



SITE

APARTMENT
OF GROCERY

Car Wash

Coffee

QSR

QSR

TBD
QSR

TBD
BANK

15,800 vpd

37,000 vpd

26,000 vpd

**CENTRAL MN
HEALTHCARE HUB**
**MIXED USE | MEDICAL
SENIOR | OFFICE**

**DEERWOOD
BANK**

MINNESOTA
15

**Sam's
CLUB**

Americinn

SUBWAY

BankVista

McDonald's

**NEW HORIZON
ACADEMY**

**Dentistry
Children**

**Granite
CONCRETE**

**SHERWIN
WILLIAMS**

**verizon
Great Clips**

Walmart

Hardee's

**TACO
JOHN'S**

RETAIL SPACE FOR LEASE

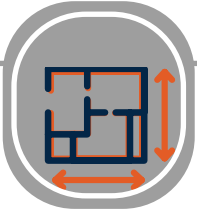
RIVER CROSSINGS
[NWQ Hwy 15 & RIVERSIDE AVE | SARTELL, MN]



SITE INFORMATION

Location: Hwy 15 & Riverside Ave S | Sartell, MN
Lot Sizes: Various

SITE PLAN



AVAILABILITY

Lot 1: 2,200 sf - Coffee
Lot 2: 3,500 sf - QSR
Lot 3: 2,375 sf - QSR
Lot 4: 3,500 sf - TBD restaurant w/ drive-thru
Lot 5: 3,000 sf - TBD bank w/ drive-thru
Lot 6/Outlot A: 20,400 sf - Apartment or Grocery
Outlot B: 6,400 sf - Car wash



TRAFFIC COUNTS

Highway 15: 37,000 vpd
Riverside Ave: 15,800 vpd

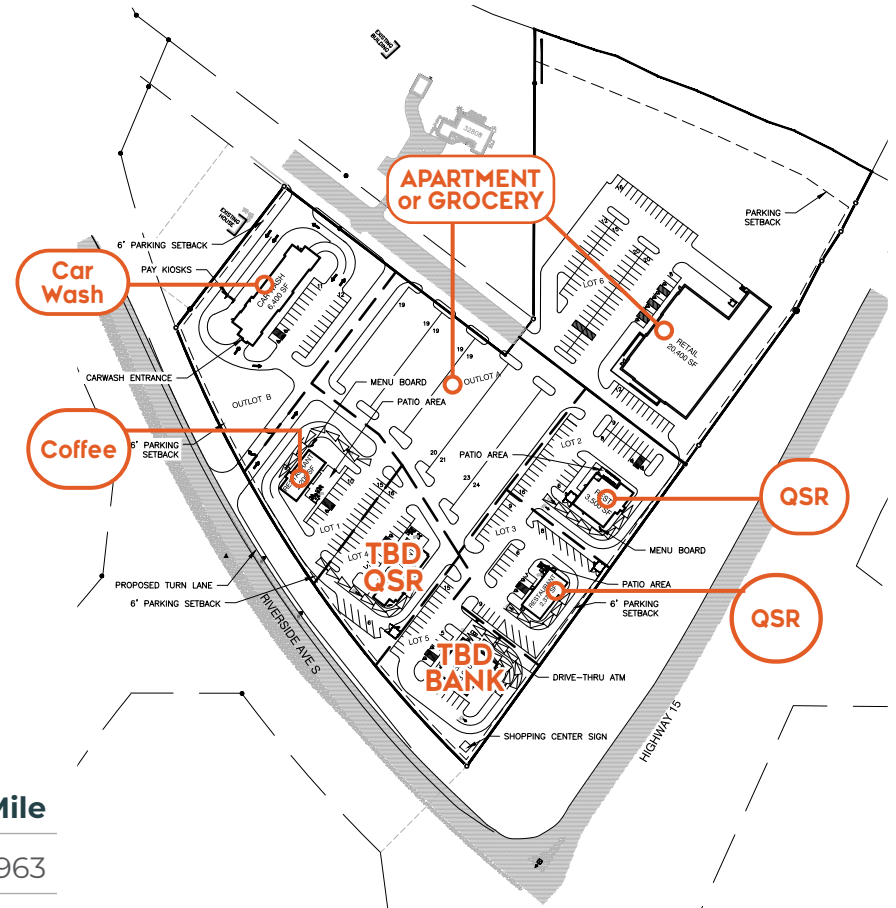


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,409	55,760	106,141	140,963
Median HH Income	\$45,435	\$52,949	\$51,530	\$55,176
Average HH Income	\$67,859	\$70,476	\$70,840	\$75,093
Daytime Employment	4,421	63,838	117,758	149,542



