



PROPERTY DESCRIPTION

Rare prime retail and restaurant opportunity in Sartell, MN located right off of Pine Cone Road South. Property provides flexible square footage and uses. Neighboring tenants include Coborns, Jack Splash Swim School, Great Clips, Cold Stone Creamery, Edward Jones and more! Join these high profile tenants in this well maintained development. Property is located only 1.8 miles from MN-15 providing easy access to the surrounding area.

PROPERTY HIGHLIGHTS

- Drive thru availability
- Outdoor patio
- Ample parking
- Great signage opportunity
- High traffic neighboring tenants
- Second generation restaurant
- Open retail space
- Square footage ranging from 1,800 sf up to 8,475 sf
- 2024 CAM & Tax Estimate \$7.06 psf

OFFERING SUMMARY

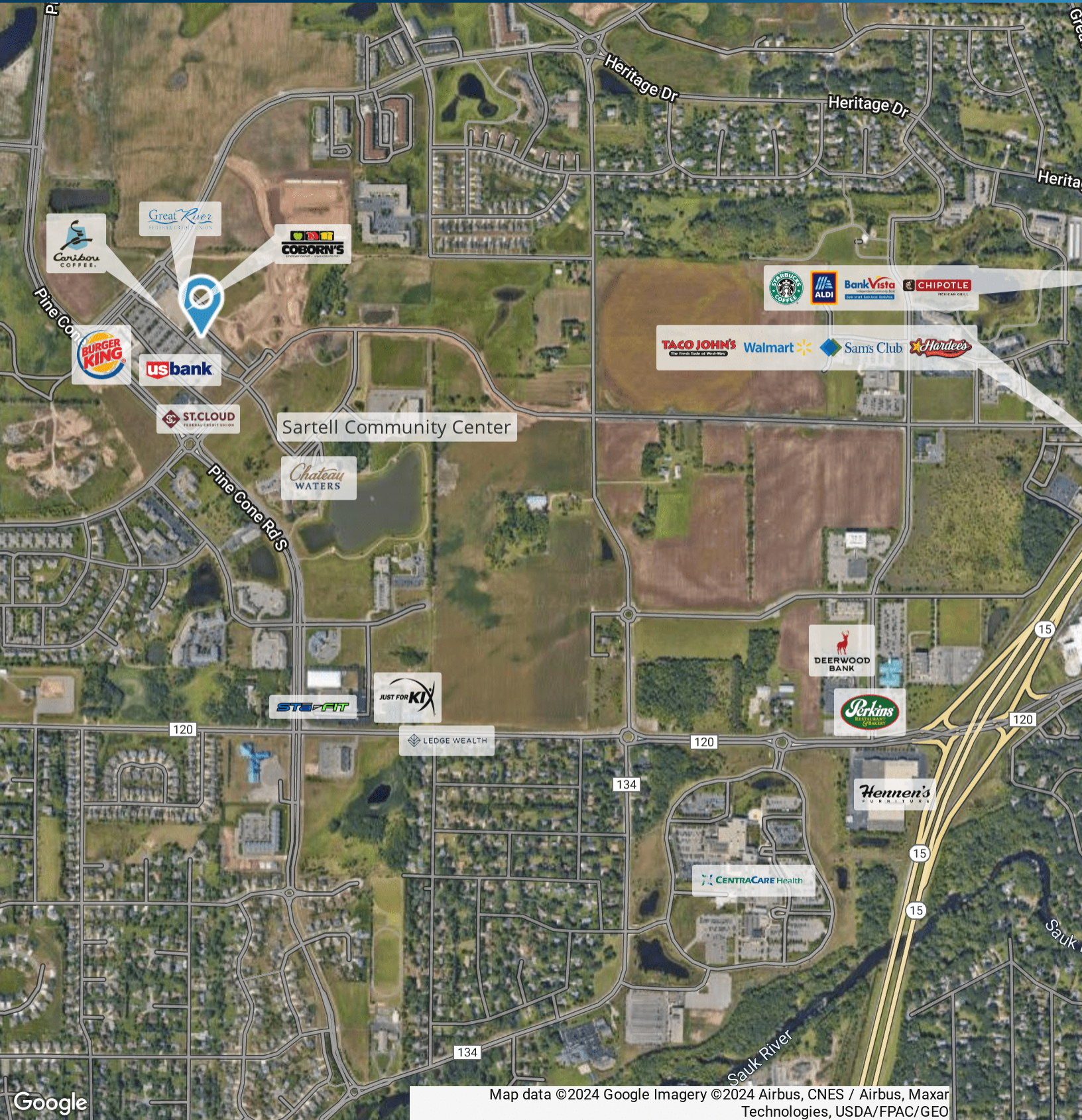
Lease Rate:	\$18.00 - 23.50 SF/yr (NNN)
Available SF:	1,800 - 8,475 SF
Building Size:	25,244 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$23.50 SF/yr	1,800 - 8,475 SF
Suite 200	\$18.00 SF/yr	3,450 - 8,475 SF
Suite 300	\$18.00 SF/yr	3,225 - 8,475 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,539	7,542	17,517
Total Population	3,704	17,621	40,561
Average HH Income	\$73,495	\$74,471	\$71,198

FOR LEASE

Pine Cone Marketplace 1733 Pine Cone Road S, Sartell, MN 56377



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Maria Berdan
Senior Associate - Brokerage
320.493.1723
mariab@gcremn.com