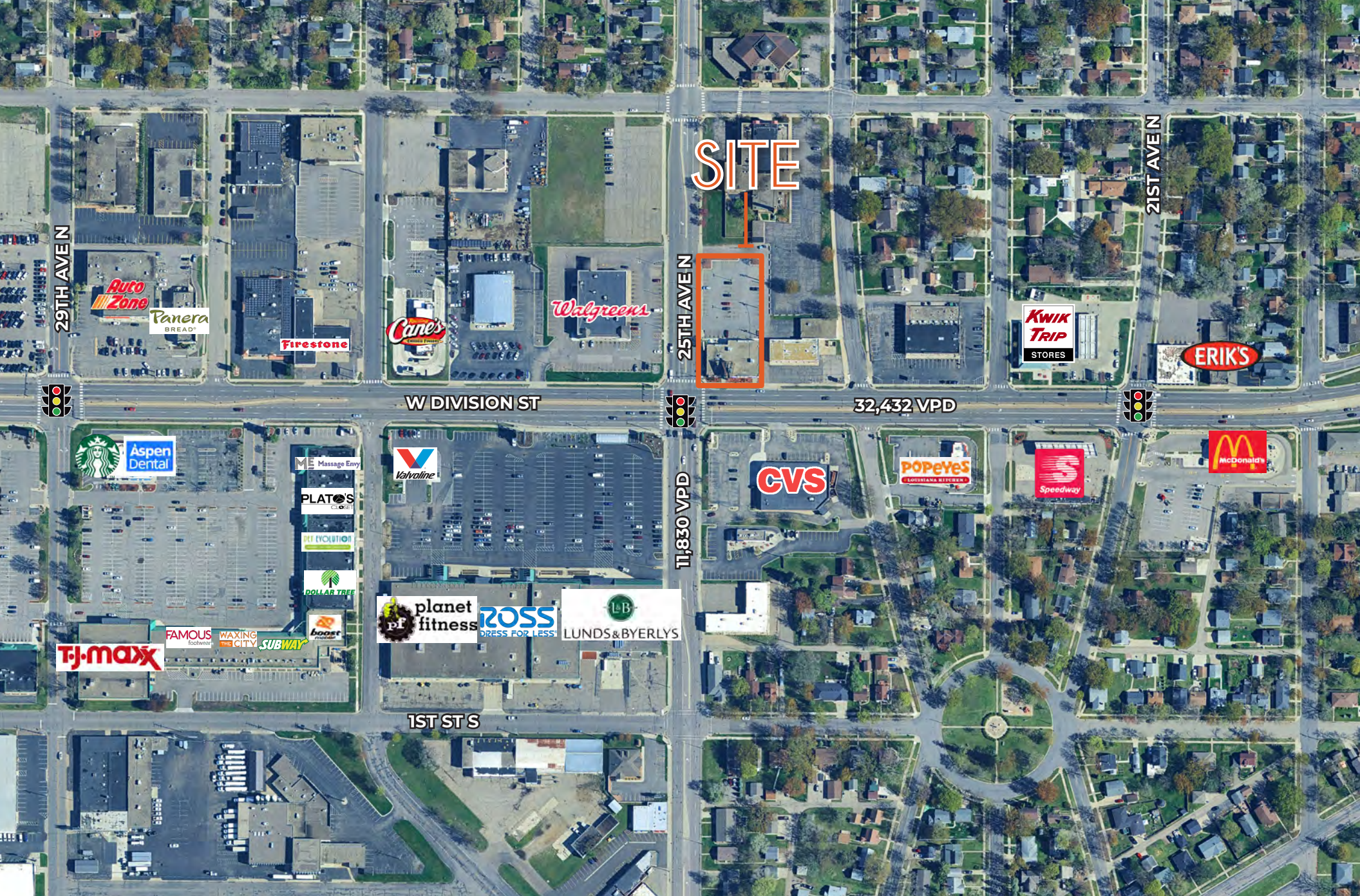




CARIBOU CORNER

2423 W Division St | St. Cloud, MN 56301

CHRIS SIMMONS | 612.359.1675
JOHN JOHANNSON | 612.817.2302

CARIBOU CORNER OVERVIEW



SITE INFORMATION

Location: 2423 W Division St | St. Cloud, MN 56301
GLA: 8,000 sq. ft.
Year Built: 2000
Parking: 59 stalls (7.4 / 1000)



