

RETAIL FOR LEASE

DIVISION PLACE

2700 West Division Street | St. Cloud MN



TRANSWESTERN

REAL ESTATE
SERVICES



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OVERVIEW

DIVISION PLACE



REALTY
RESOURCES
MEMBER



PROPERTY INFORMATION

- Location: 2700 W Division St | Waite Park, MN
- Description: Retail Center
- Building GLA: 127,416 sf



AVAILABLE FOR LEASE

- Suite 2718 | 1,811 sf
- Suite 2800 | 3,952 sf
- Suite 2960 | 2,616 sf

2022 EST CAM/TAX

- \$6.35 psf
(\$3.20 psf CAM + \$3.15 psf Taxes)



DEMOGRAPHICS

| Radius: | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| Population | 10,913 | 67,738 | 106,220 |
| Daytime Population | 15,507 | 84,046 | 121,214 |
| Average HH Income | \$65,858 | \$65,947 | \$69,303 |
| Median HH Income | \$50,867 | \$50,893 | \$53,592 |

* Sources: ESRI 2021 est & MN Dept of Transportation 2019 Study avgs are per day total cars



TRAFFIC COUNTS

- 32,000 vpd on Division St
- 1,650 vpd on 27th Ave S



COMMENTS

Division Place is a 127,416 square foot shopping center located at the intersection of Division Street and 29th Avenue South in St Cloud, Minnesota. The project is well positioned, located in the midst of St. Cloud's busiest retail corridor - just minutes from the Crossroads Regional Center. The property benefits from excellent access, including a full controlled intersection along Division Street.

CENTER TENANTS



AREA TENANTS

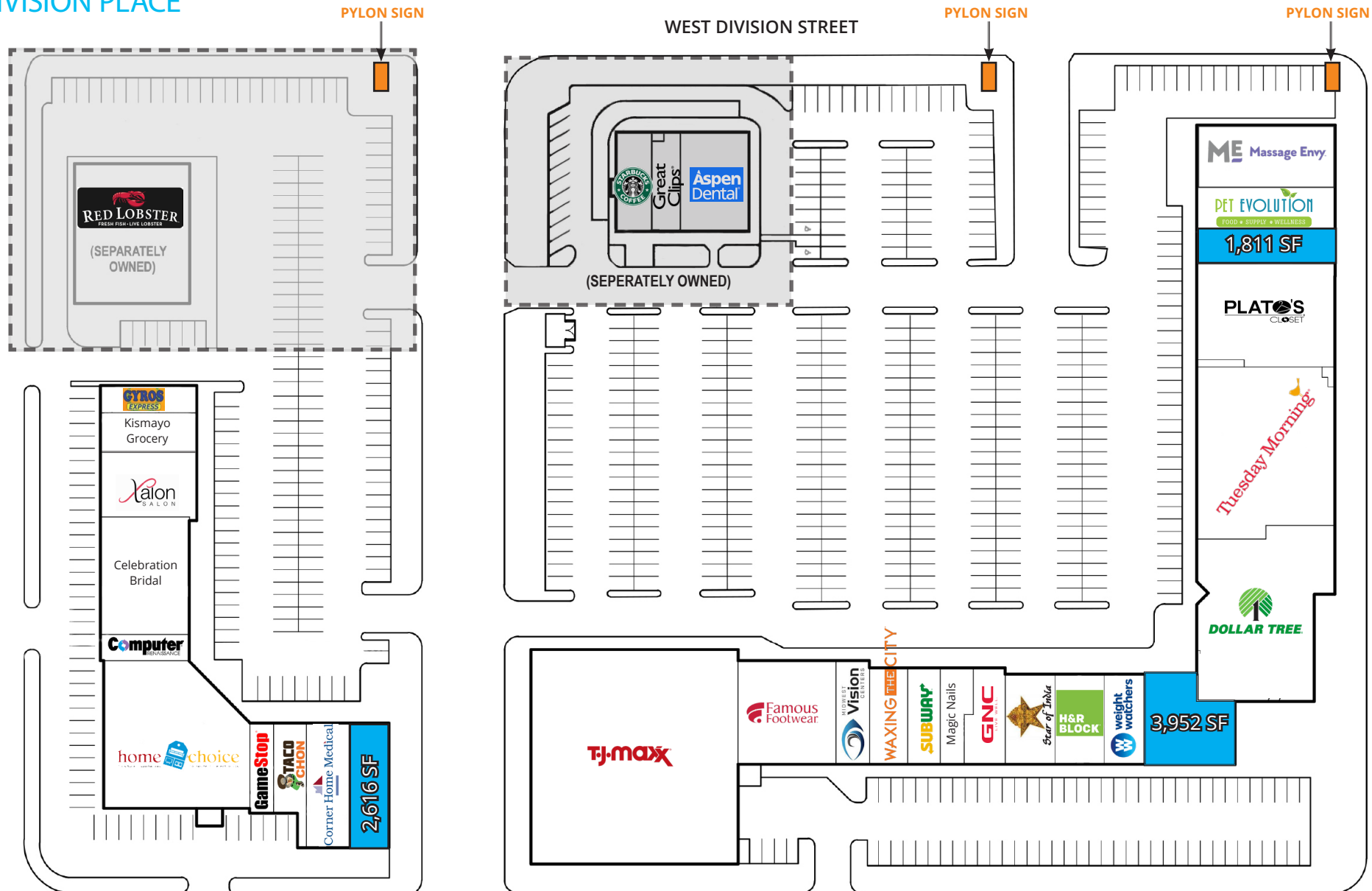


OVERALL SITE PLAN

DIVISION PLACE



REALTY
RESOURCES
MEMBER



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