AREA TENANTS



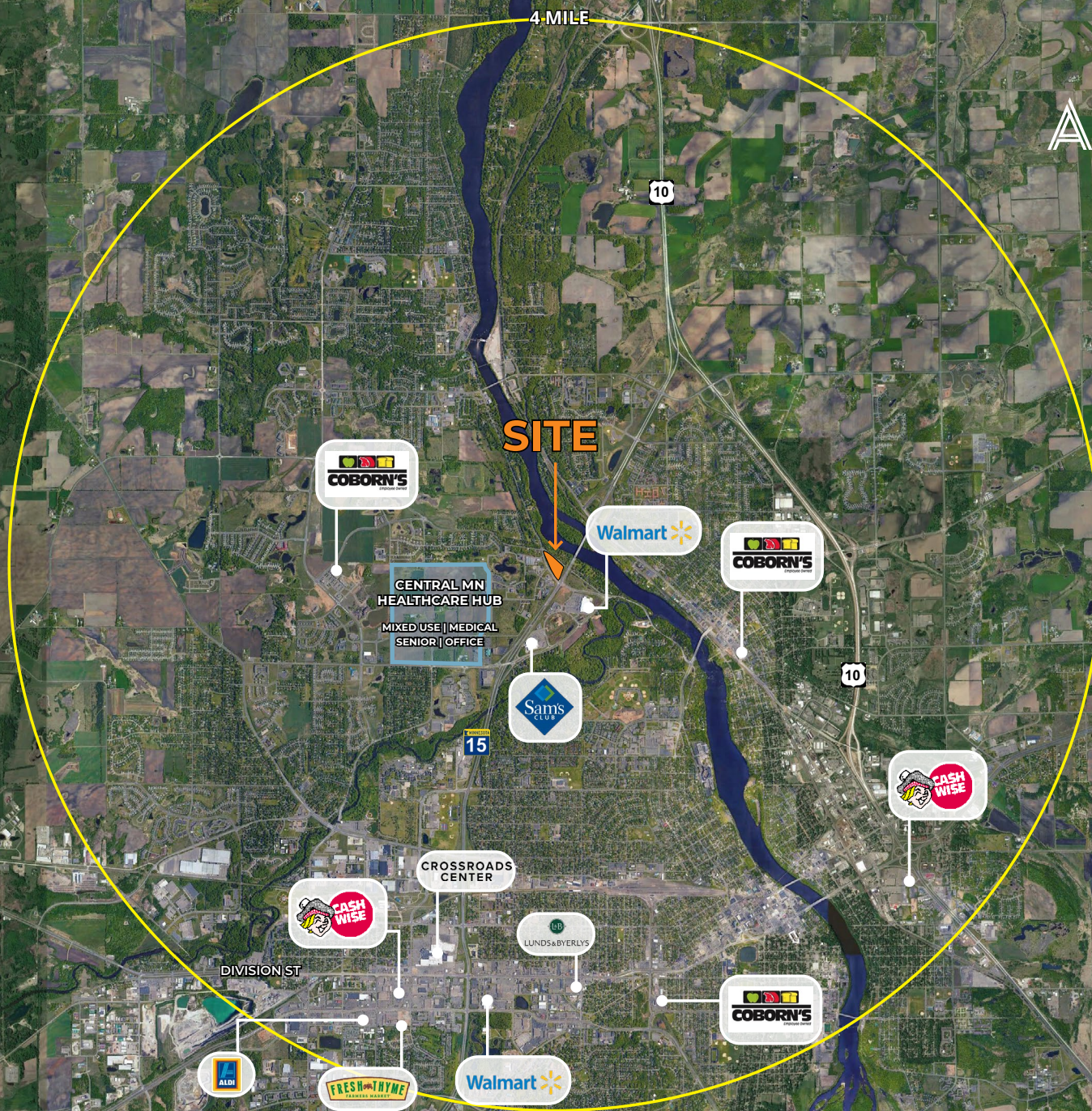
FOR MORE INFO CONTACT:

Chris Simmons | 612.359.1675
chris.simmons@transwestern.com

John Johannson | 612.359.1680
john.johannson@transwestern.com

Paul Tucci | 952.426.1094
cytucci1@gmail.com

AERIAL



FOR MORE INFO CONTACT:

Chris Simmons | 612.359.1675
chris.simmons@transwestern.com

John Johansson | 612.359.1680
john.johansson@transwestern.com

Paul Tucci | 952.426.1094
cytuuci1@gmail.com