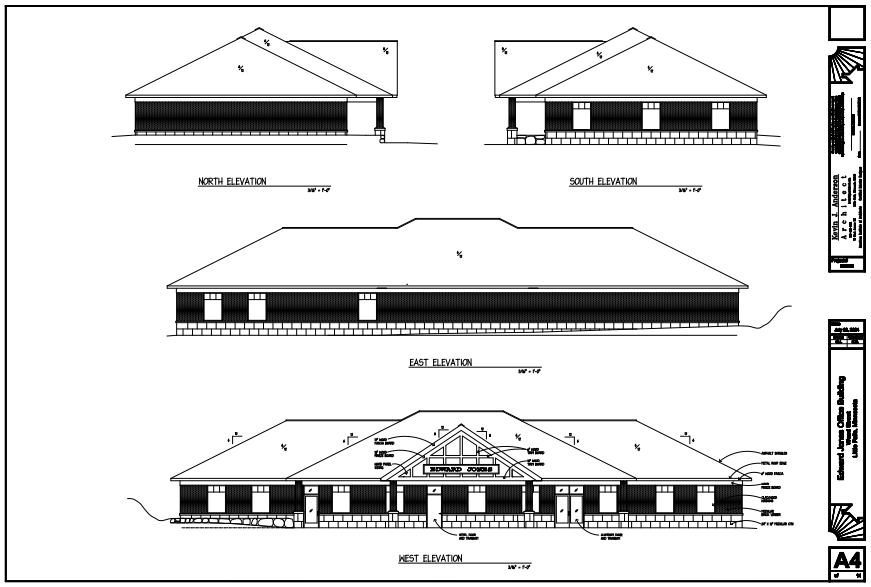
Floor Plans

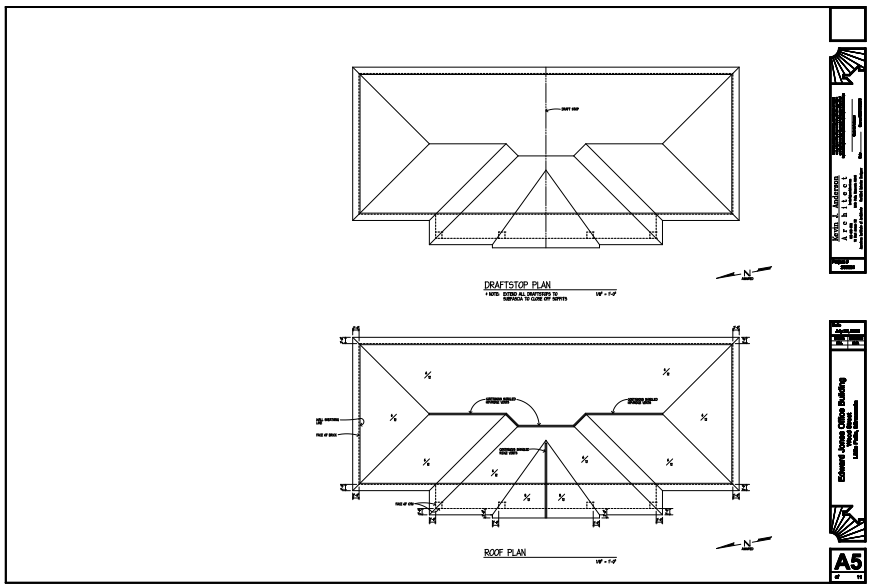

WOOD ST
FIRST AVE SE
WOOD STREET PARKING MODIFICATIONS - EXISTING CONDITIONS AND REMOVALS
LITTLE FALLS, MINNESOTA
WOOD STREET PARKING MODIFICATIONS - PROPOSED IMPROVEMENTS
LITTLE FALLS, MINNESOTA
Kevin J. Anderson Architect
Edward Jones Office Building
Wood Street
Little Falls, Minnesota
A1