AVAILABILITY

Suite 1: Caribou Coffee
Suite 2: Papa John's Pizza
Suite 3: 5,008 sq. ft. Endcap



TRAFFIC COUNTS

W Division St: 32,432 vpd
25th Ave N: 11,830 vpd



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,535	68,969	102,778
Daytime Population	19,708	125,526	155,062
Median HH Income	\$60,947	\$57,277	\$59,993
Average HH Income	\$75,524	\$73,853	\$76,931



TRADE AREA TENANTS



FOR MORE INFO CONTACT:

CHRIS SIMMONS | 612.359.1675
chris.simmons@transwestern.com

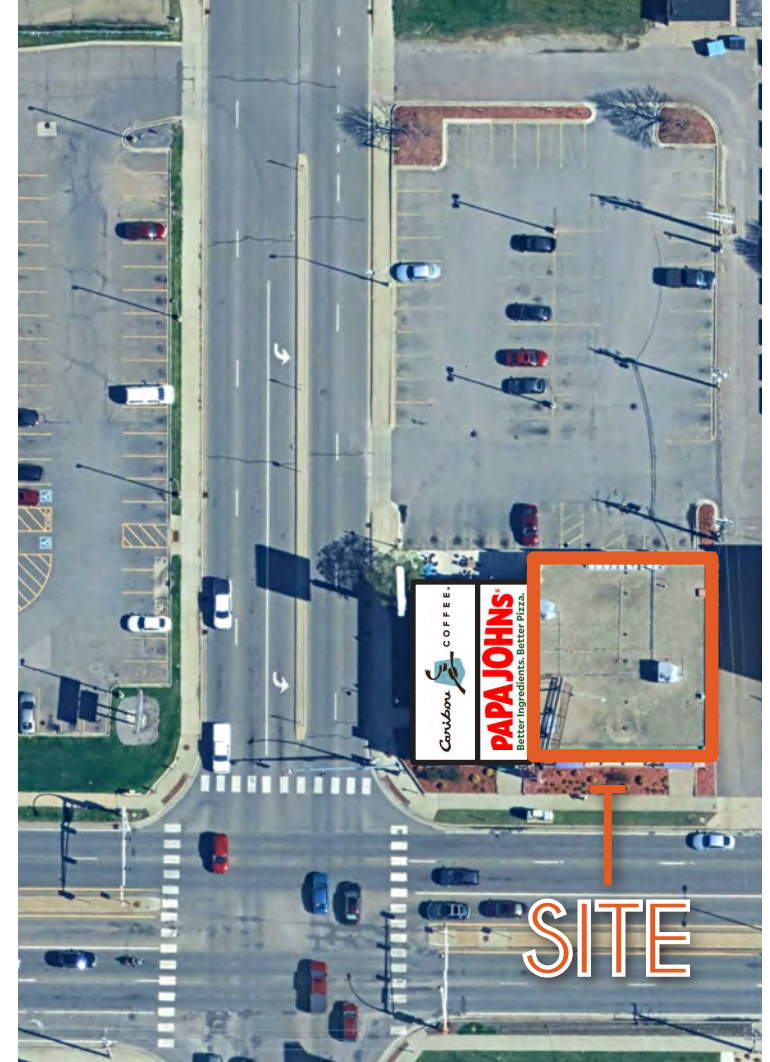
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CARIBOU CORNER SITE PLAN



AVAILABILITY

5,008 sq. ft. Endcap



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TRADE AREA AERIAL



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