

RETAIL FOR LEASE
SHOPPES AT
MARKETPLACE



132 2ND STREET SOUTH
WAITE PARK, MN 56387

Redefining Real Estate

www.AtlasCRE.com

RETAIL FOR LEASE

SHOPPES AT MARKETPLACE



PROPERTY INFORMATION

⇒ LEASING OVERVIEW

AVAILABLE SPACE Endcap space #132: 1,997 sf

LEASE RATE Negotiable

2024 CAM/TAX	CAM/Ins	\$5.34 PSF
	Taxes	\$2.12 PSF
	Total	\$7.46 PSF

⇒ TRAFFIC COUNTS

2ND STREET S: 30,000 VPD
 2ND AVE. S: 9,500 VPD

⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	7,557	56,073	104,693
AVG. HH INCOME	\$57,873	\$74,193	\$75,948
DAYTIME POPULATION	18,868	74,374	126,139

* Source- ESRI 2023

⇒ NEW MONUMENT SIGN



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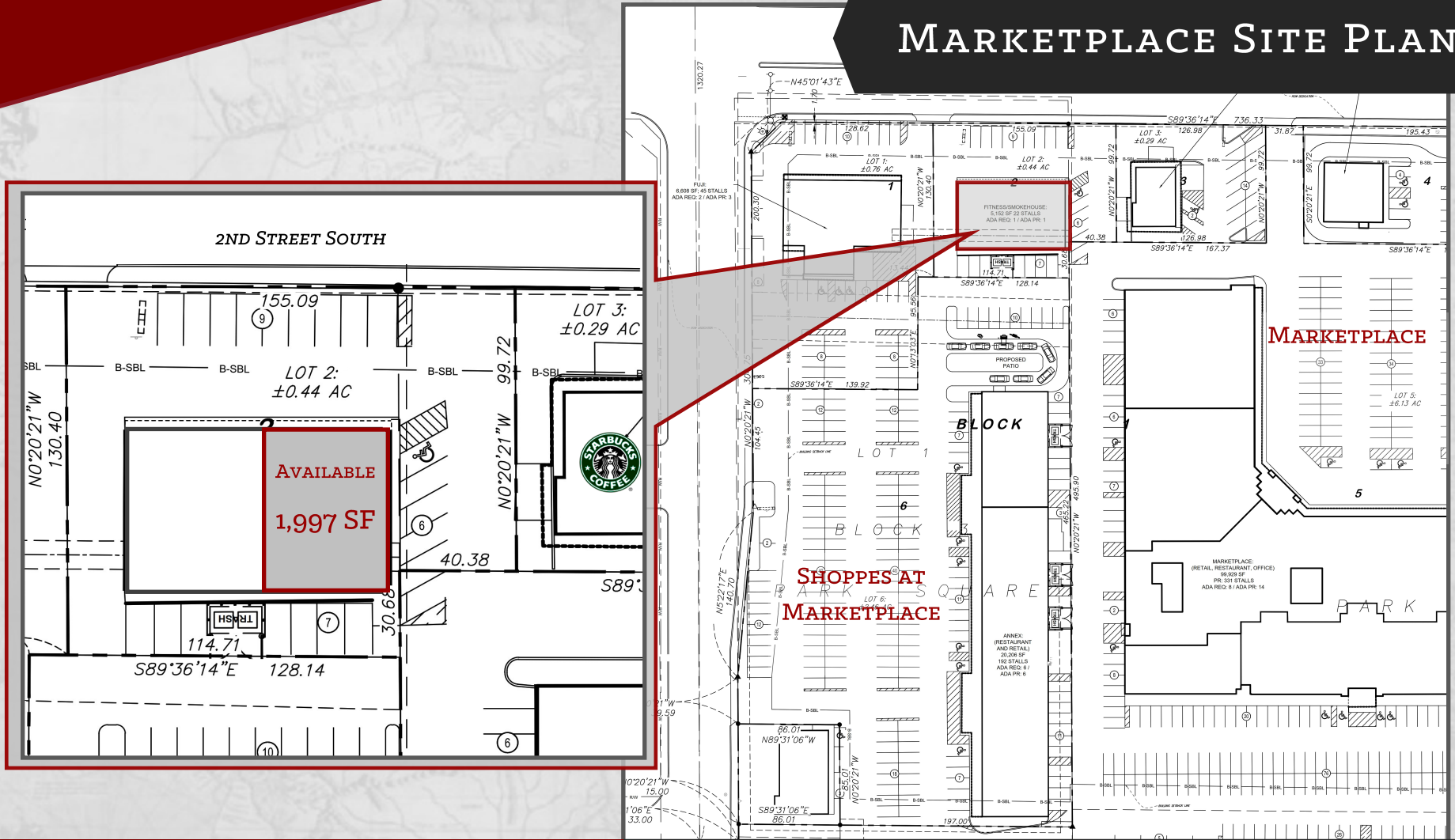
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MARKETPLACE SITE PLAN



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