

SHOPPES AT BANNING AND FIFTH

2214 5TH STREET, WHITE BEAR LAKE, MN 55110

OFFICE/MEDICAL
FOR SALE or LEASE



OFFERING SUMMARY

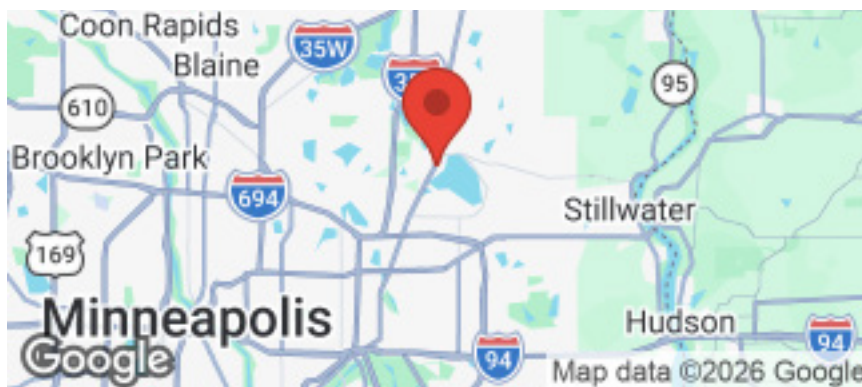
AVAILABLE:	7,651 SF
SALE PRICE:	Negotiable
LEASE RATE:	Negotiable - Net
TAX/CAM:	\$9.21 PSF - Utilities & Janitorial Separate
YEAR BUILT:	1984
PARKING:	Surface Lot Shared
ZONING:	330 Commercial
CROSS STREETS:	Banning Ave & 5th St.

PROPERTY OVERVIEW

This former medical office would be ideal for general practice, specialty medical, counseling clinic, autism clinic, spa, or a business that wants visibility, a professional environment, and is conveniently located just a few steps from a wide array of retail, dining and entertainment.

PROPERTY HIGHLIGHTS

- Private Entrance, Multiple Exam Room/Offices, Vaulted Ceilings with Wood Beams
- Central Air with Multiple Zones
- One Block East of Hwy 61
- Private Parking Lot, Large Public Parking Lot and Off-Street Parking Available



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114

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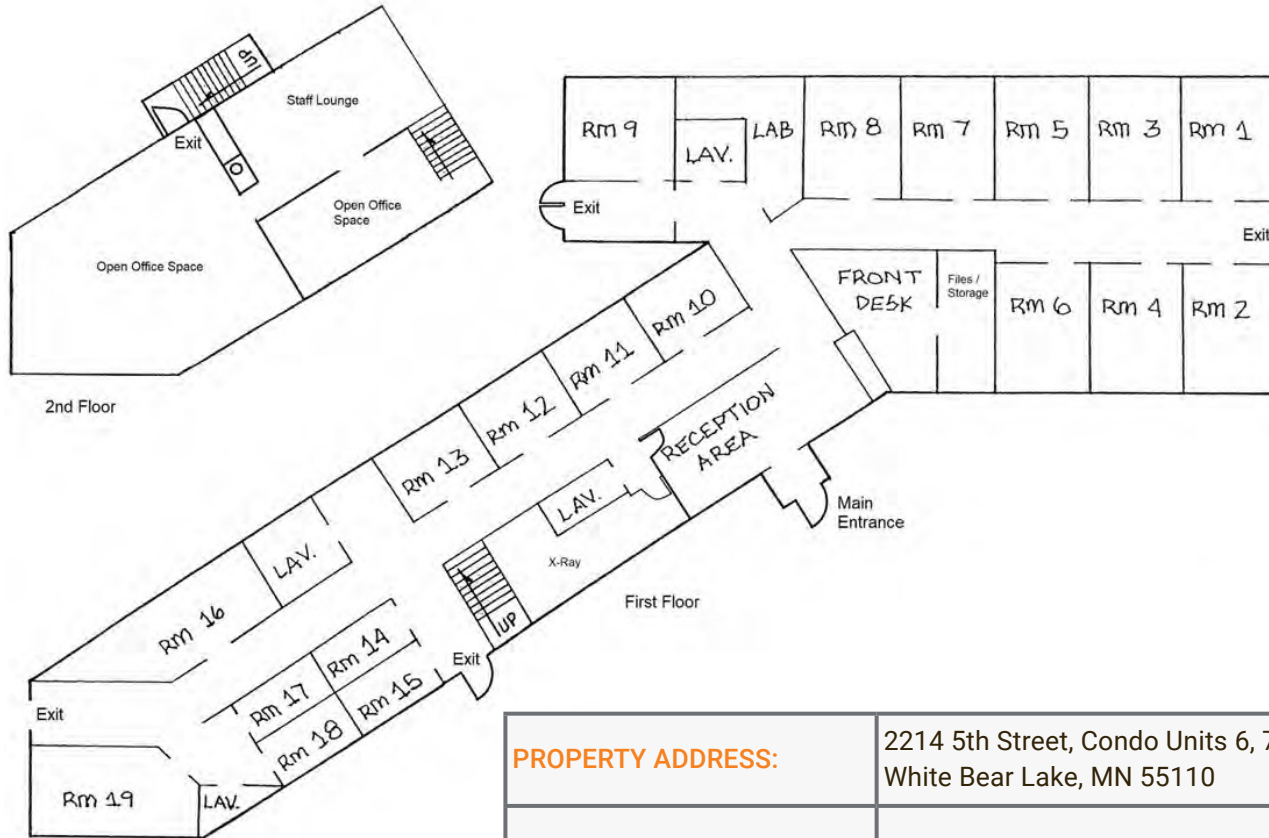
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SALIENT INFORMATION: UNITS 6-8

