

FOR SALE OR LEASE

# 3219 Division Street

St. Cloud, MN



TRANSWESTERN



**FORMER RESTAURANT WITH DRIVE-THRU & PATIO**

FOR MORE INFO CONTACT:

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Member of:  
**REALTY RESOURCES**

# SITE INFORMATION



## LOCATION

3219 W Division Street  
St. Cloud, MN



## FOR LEASE

4,045 sf | Former Restaurant

## PROPERTY FOR SALE

0.96 acres  
42 surface lot parking stalls  
Includes billboard  
5,858 sf Bldg | Constr. 1980 | Cricket Wireless  
1,813 sf Bldg | Constr. 2021 | Scooters Coffee



## EST. CAM & TAX (2022)

\$7.46 psf



## COMMENTS

Former restaurant space located at the traffic controlled intersection of Division Street and 33rd Avenue North. This opportunity offers existing restaurant equipment, as well as a drive-thru, patio space, and pylon signage along Division Street. Co-tenants include Scooters Coffee and Cricket Wireless. This area is the main retail corridor of St. Cloud and is just minutes away from the Crossroads Mall.



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,375	65,172	107,501
Daytime Pop	16,676	81,736	121,855
Avg HH Income	\$64,845	\$74,410	\$77,331



## TRAFFIC COUNTS

30,000 vpd on Division Street  
33,000 vpd on Highway 15

## AREA TENANTS



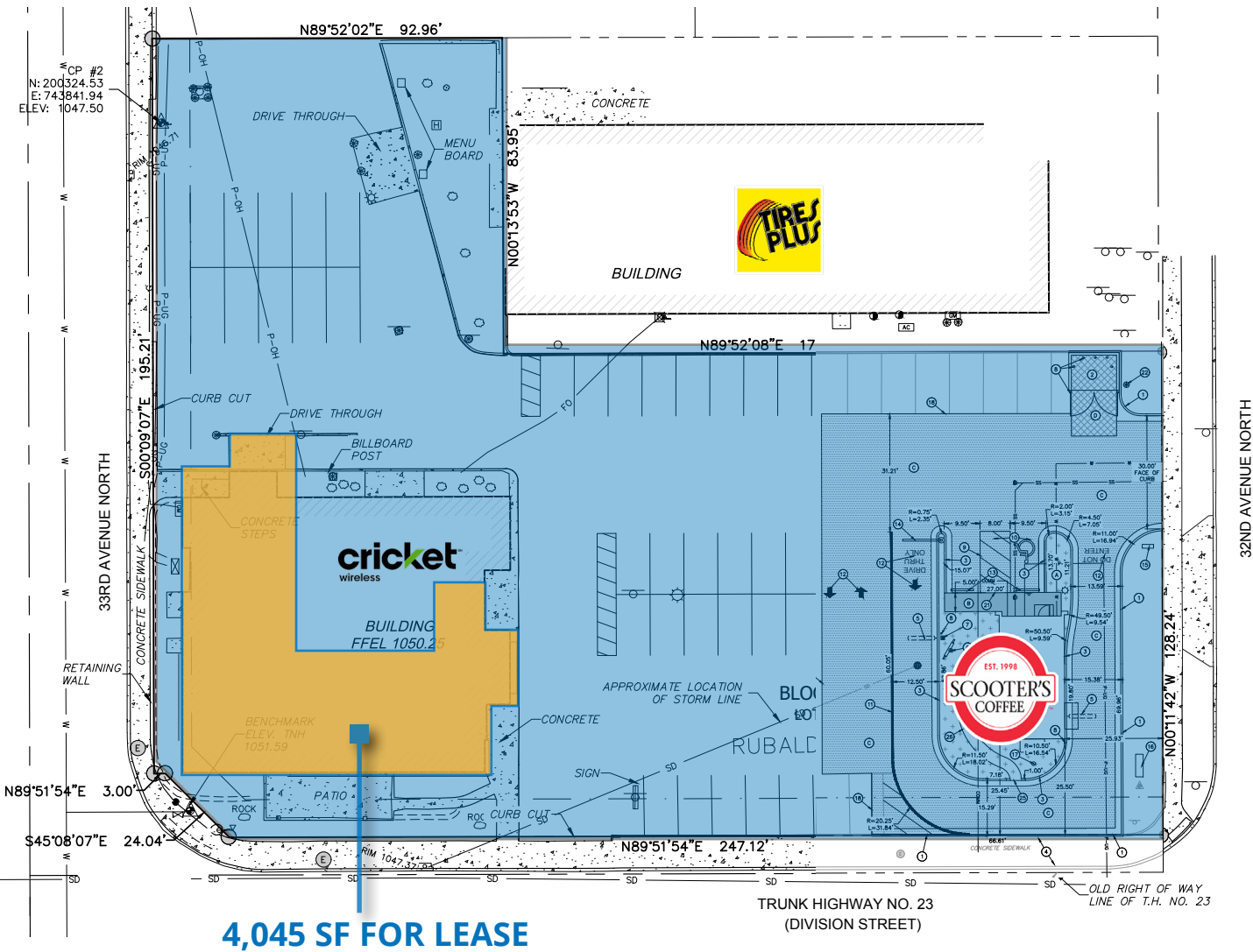
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# SITE PLAN

