

# PAD SITE FOR LEASE DIVISION STREET PLAZA



12,200 SF  
PAD SITE

30,500 VPD

DIVISION ST

3RD AVENUE N



3440 WEST DIVISION STREET  
ST. CLOUD, MN 56301



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3440 W. DIVISION ST.  
ST. CLOUD, MN



### PROPERTY INFORMATION

#### ⇒ LEASING OVERVIEW

PAD SITE	12,200 SF
	Cross Parking Easement
GROUND LEASE RATE	Negotiable
2022 CAM/TAX	CAM/Ins. \$2.40 PSF
	Taxes \$2.00 PSF
	Total \$4.40 PSF

#### ⇒ TRAFFIC COUNTS

DIVISION STREET:	30,500 VPD
33RD STREET:	12,400 VPD

#### ⇒ DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,347	64,692	105,954
AVG. HH INCOME	\$59,300	\$67,682	\$69,780
DAYTIME POPULATION	25,444	94,601	130,994

\* Source- ESRI 2019

#### ⇒ OPPORTUNITY HIGHLIGHTS

- ◆ WELL ANCHORED SHOPPING CENTER WITH MULTIPLE NATIONAL TENANTS
- ◆ PROMINENT PAD SITE ON HIGH TRAFFIC AREA OF DIVISION STREET
- ◆ PYLON SIGNAGE AVAILABLE ON SITE
- ◆ HIGH TRAFFIC, LIGHTED INTERSECTION
- ◆ STRONG DAYTIME TRAFFIC
- ◆ IDEALLY SITUATE ONE BLOCK EAST OF HWY 15/DIVISION ST INTERSECTION



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AERIAL

SITE



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JENNIFER PELANT  
DIRECT 612-306-7237  
Jennifer@AtlasCRE.com  
ATLAS Commercial Real Estate



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### SITE PLAN