2214 5TH STREET, WHITE BEAR LAKE, MN 55110

7,651 SF



PROPERTY ADDRESS:	2214 5th Street, Condo Units 6, 7 & 8 White Bear Lake, MN 55110
PROPERTY TYPE:	Office Condominium
PROPERTY PID & TAX AMOUNT:	Unit 6: 14.30.22.41.0146 - \$3,820.00 Unit 7: 14.30.22.41.0147 - \$3,566.00 Unit 8: 14.30.22.41.0148 - \$19,110.00
SITE SIZE:	Unit 6: 0.02 Acres Unit 7: 0.02 Acres Unit 8: 0.09 Acres Total: 0.13 Acres
STORIES:	2
CONSTRUCTION TYPE:	Concrete Foundation with Wood Framing
PARKING:	Shared Parking with Association
UTILITIES:	City Water and Sewer
HVAC:	Centralized for All Units
ZONING:	330 Commercial
COUNTY:	Ramsey



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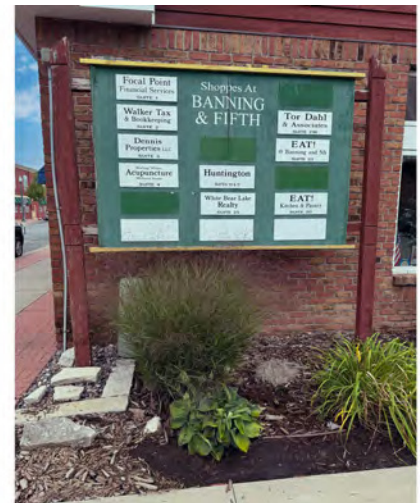
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PHOTOS