## 3219 W DIVISION ST HIGHLIGHTS

- 4,045 sf for lease
- Former Restaurant
- Drive-Thru
- Patio
- Pylon Signage
- At the corner of Division Street and 33rd Avenue
- Located at a signalized intersection
- Property available for sale
- Billboard

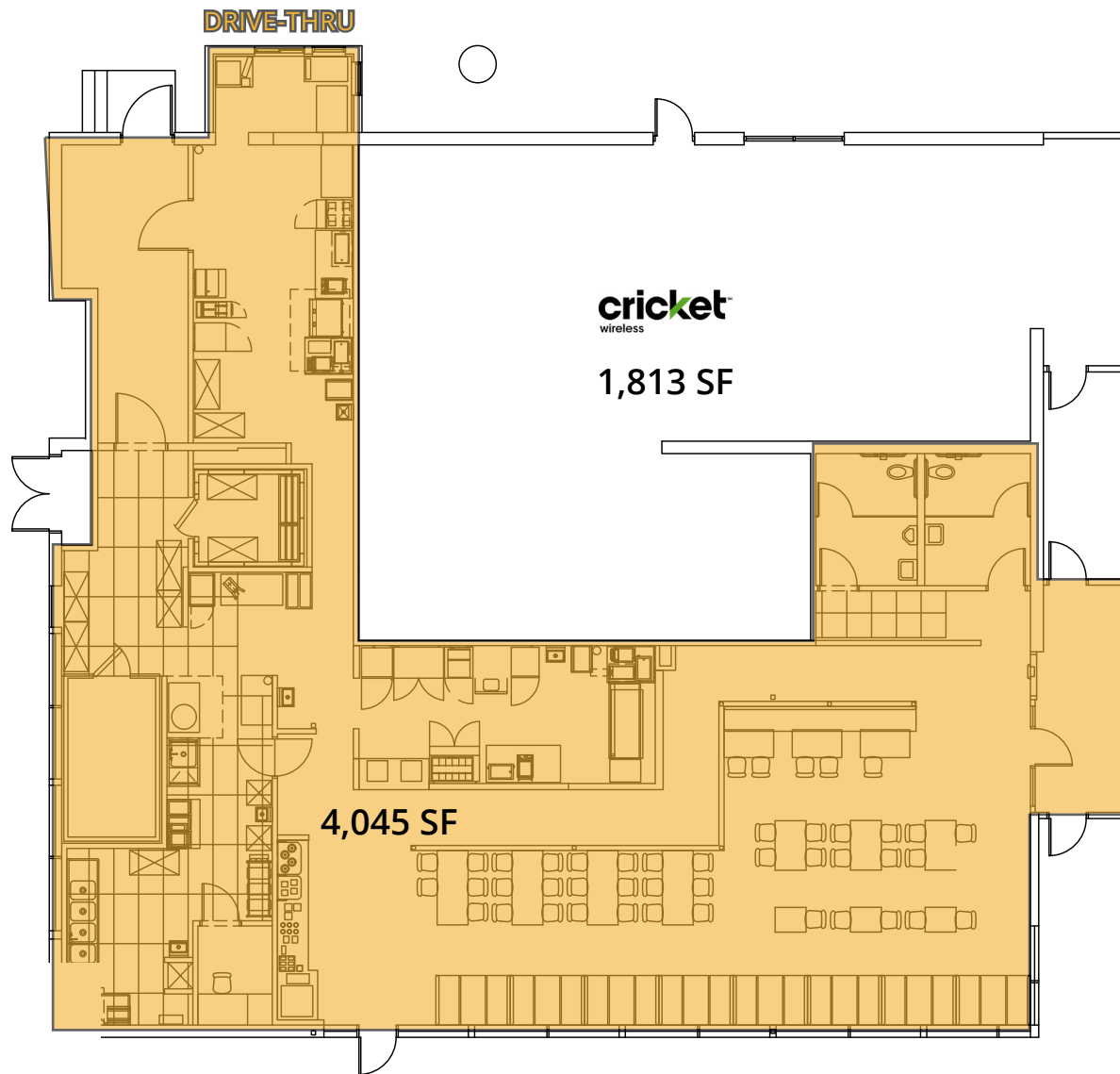