DOOR SCHEDULE
DOOR KEY
ENERGY CODE INFORMATION
CODE INFORMATION
WINDOW SCHEDULE
ROOM FINISH SCHEDULE
OFFICE #2
Vacant
OFFICE #1
Ed Jones
FLOOR PLAN
Kevin J. Anderson Architect
Edward Jones Office Building
Wood Street
Little Falls, Minnesota
A2

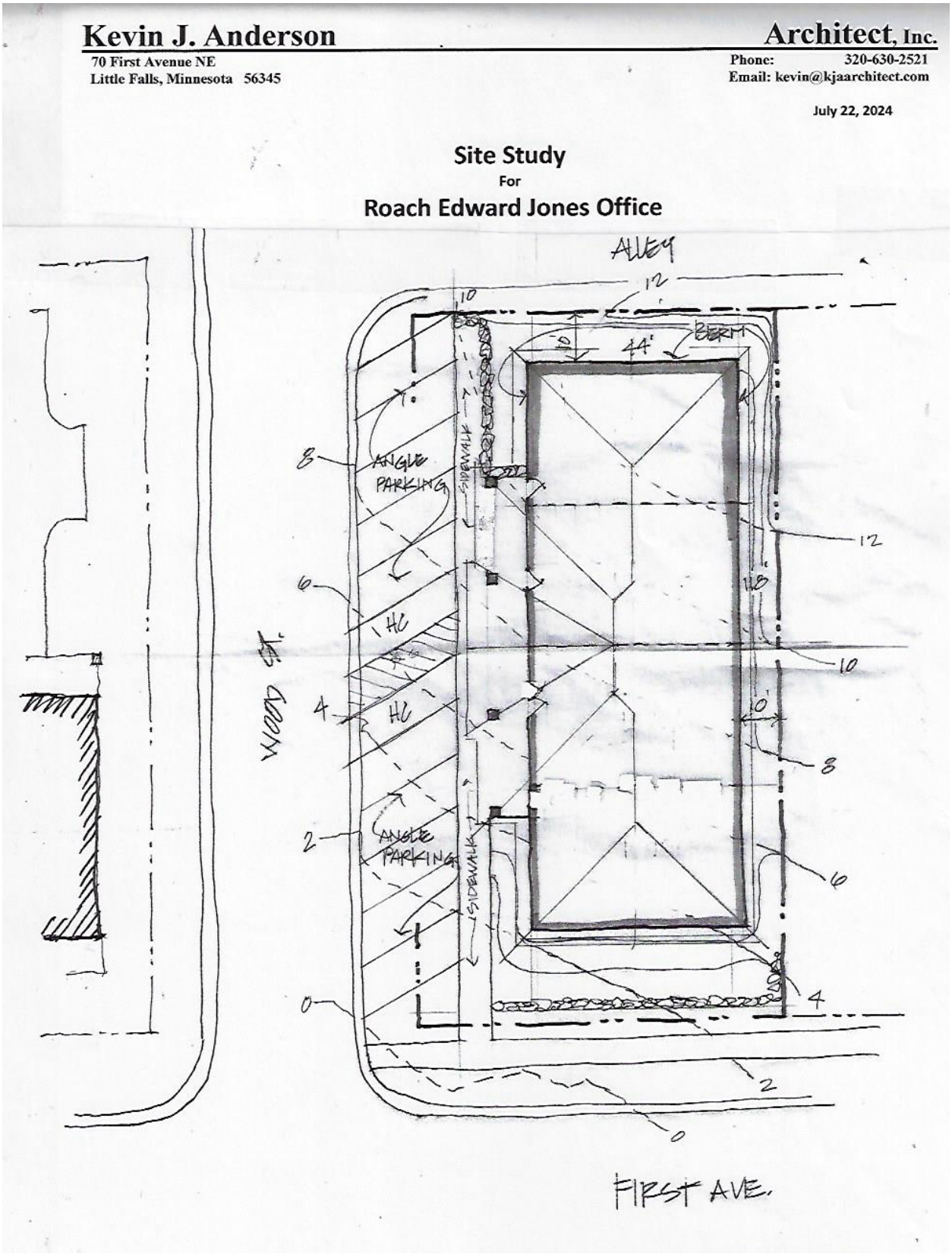
Floor Plans


WALL SECTION
DETAIL
DETAIL
BUILDING SECTION
WALL SECTION
COLUMN DETAIL
DETAIL
DETAIL
BUILDING SECTION
A3


NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
A4


DRAFTSTOP PLAN
ROOF PLAN
A5

Floor Plans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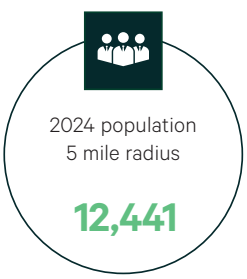
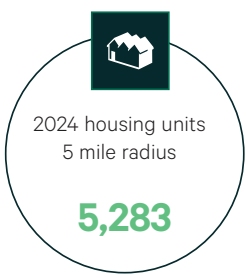
July 22, 2024
Site Study
For
Roach Edward Jones Office
ALLEY
BERM
ANGLE PARKING
SIDEWALK
HC
ANGLE PARKING
SIDEWALK
WOOD ST.
FIRST AVE.

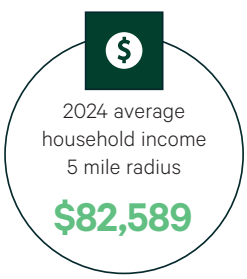
Waters Edge Business Park
117 Wood St | Little Falls, MN 56345

For Lease

Demographics







POPULATION

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	6,277	10,455	12,441
2029 Population - Five Year Projection	6,269	10,449	12,435
2020 Population - Census	6,272	10,433	12,426
2010 Population - Census	6,149	10,122	12,060
2020-2024 Annual Population Growth Rate	0.02%	0.05%	0.03%
2024-2029 Annual Population Growth Rate	-0.03%	-0.01%	-0.01%

HOUSEHOLDS

2024 Households - Current Year Estimate	2,819	4,543	5,283