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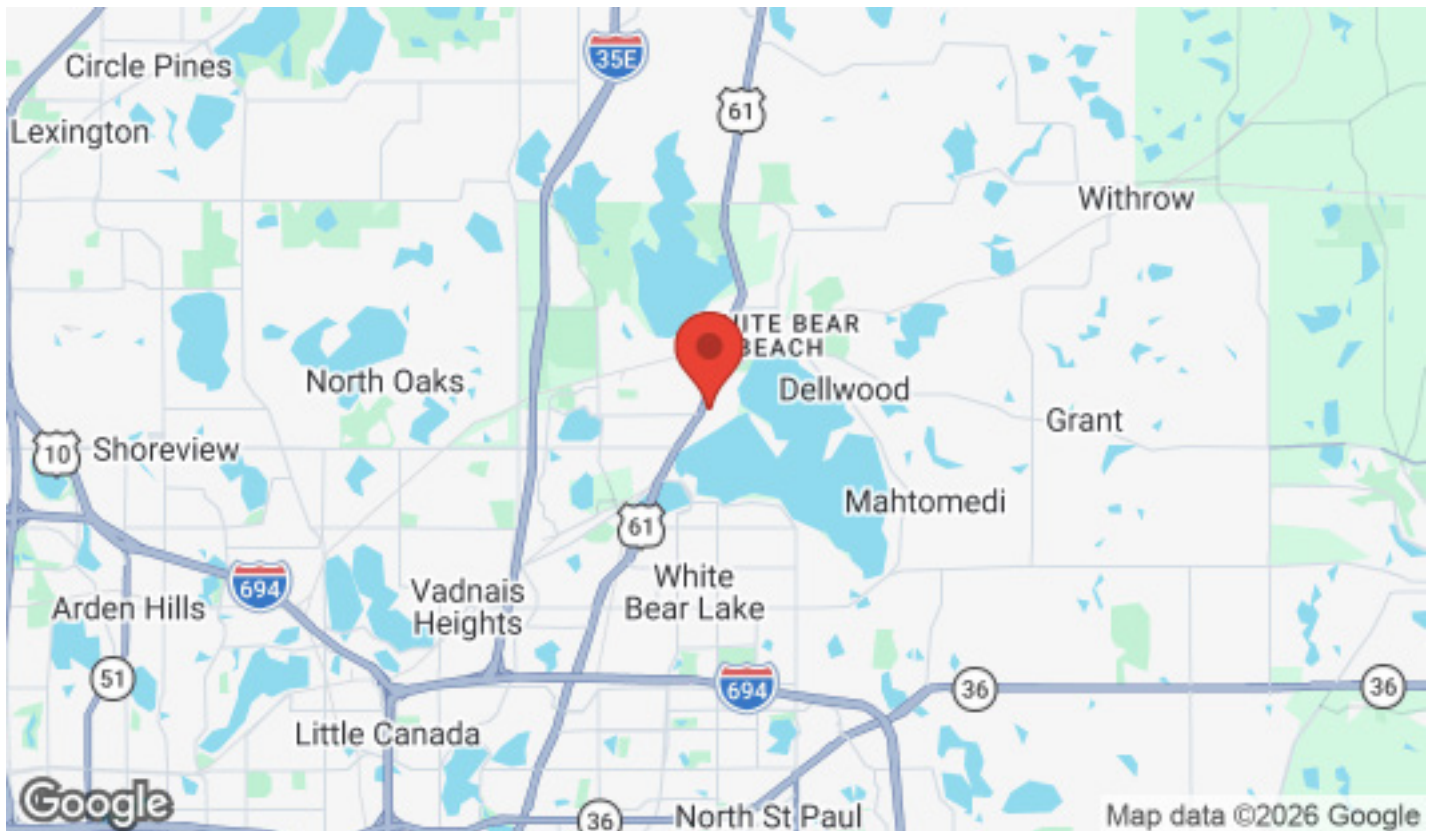