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# BUILDING PLAN



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# ST. CLOUD AERIAL

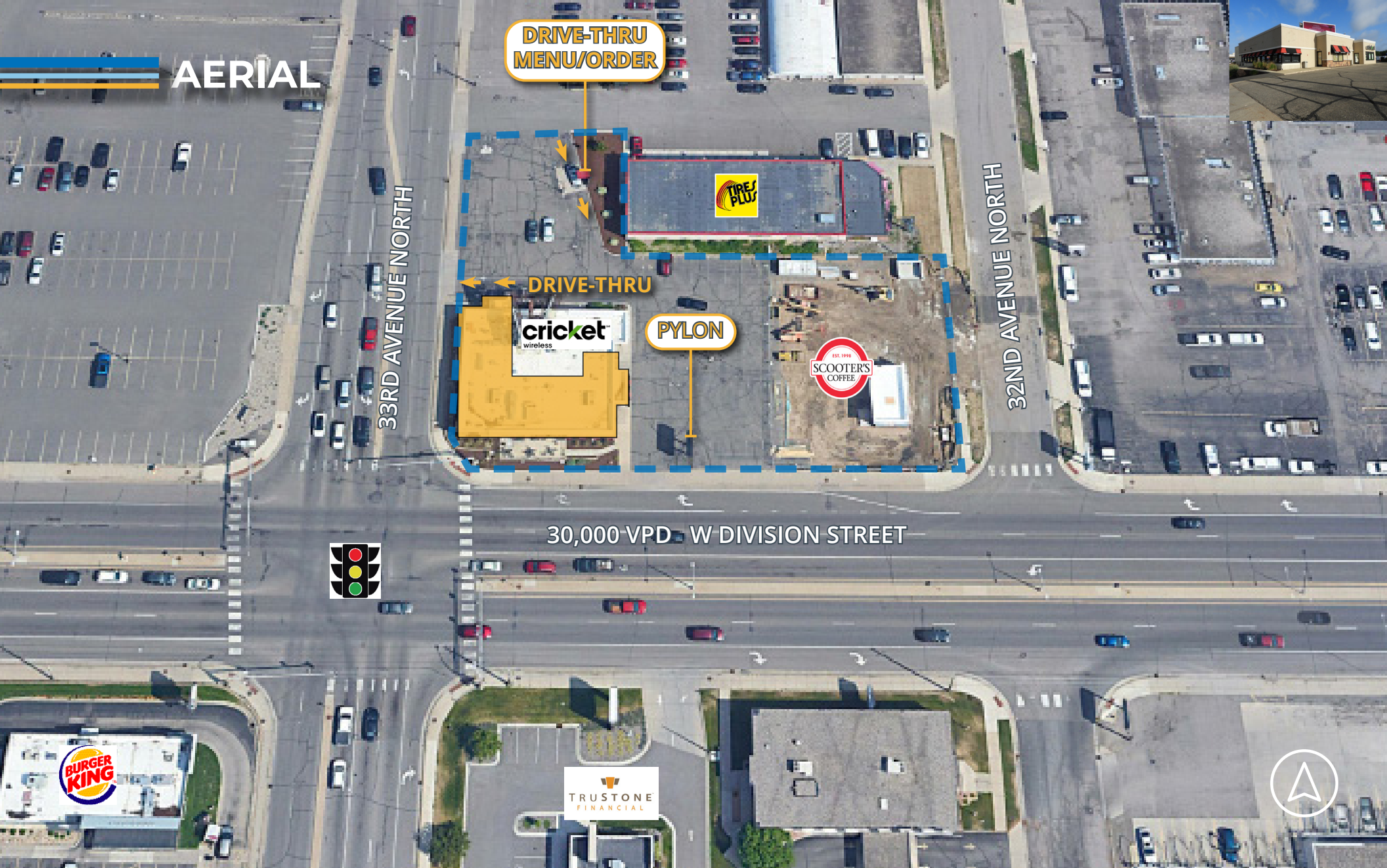


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**AERIAL**



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