

RETAIL FOR LEASE

BIRCH LAKE SQUARE

PAD SITE & INLINE SPACE



1340-1350 HIGHWAY 96 E
WHITE BEAR LAKE, MN 55110



Redefining Real Estate

www.AtlasCRE.com

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1340-1350 HIGHWAY 96 EAST
WHITE BEAR, MN 55110



PROPERTY INFORMATION

⇒ LEASING OVERVIEW

AVAILABLE SPACE	Suite 14:	1,500 sf
	Pad Site:	1,500 - 3,500 sf buildable
LEASE RATE	Negotiable	
2024 CAM/TAX	CAM/Ins	\$5.5 PSF
	Taxes	\$3.60 PSF
	Total	\$9.18 PSF

⇒ TRAFFIC COUNTS

HIGHWAY 96:	21,000 VPD
INTERSTATE 35E:	65,000 VPD SOUTH OF 96
	50,343 VPD NORTH OF 96

⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	7,120	41,664	117,971
AVG. HH INCOME	\$83,885	\$86,525	\$90,238
DAYTIME POPULATION	7,782	43,796	119,933

* Source- ESRI 2021

⇒ PROMINENT PYLON SIGNAGE



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**DOWNTOWN
WHITE BEAR LAKE**

Manstream verizon NAPTIME
Boutique frank murphy Acupuncture Co.
Keys Good Things PRIMP
LEEANN CHIN

BIRCH LAKE SQUARE

ESTD 1997 salons by jc GRUNDLOFFER'S OLD-FASHION MEATS
ALL STAR PET HOTEL & PAW CARE
GOODYEAR Carbones Pizzeria BEAR NUTRITION
Birch Lake Salon Bella Nails EXPRESSTAN

T STARBUCKS COFFEE
PUNCH
Great Clips Culver's
NOODLES @ COMPANY

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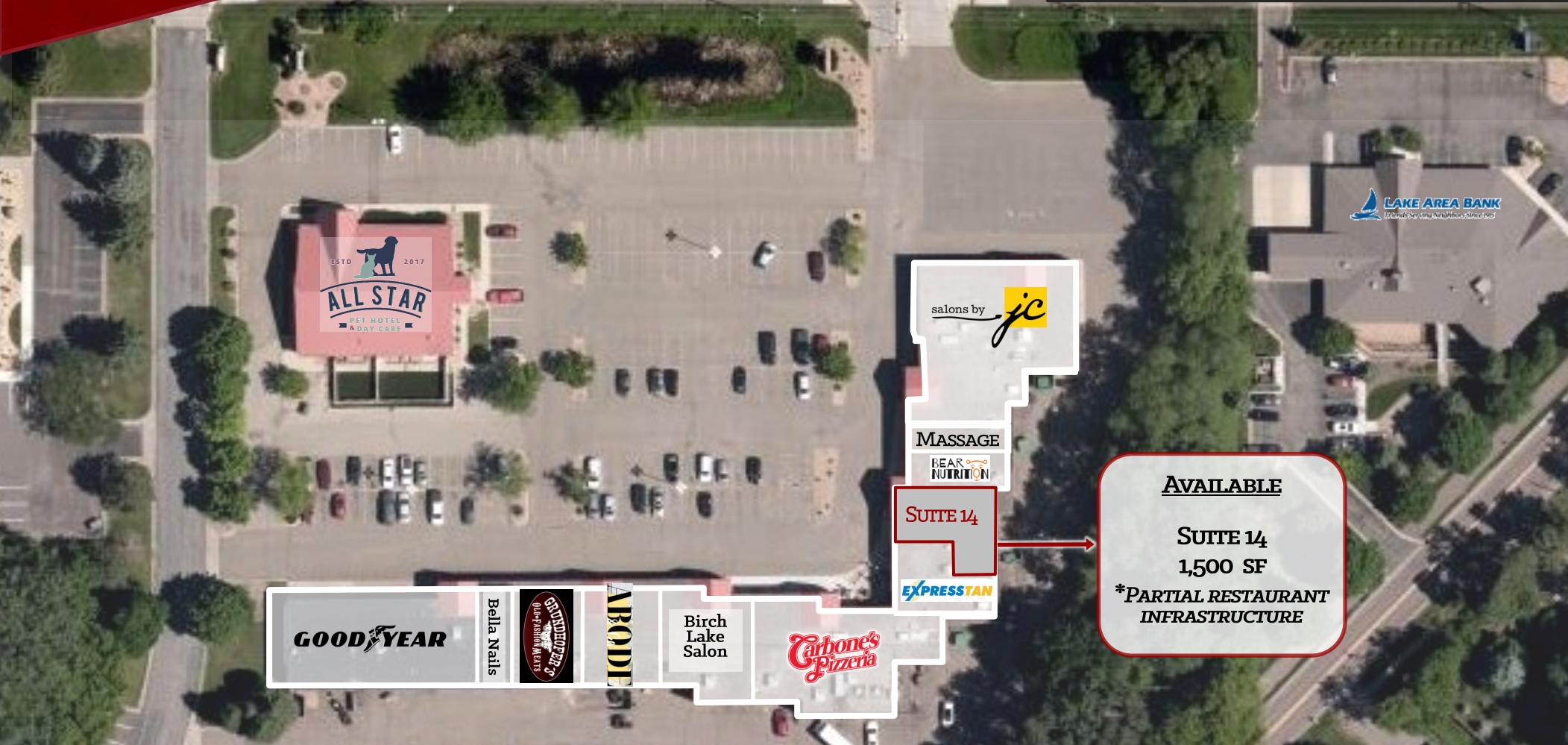
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MINNESOTA
96

SITE PLAN & PAD SITE



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