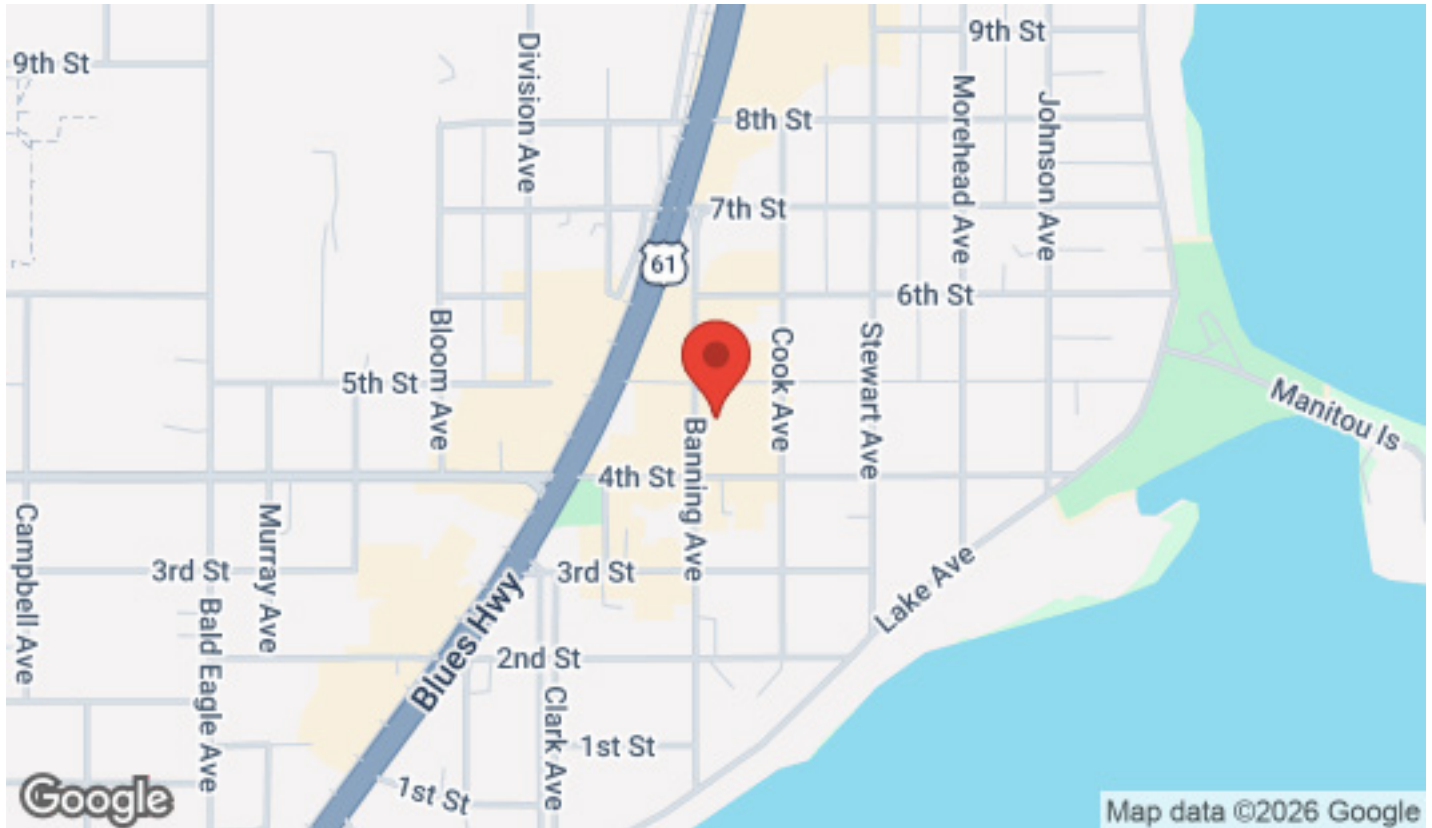
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LOCATION MAPS

