

250 SAINT JOHN STREET, LORETTO, MN 55357

**FOR LEASE**



## OFFERING SUMMARY

**Lease Rate:** \$6.00/SF NNN

**Lot Size:** 1.89 Acres

**Year Built:** 1987

**Building Size:** 23,074 SF

**Renovated:** 2021



- Conveniently located off Highway 55
- Office, warehouse, and lofted studio space options
- Shared kitchen and bathroom
- 24/7 access
- Dock & drive-in doors
- Signage options

**JGM PROPERTIES**

1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
www.JGMproperties.com

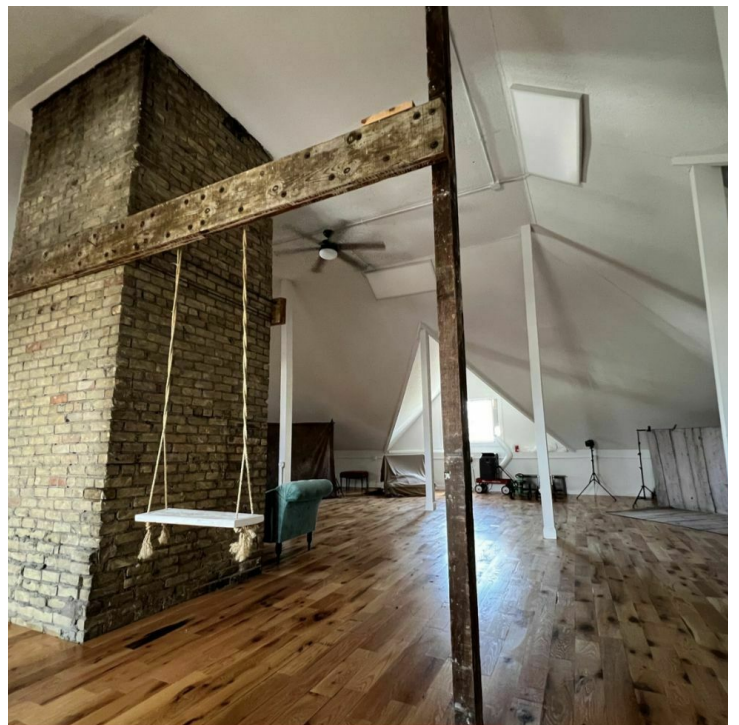
For More Information Contact:

**ELI RUSSELL**  
612.290.1037

elir@jgmproperties.com

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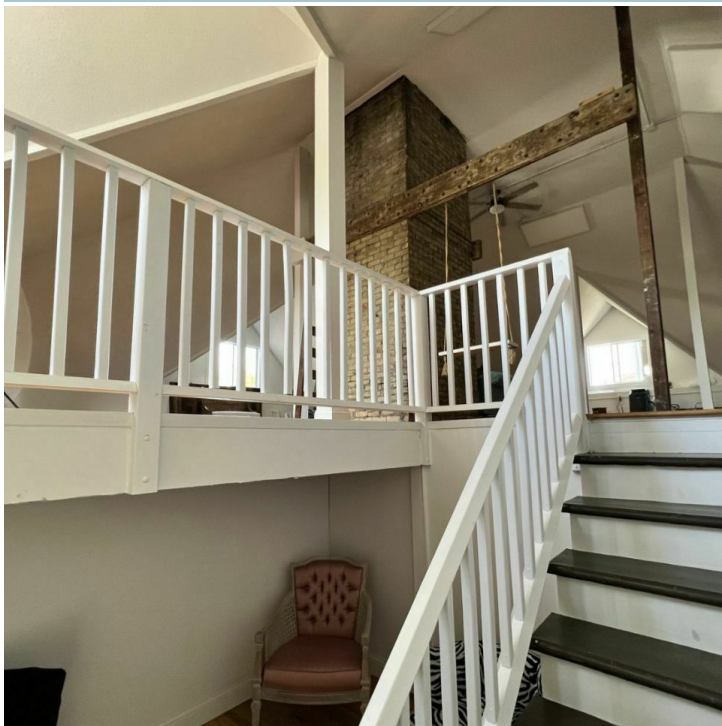
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## PROPERTY DESCRIPTION

This property offers office, warehouse, and studio spaces available for lease.

The main level offers office warehouse space options with dock and drive-in doors.

