

RETAIL FOR LEASE

FREESTANDING RETAIL/RESTAURANT

324 Division Street | St. Cloud, MN 56387



TRANSWESTERN

REAL ESTATE
SERVICES



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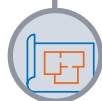
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OVERVIEW



PROPERTY INFORMATION

- Location: 324 Division St | Waite Park, MN
- Description: Freestanding Retail/Restaurant
- Year Built: 2003
- Building GLA: 4,216 sf
- Drive-thru: Available



AVAILABLE FOR LEASE

- 4,216 sf - divisible to 2,000 sf

2022 EST CAM/TAX

- \$10.31 psf
(\$3.95 psf CAM + \$6.36 psf Taxes)



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	8,684	76,807	180,390
Median HH Income	\$56,661	\$77,300	\$85,168
Average HH Income	\$77,604	\$97,649	\$108,230

** Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



TRAFFIC COUNTS

- 28,500 vpd on Division St
- 8,700 vpd on Second Ave



COMMENTS

Former restaurant building of approximately 4,216 square feet available along Division Street in Waite Park. Nearby retailers include Kohl's, Menards, Home Depot, and several local and national retailers. The property offers excellent visibility and ample parking. The current zoning allows for a variety of uses. Drive-thru is available.

AREA TENANTS



ST. CLOUD AERIAL

324 Division Street



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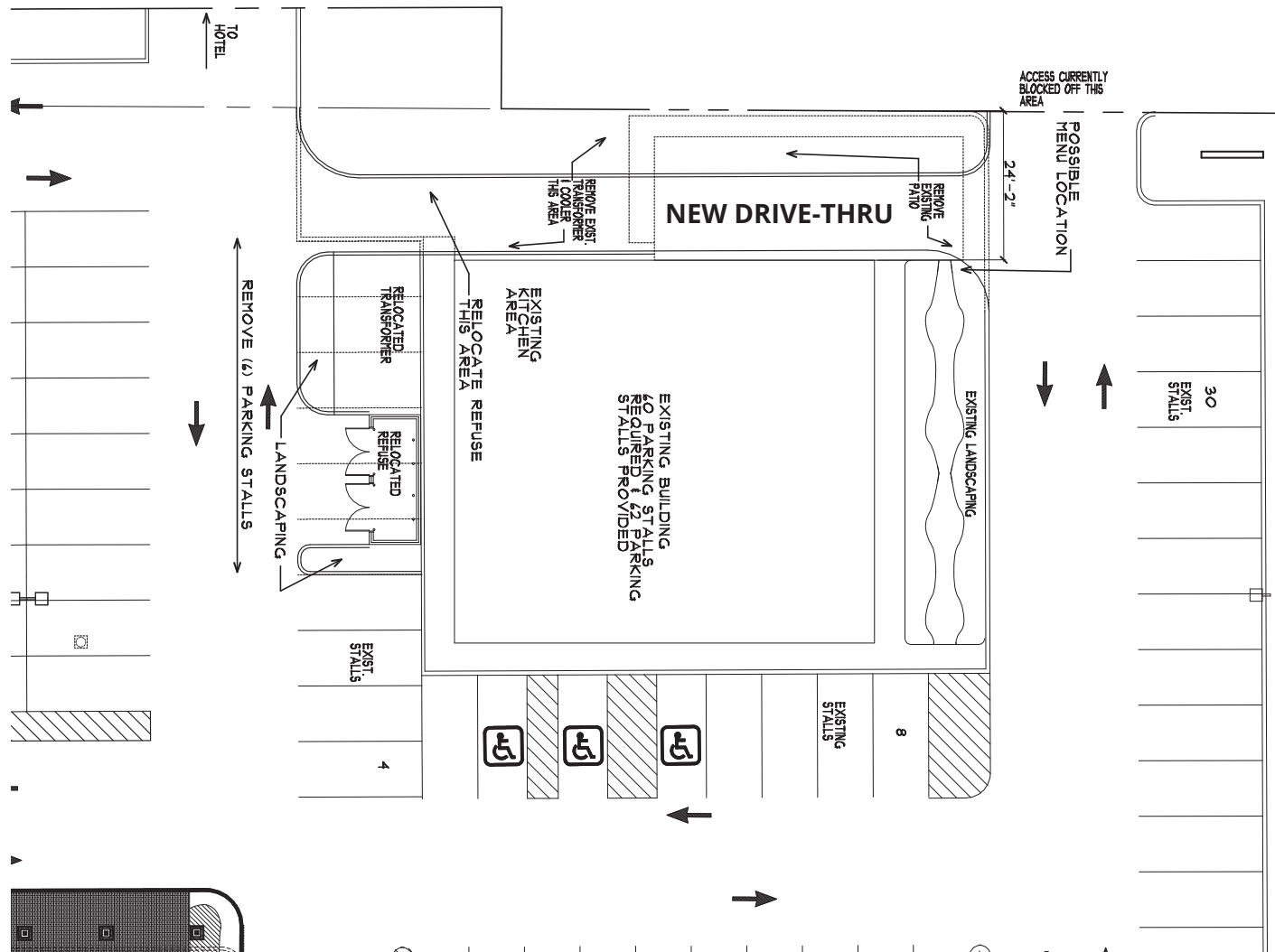
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OVERALL SITE PLAN

324 Division Street



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