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AEIRAL MAP

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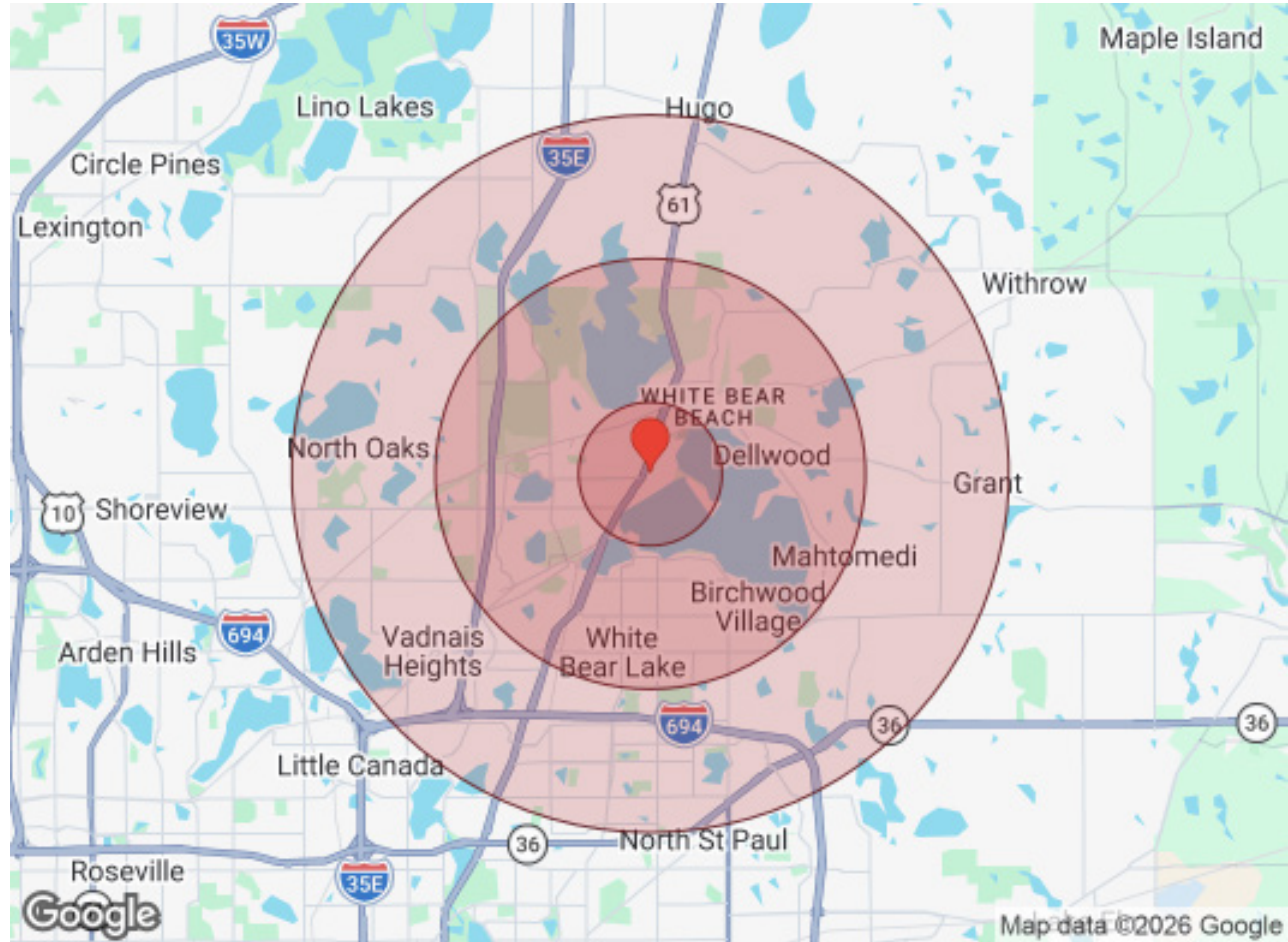
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,701	17,445	45,649
Female	2,934	18,291	47,686
Total Population	5,635	35,736	93,335

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	834	5,797	16,420
Ages 15-24	696	4,737	12,907
Ages 25-54	2,257	13,858	35,180
Ages 55-64	835	5,096	12,850
Ages 65+	1,013	6,248	15,978

Income	1 Mile	3 Miles	5 Miles
Median	\$61,008	\$68,884	\$73,353
< \$15,000	245	940	2,300
\$15,000-\$24,999	170	965	2,339
\$25,000-\$34,999	260	1,275	2,834
\$35,000-\$49,999	270	1,820	4,655
\$50,000-\$74,999	434	2,789	6,852
\$75,000-\$99,999	490	2,406	5,714
\$100,000-\$149,999	376	2,680	6,979
\$150,000-\$199,999	42	859	2,331
> \$200,000	81	795	2,973

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,574	15,137	38,805
Occupied	2,392	14,441	37,167
Owner Occupied	1,730	11,609	29,706
Renter Occupied	662	2,832	7,461
Vacant	182	696	1,638



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