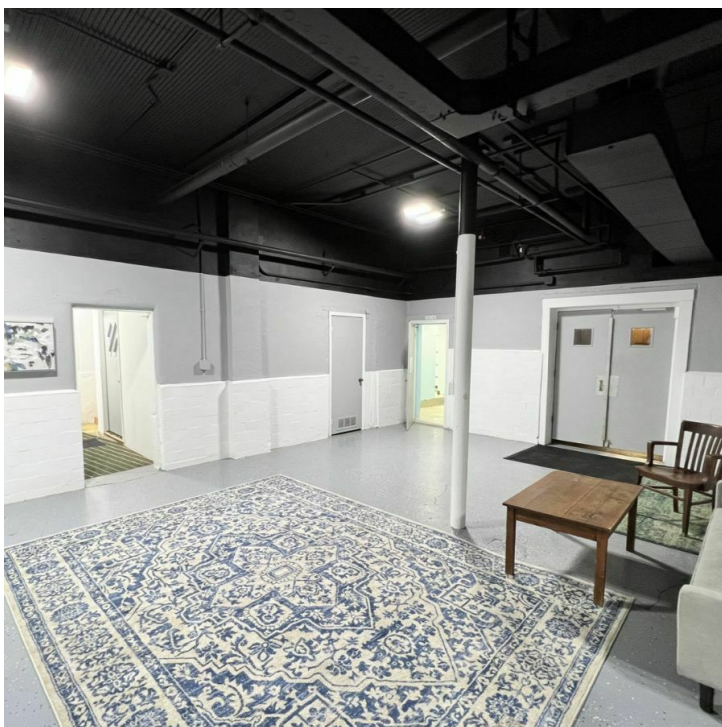
The second floor space has beautiful hardwood floors and brick pillars for lofted contemporary rustic feel.

It also has two mezzanines, one above the main space for a private office and one as you are walking up the stairs.

## LOCATION DESCRIPTION

Located off Highway 55 in Loretto.

This property is in a great location for for local business owners who need a spot close to home and their customers, or for businesses trying to get out of the busy city life, as it's only about a 30 minutes drive from Minneapolis, and even closer if you live in the west metro suburbs.



