

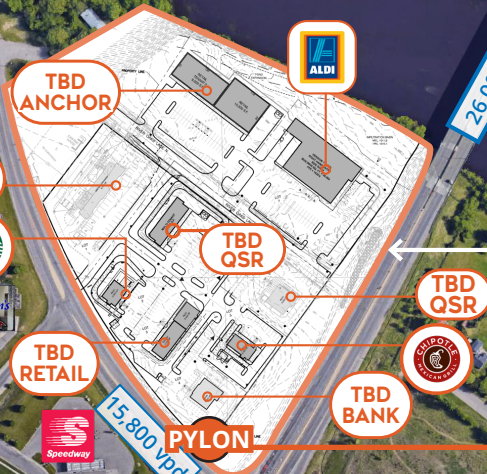


CENTRAL MN
HEALTHCARE HUB

MIXED USE | MEDICAL
SENIOR | OFFICE



MINNESOTA
15



SITE

ALDI	
CHIPOTLE	
STARBUCKS	
Mister CAR WASH	
TENANT	TENANT
TENANT	TENANT
TENANT	TENANT
TENANT	TENANT
TENANT	TENANT
117.75'	
28.625'	

RETAIL SPACE FOR LEASE

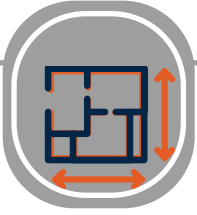
RIVER CROSSINGS

[NWQ Hwy 15 & Riverside Ave | SARTELL, MN]



SITE INFORMATION

Location: NWQ of Hwy 15 & Riverside Ave S
Sartell, MN 56303



AVAILABILITY

Lot 1/Block 1: Mister Car Wash (open)
Lot 2/Block 1: Starbucks (open)
Lot 3/Block 1: 6,100 sf - Multi-Tenant
Lot 4/Block 1: 3,000 sf - TBD Bank
Lot 5/Block 1: Chipotle (open)
Lot 1/Block 2: Aldi (Spring 2023)
Lot 2/Block 2: 19,000 sf - Anchor Tenant(s)
Lot 3/Block 2: 5,125 sf - TBD QSR w/ drive-thru
Lot 4/Block 2: 3,600 sf - TBD QSR w/ drive-thru



TRAFFIC COUNTS

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



DEMOGRAPHICS

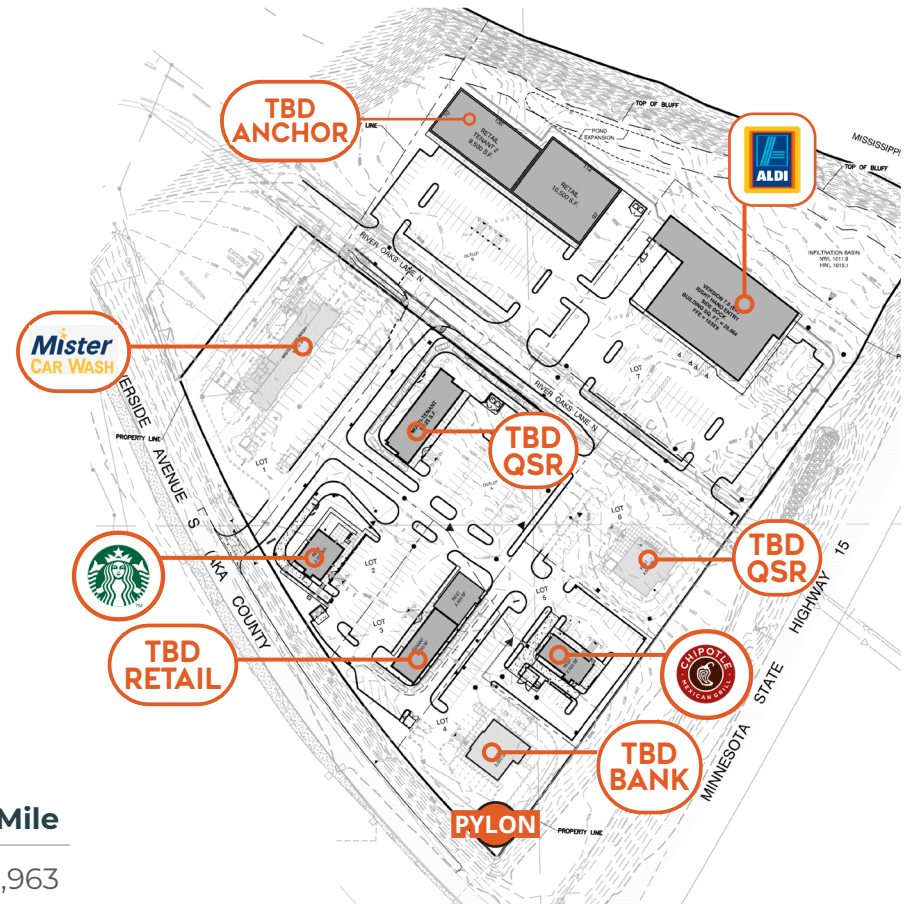
	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,409	55,760	106,141	140,963
Median HH Income	\$45,435	\$52,949	\$51,530	\$55,176
Average HH Income	\$67,859	\$70,476	\$70,840	\$75,093
Daytime Employment	4,421	63,838	117,758	149,542



