

# GROUND LEASE/BUILD TO SUIT MAPLEWOOD LAND



**HEALTH FAIRVIEW**  
ST. JOHN'S HOSPITAL

**MAPLEWOOD MALL**  
**KOHL'S** **BARNES & NOBLE BOOKSELLERS**  
**macy's** **JCPenney**

**SITE**

**OUTPARCEL SITE AVAILABLE  
1.58 ACRES**

**1740 BEAM AVE  
MAPLEWOOD, MN 55109**

12,205 VPD

14,442 VPD

10,400 VPD

KENARD STREET N. 1,743 VPD

SOUTHLAWN DRIVE N. 7,000 VPD

WHITE BEAR AVE 17,994 VPD

20,202 VPD



# GROUND LEASE/BUILD TO SUIT

## MAPLEWOOD LAND

1740 BEAM AVE  
MAPLEWOOD, MN 55109



### PROPERTY INFORMATION

#### ⇒ PROPERTY OVERVIEW

##### AVAILABLE SITE

- ⇒ 1.58 Acres
- ⇒ Available for Ground Lease or Built to Suit
- ⇒ Zoned Business Commercial Modified
- ⇒ Established Commercial/Medical Corridor
- ⇒ Easy access to Interstate 694, Highways 61 and 36
- ⇒ PID: 032922410040

##### LEASE RATE

Negotiable

##### 2024 TAX

\$15,064.00

#### ⇒ TRAFFIC COUNTS

BEAM AVE:	11,442 VPD
SOUTHLAWN DRIVE N:	7,000 VPD (NORTH OF BEAM AVE)
WHITE BEAR AVE:	17,994 VPD (NORTH OF BEAM AVE)
	20,202 VPD (SOUTH OF BEAM AVE)



#### ⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	6,708	76,765	230,540
AVG. HH INCOME	\$95,245	\$103,156	\$101,994
DAYTIME POPULATION	12,819	76,037	203,374

\* Source- ESRI 2024

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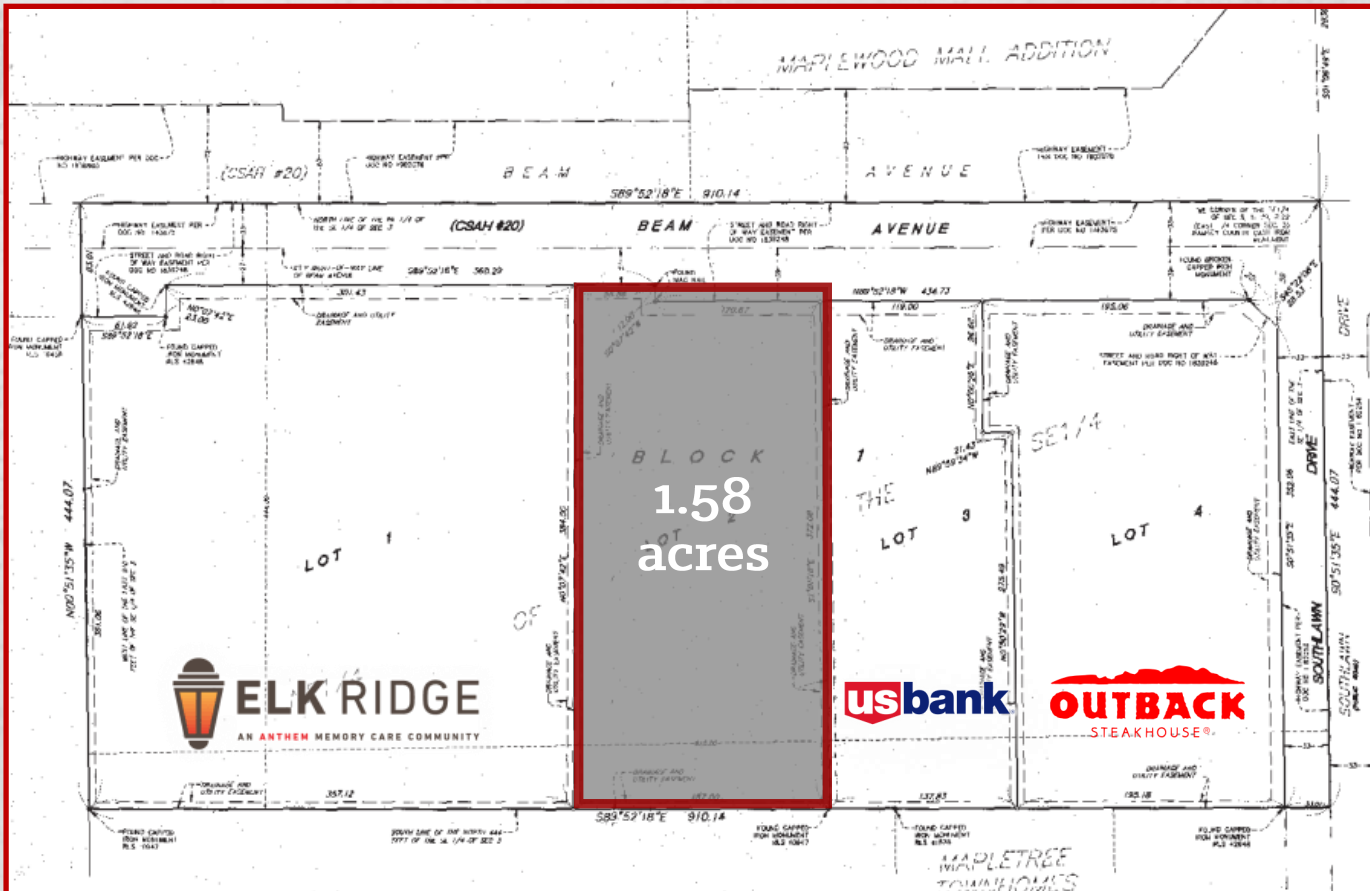
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## SITE PLAN