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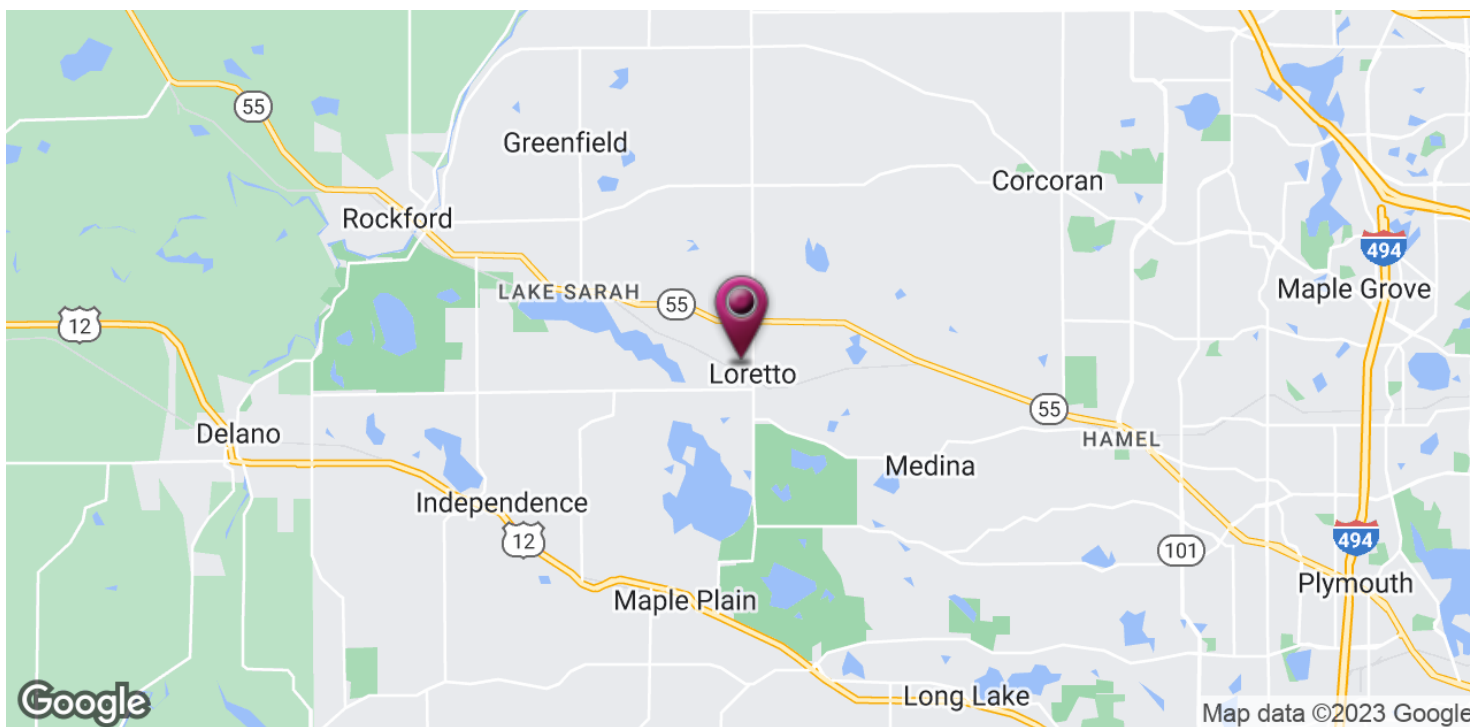
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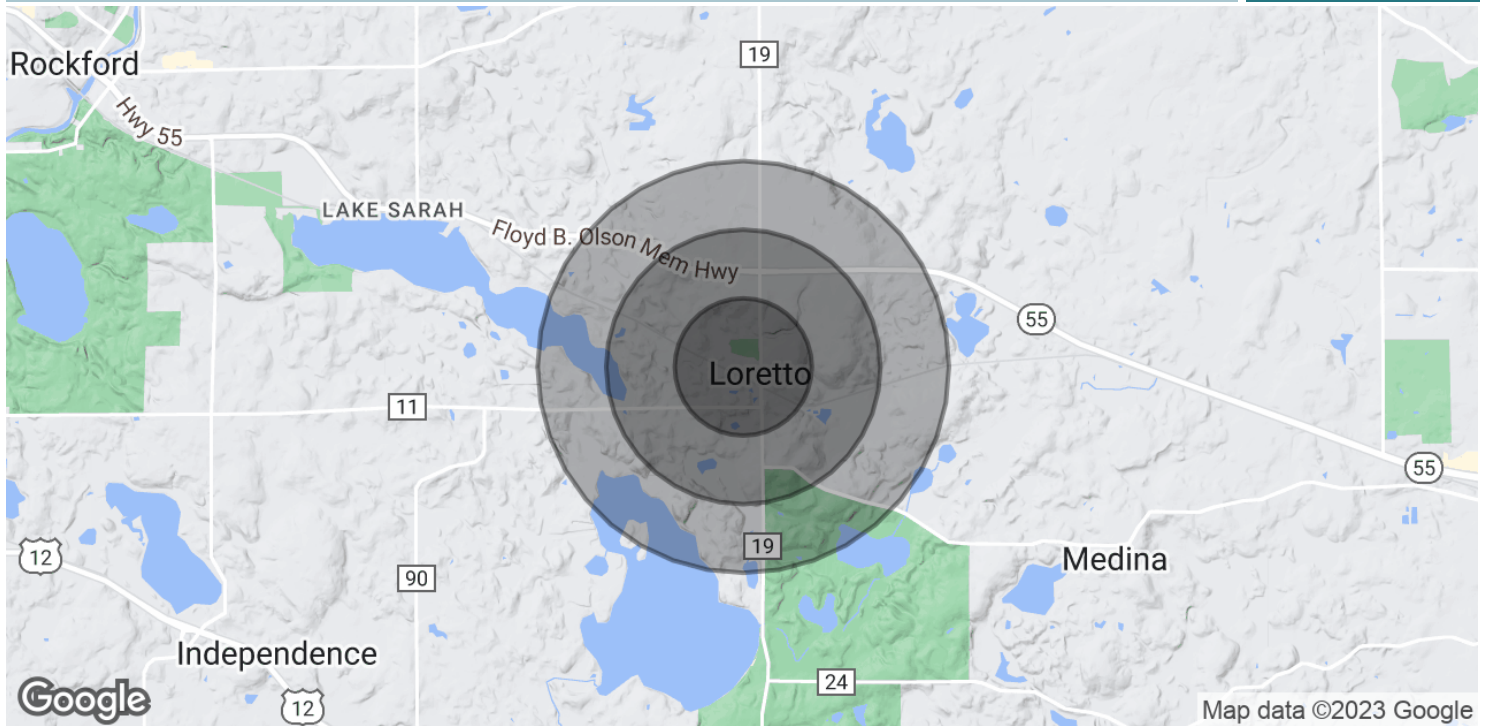
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	821	1,087	1,544
Average Age	42.9	44.0	45.0
Average Age (Male)	43.1	43.9	44.5
Average Age (Female)	41.0	42.0	43.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	323	420	584
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$115,153	\$128,159	\$148,735
Average House Value	\$284,092	\$335,772	\$397,138

\* Demographic data derived from 2020 ACS - US Census

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