AREA TENANTS



SITE PLAN



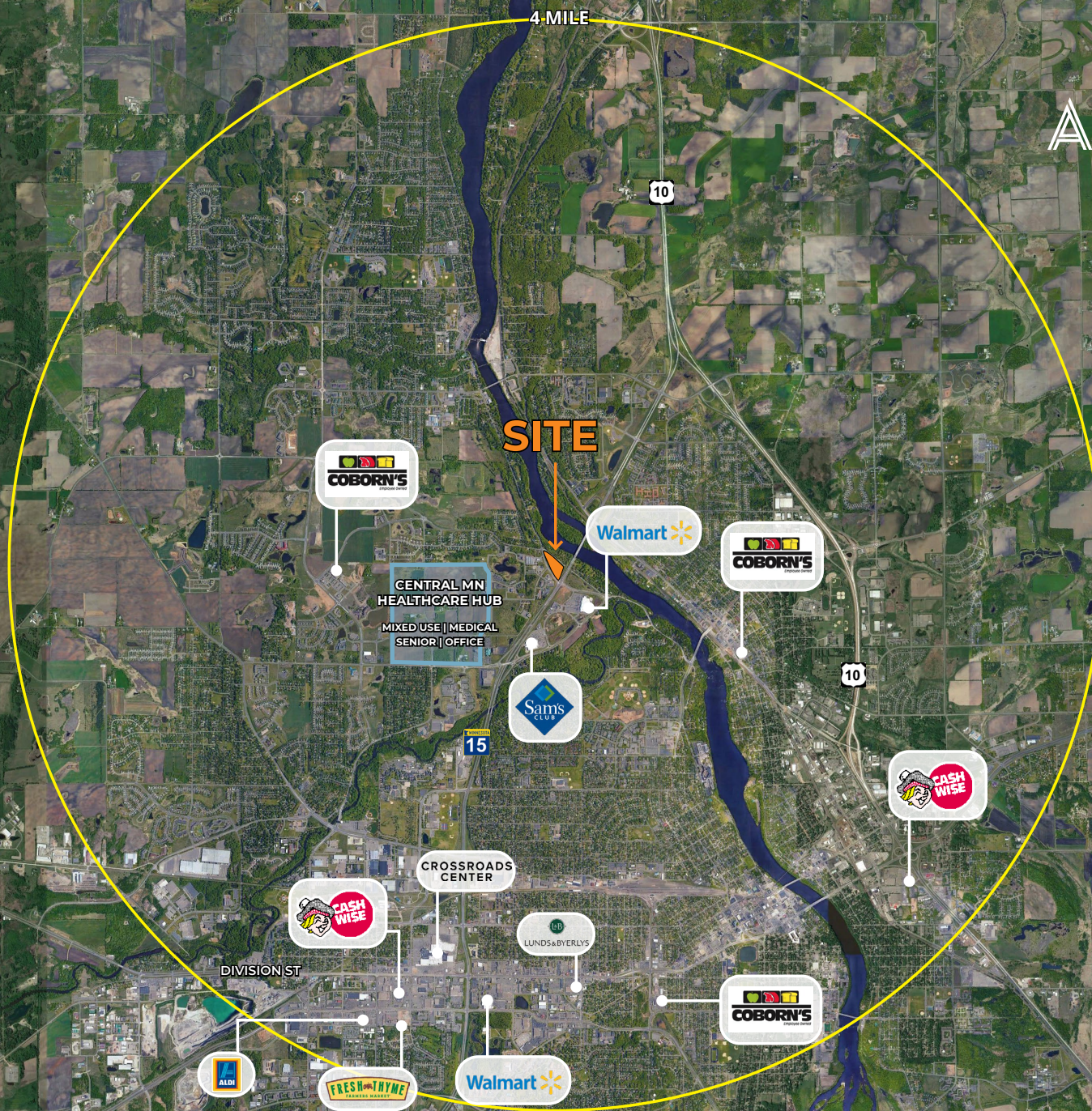
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AERIAL



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