### OUTPARCEL INFO

-1.58 ACRES

-AVAILABLE FOR GROUND  
LEASE OR BUILD TO SUIT

-ZONED BUSINESS  
COMMERCIAL MODIFIED

-EASY ACCESS TO  
INTERSTATE 694 &  
HIGHWAYS 61 & 36

-ESTABLISHED  
COMMERCIAL/MEDICAL  
CORRIDOR



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GROUND LEASE/BUILD TO SUIT

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1740 BEAM AVE  
MAPLEWOOD, MN 55109

82,227 VPD



COUNTY RD D 3,150 VPD

COUNTY RD D 11,563 VPD

KENARD STREET N. 1,743 VPD

SOUTHLAWN DRIVE N. 7,000 VPD

WHITE BEAR AVE 19,319 VPD  
17,994 VPD

19,215 VPD

11,442 VPD

BEAM AVE 10,400 VPD

SITE

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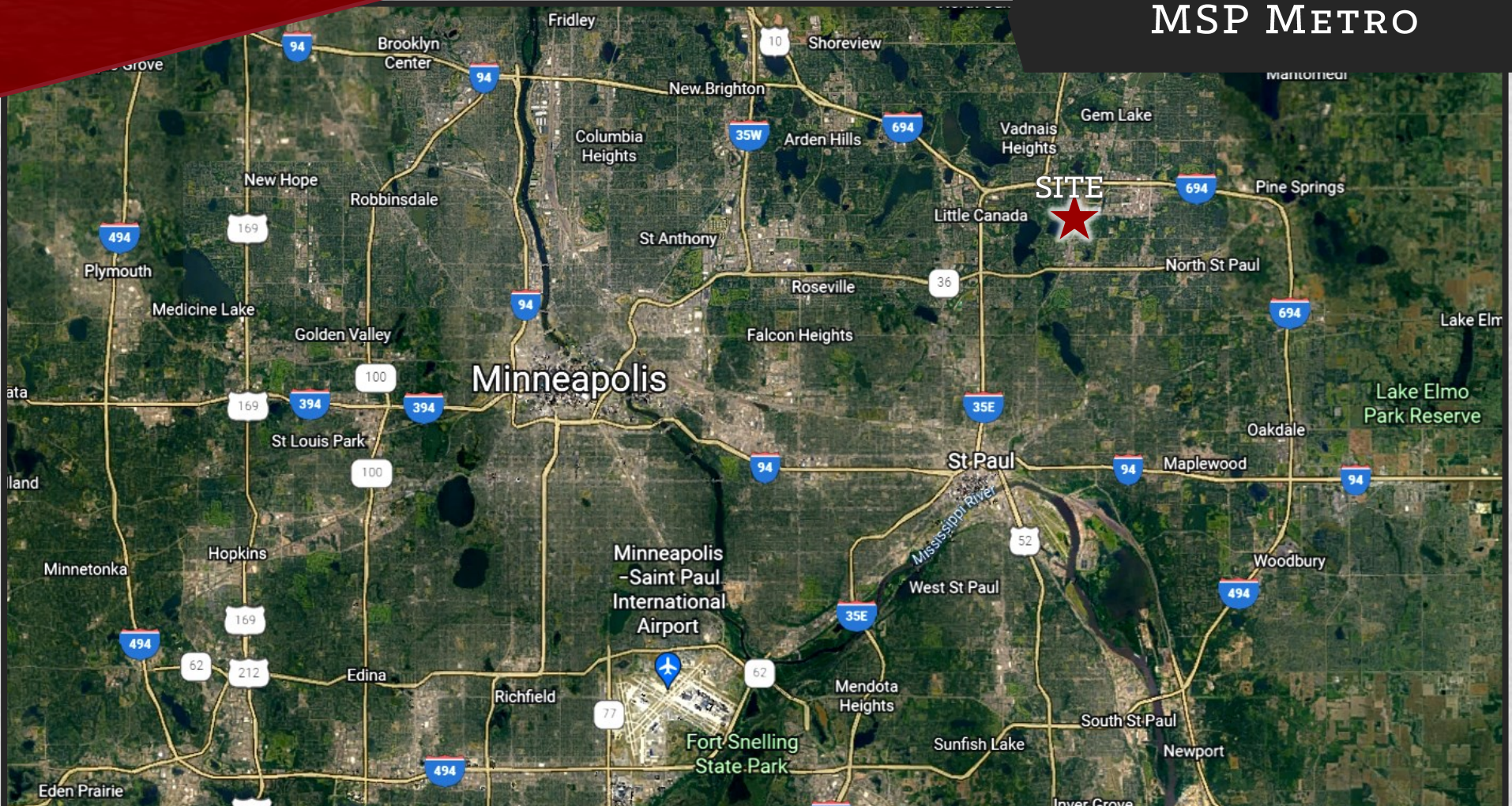
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MSP METRO



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