

RETAIL FOR LEASE

DIVISION STREET PLAZA

3320 Division Street West | St. Cloud MN



TRANSWESTERN

REAL ESTATE
SERVICES



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OVERVIEW

DIVISION STREET PLAZA



REALTY
RESOURCES
MEMBER



AVAILABLE

- 16,978 SF



2023 ESTIMATED CAM/TAX

- \$3.89 psf
(\$2.28 psf CAM/Ins. + \$1.61 psf Taxes)



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	15,606	89,354	125,365
Daytime Population	15,606	89,354	125,365
Average HH Income	\$74,826	\$74,853	\$79,610
Median HH Income	\$55,629	\$54,581	\$58,603

** Sources: ESRI 2022 est & MN Dept of Transportation 2021 & 2019 Study avgs are per day total*



HIGHLIGHTS

- Main & Main location in heart of St. Cloud's Division Street trade area
- Co-tenants include Lumber Liquidators, Harbor Freight, Jo-Ann Fabrics, O'Reilly Auto, Savers & Chuck E. Cheese's
- Located adjacent to Costco and Walmart
- Pylon signage available
- Excellent visibility and access
- Located near St. Cloud State University and its 16,000+ students



TRAFFIC COUNTS

- 301,130 vpd on Division Street
- 12,400 vpd on 33rd Avenue North
- 24,800 vpd on 2nd Street South

