

# RETAIL FOR LEASE

4703 HIGHWAY 61  
WHITE BEAR LAKE, MN 55110



## MAINSTREET CROSSING

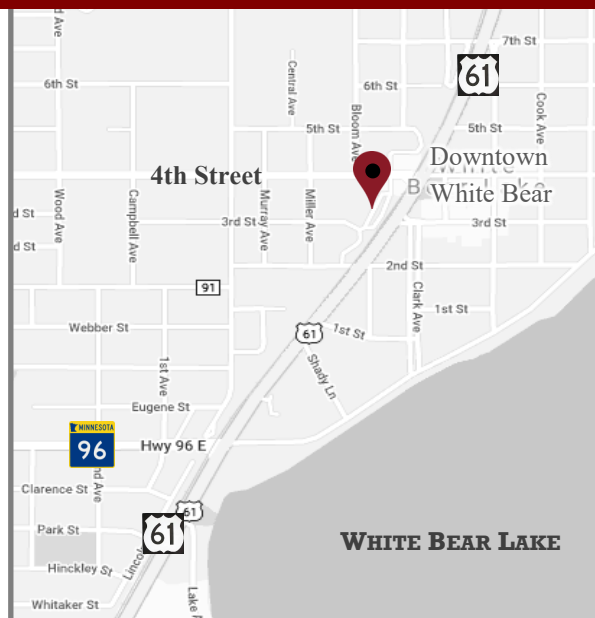
### PROPERTY INFORMATION

AVAILABLE SPACE	Suite 4709:	1,483 SF
LEASE RATES	Negotiable	
2024 NNNs EST.	Tax	\$ 7.50 PSF
	CAM/Ins.	\$10.84 PSF
	Total	\$18.34 PSF
TRAFFIC COUNTS	Hwy 61:	32,500 vpd
	4th Street :	6,900 vpd

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,915	40,881	91,374
AVG HH INCOME	\$74,788	\$91,120	\$97,802
DAYTIME POPULATION	5,173	28,254	70,931

\*Source- ESRI 2019



### CONTACT:

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Redefining Real Estate

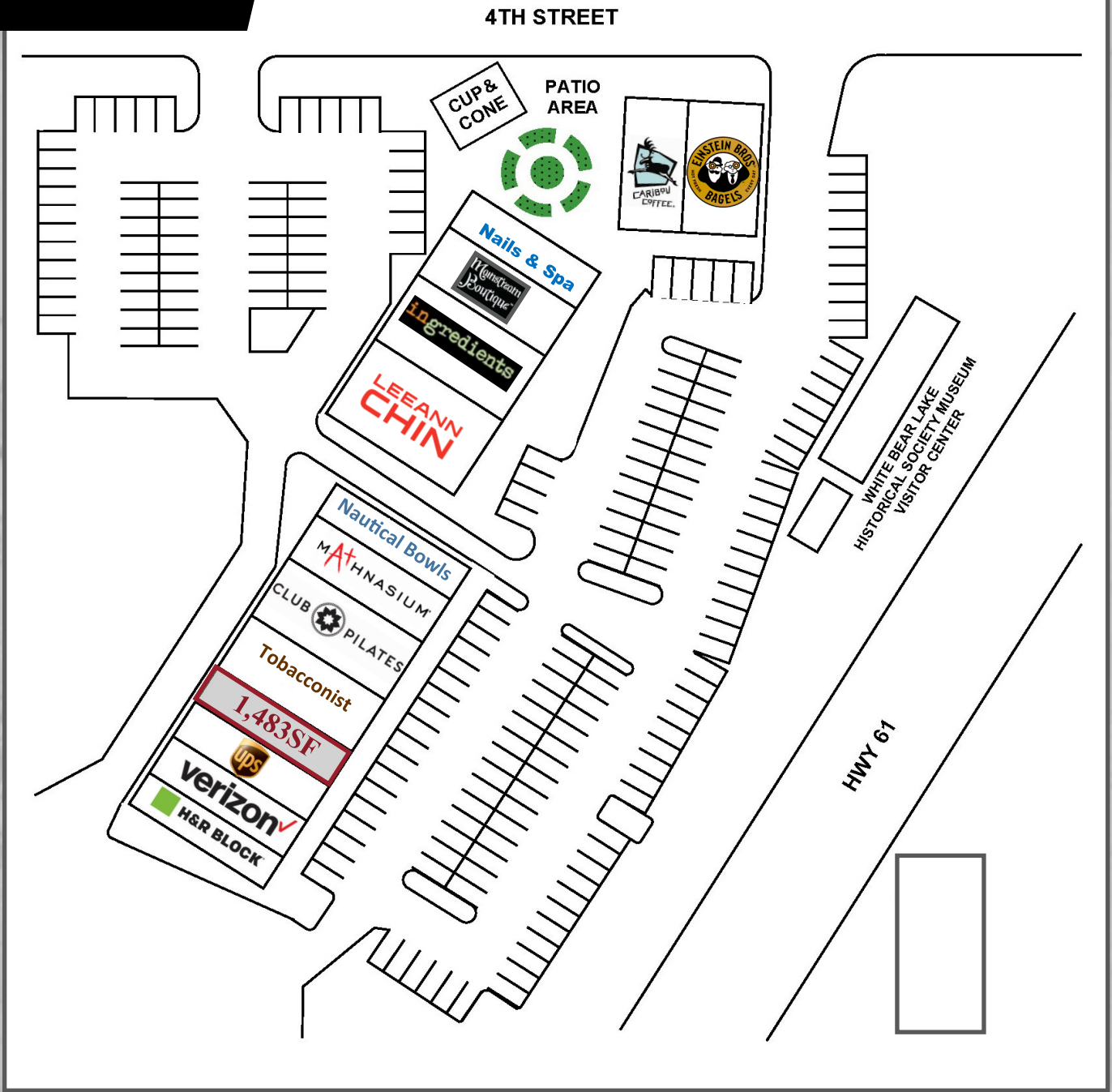
www.AtlasCRE.com

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## SITE PLAN



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4703 MAIN STREET

FLOOR PLAN



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