2029 Households - Five Year Projection	2,834	4,570	5,314
2020 Households - Census	2,806	4,499	5,229
2010 Households - Census	2,700	4,304	5,002
2020-2024 Compound Annual Household Growth Rate	0.11%	0.23%	0.24%
2024-2029 Annual Household Growth Rate	0.11%	0.12%	0.12%
2024 Average Household Size	2.13	2.22	2.29

HOUSEHOLD INCOME

2024 Average Household Income	$68,465	$77,612	$82,589
2029 Average Household Income	$78,026	$88,215	$93,637
2024 Median Household Income	$49,407	$54,988	$58,938
2029 Median Household Income	$55,063	$62,956	$68,740
2024 Per Capita Income	$30,660	$33,557	$35,125
2029 Per Capita Income	$35,159	$38,388	$40,068

HOUSING UNITS

2024 Housing Units	**3,016**		**4,847**		**5,624**	
2024 Vacant Housing Units	197	6.5%	304	6.3%	341	6.1%
2024 Occupied Housing Units	2,819	93.5%	4,543	93.7%	5,283	93.9%
2024 Owner Occupied Housing Units	1,574	52.2%	2,873	59.3%	3,532	62.8%
2024 Renter Occupied Housing Units	1,245	41.3%	1,670	34.5%	1,751	31.1%

EDUCATION

2024 Population 25 and Over	**4,505**		**7,452**		**8,829**	
HS and Associates Degrees	3,253	72.2%	5,267	70.7%	6,201	70.2%
Bachelor's Degree or Higher	862	19.1%	1,602	21.5%	1,965	22.3%

PLACE OF WORK

2024 Businesses	391	640	710
2024 Employees	4,077	7,146	7,783

Contact Us

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Elements Coming Soon