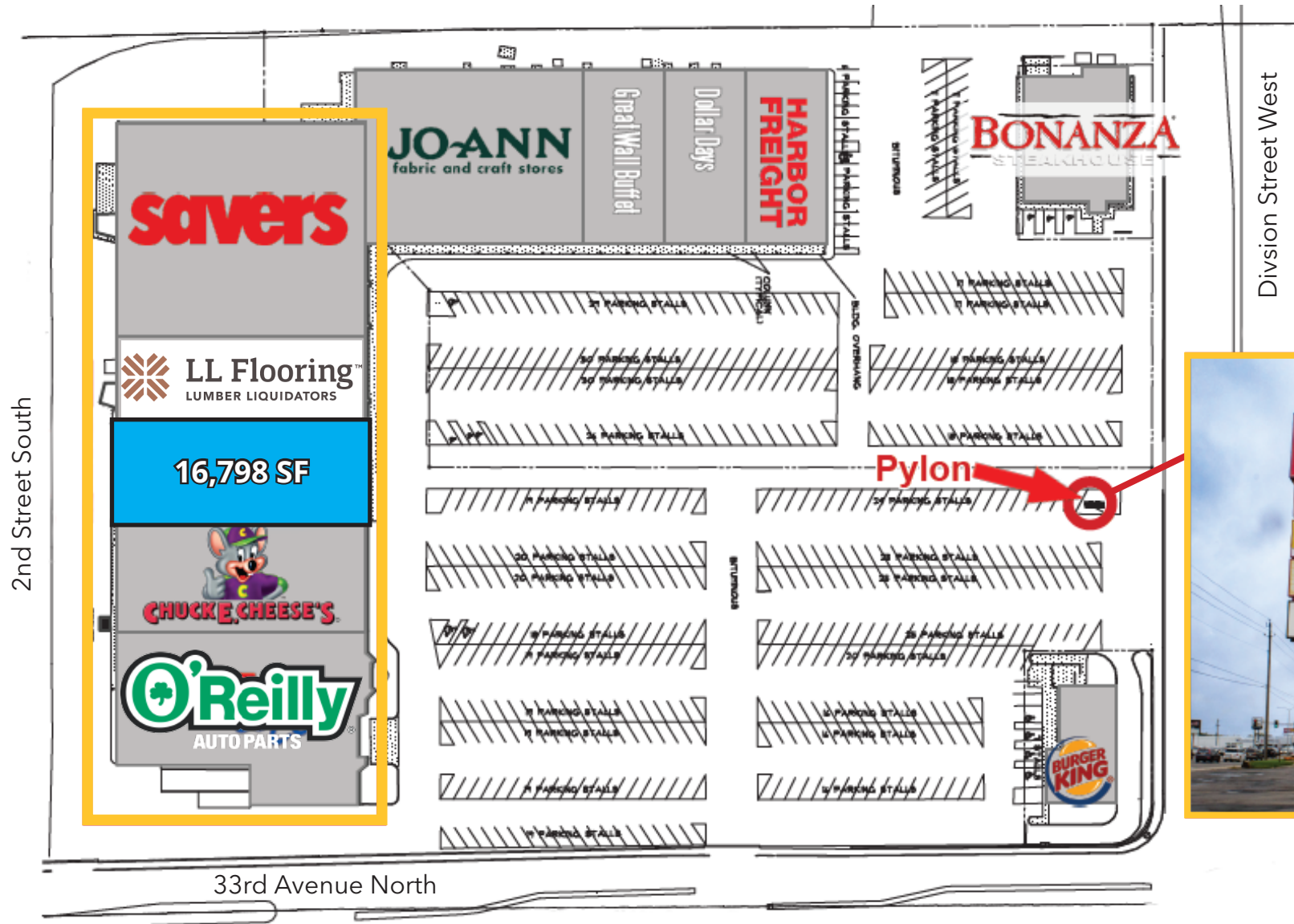


OVERALL SITE PLAN

DIVISION STREET PLAZA



**REALTY
RESOURCES**
MEMBER



FLOOR PLAN

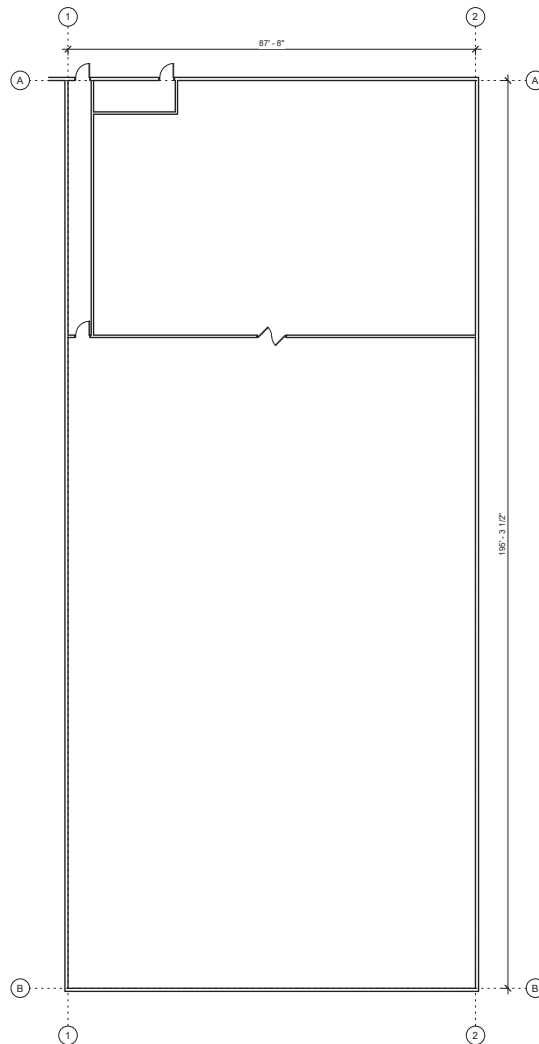
DIVISION STREET PLAZA



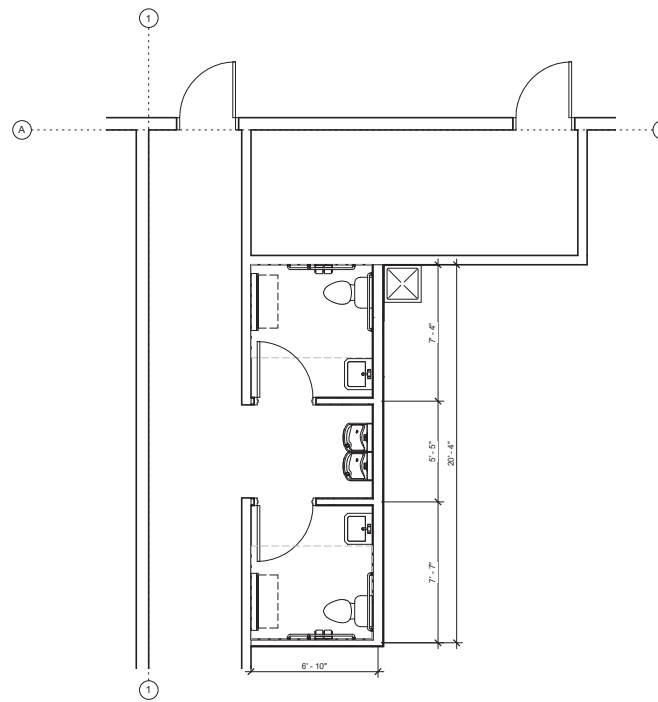
REFERENCED KEYNOTES

FLOOR PLAN GENERAL NOTES:

