

## 14-18 15<sup>th</sup> Ave S St. Cloud, MN



- Only 1 Suite Available  
1000sf - \$1800 per month
- Modified Gross
- Move in/build out ready
- Ample Parking
- Highly Visible Signage

Contact:

**Nik Anderson**  
COMMERCIAL AGENT

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[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

**Matt Anderson**  
COMMERCIAL BROKER

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[Matt@ricproperty.com](mailto:Matt@ricproperty.com)

## Local Retail



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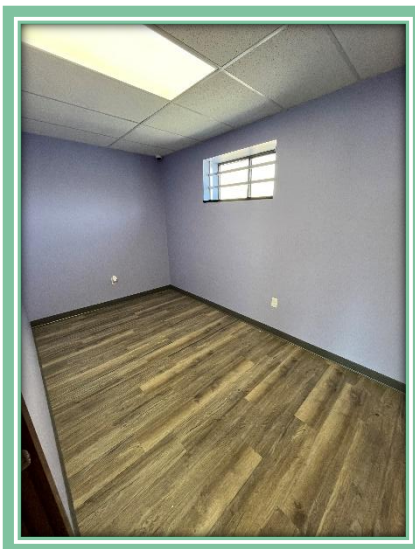
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## Interior Photos



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**DEMOGRAPHICS**

	<b>1 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	<b>8,608</b>	<b>51,195</b>	<b>83,160</b>
<b>AVERAGE HH INCOME</b>	<b>\$41,638</b>	<b>\$48,404</b>	<b>\$52,252</b>
<b>HOUSEHOLDS:</b>	<b>5,270</b>	<b>26,700</b>	<b>40,727</b>

**TRAFFIC COUNTS**

<b>HWY 23 AND 14<sup>TH</sup> AVE</b>	<b>28,586 CARS PER DAY</b>
<b>14<sup>TH</sup> AVE AND W ST. GERMAIN</b>	<b>6300 CARS PER DAY</b>

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