- A. CONTACT ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND BETWEEN THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND CIVIL DRAWINGS SUCH THAT INFORMED DIRECTION MAY BE PROVIDED.
- B. ALL TRADES TO COORDINATE WORK WITH OTHER TRADES TO MINIMIZE CONFLICTS DURING CONSTRUCTION. ANY PENETRATIONS MADE THROUGH RATED ASSEMBLIES WILL NEED TO BE PATCHED AND FIRE CAULKED BY TRADE CREATING THE PENETRATION.
- C. BLOCKING TO BE PROVIDED IN WALLS RECEIVING WALL MOUNTED FIXTURES, EQUIPMENT, HANDRAILS OR ACCESSORIES WHETHER BLOCKING IS IDENTIFIED OR NOT ON THE ARCHITECTURAL DRAWINGS.
- D. WATER RESISTANT GYP BD. TO BE USED WHEREVER WALLS ARE TO RECEIVE TILING WHETHER SHOWN OR NOT. SHOWER AREAS TO UTILIZE CEMENT BOARD WHEN USING STEEL STUD ASSEMBLIES.
- E. ALL SPRAY FOAM INSULATION IN CONCEALED SPACES ARE TO BE PROTECTED WITH A RATED ASSEMBLY.
- F. ALL WALLS TO BE CONSTRUCTED TO THE DECK ABOVE UNLESS NOTED OTHERWISE. DEFLECTION HEADS ARE REQUIRED AND GYP BD ASSEMBLIES WILL NEED TO ALLOW FOR ROOF DECK MOVEMENT. DO NOT CONSTRUCT GYP. BD. TIGHT TO DECK.
- G. VAPOR BARRIERS TERMINATING AT ROOF PERIMETERS ARE TO PROVIDE CONTINUOUS SEAL AT STEEL DECK, FLUTES, AND STEEL MEMBERS.
- H. ALL STRUCTURAL CONDITIONS SHOWN ON THE ARCHITECTURAL PLANS ARE FOR REFERENCE ONLY. ACTUAL STEEL SIZES AND SHAPES ARE REFERENCED ON THE STRUCTURAL DRAWINGS AND GSA.
- I. ALL FIRE EXTINGUISHER LOCATIONS TO BE VERIFIED AND REVIEWED BY THE FIRE MARSHALL PRIOR TO INSTALLATION.
- J. CONTROL JOINTS ARE TO BE PROVIDED IN GYPSUM BOARD ASSEMBLIES AS STATED BY THE GSA MODELING. REFERENCE INTERIOR ELEVATIONS AND CEILING PLANS FOR FURTHER INFORMATION.
- K. ALL TRADES WORKING IN EXPOSED CEILING AREAS WITH VISIBLE DUCTWORK, PIPING, AND LIGHTING WILL NEED TO COORDINATE LAYOUTS WITH EACH OTHER AND WITH ARCHITECT APPROVAL PRIOR TO INSTALLATION. IF INSTALLATION OCCURS, ARCHITECT HAS THE RIGHT TO REQUEST AREAS TO BE REWORKED AS DIRECTED BY THE ARCHITECT ENSURING CODE REQUIREMENTS ARE MAINTAINED.
- L. SUBSTITUTIONS TO PRODUCT SPECIFICATIONS ARE NOT ALLOWED AFTER BID DATE UNLESS DIRECTED BY THE OWNER OR ARCHITECT.
- M. DURING SPRINKLER SHOP DRAWING REVIEW, THE ARCHITECT HAS THE RIGHT TO RELOCATE HEADS, TRUNK LINES AND PIPING ROUTES AS REQUIRED TO COORDINATE WITH THE OVERALL DESIGN OF THE INTERIOR SPACES. ARCHITECT WILL WORK WITH THE CONTRACTOR TO ENSURE CODE REQUIRED COVERAGE IS MAINTAINED.
- N. ALL EXTERIOR WALLS CONSTRUCTED WITH METAL STUDS ARE TO INCLUDE SILL SEAL, WATERPROOFING UNDER RUNNER AT CONCRETE FOUNDATION / SLAB CONDITION WHETHER OR NOT SHOWN IN DETAILS.
- O. MASONRY TO RECEIVE WATERPROOFING TO BE CLEANED FROM DEBRIS AND PATCHED AND FINISHED SMOOTH BY THE MASONRY CONTRACTOR. IF SURFACE IS NOT ACCEPTED BY THE WATERPROOFING CONTRACTOR, CONCRETE CONTRACTOR IS TO RETURN TO THE JOB SITE TO CLEAN, REMOVE, AND PATCH BLEMISHES FOR WATER PROOFING CONTRACTOR ACCEPTANCE.
- P. ARCHITECT IS NOT RESPONSIBLE TO DO QUANTITY TAKE OFFS FOR BIDDING RESPONSIBILITY. CONTRACTORS BIDDING THE PROJECTS ARE TO BECOME FAMILIAR WITH THE DRAWINGS AND BID PACKAGE THEY ARE RESPONSIBLE FOR.
- Q. ALL INTERIOR DIMENSIONS AT WASHROOMS WILL NEED TO BE CONFIRMED PRIOR TO PLUMBING ROUGH-IN TO ENSURE ADA / ACCESSIBILITY CLEARANCES ARE MET.



1 MAIN FLOOR PLAN
A200 SCALE: 1/16" = 1'-0"



3 ENLARGED FLOOR PLAN - OPT 2
A200 SCALE: 1/4" = 1'-0"



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