

RETAIL FOR LEASE  
MARKETPLACE  
OF WAITE PARK



110 2<sup>ND</sup> STREET SOUTH &  
WAITE PARK, MN 56387

*Redefining Real Estate*  
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# RETAIL FOR LEASE MARKETPLACE OF WAITE PARK



## PROPERTY INFORMATION

### ⇒ LEASING OVERVIEW

AVAILABLE SPACE	Suite 114: 3,228 SF
LEASE RATE	Negotiable
2024 CAM/TAX	CAM/Ins. \$3.94 PSF <u>Taxes</u> \$1.81 PSF Total \$5.75 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

### ⇒ OPPORTUNITY HIGHLIGHTS

- ◆ GROCERY SHADOW- ANCHORED WITH ADJACENT FRESH THYME MARKET
- ◆ DIGITAL SIGNAGE AVAILABLE
- ◆ 2ND STREET TRAFFIC COUNTS HIGHEST IN WAITE PARK
- ◆ PRIME ENDCAP AVAILABLE
- ◆ HIGH TRAFFIC, LIGHTED INTERSECTION
- ◆ 1.3 MILLION VISITORS/YEAR
- ◆ STRONG DAYTIME TRAFFIC

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AERIAL ZOOMED



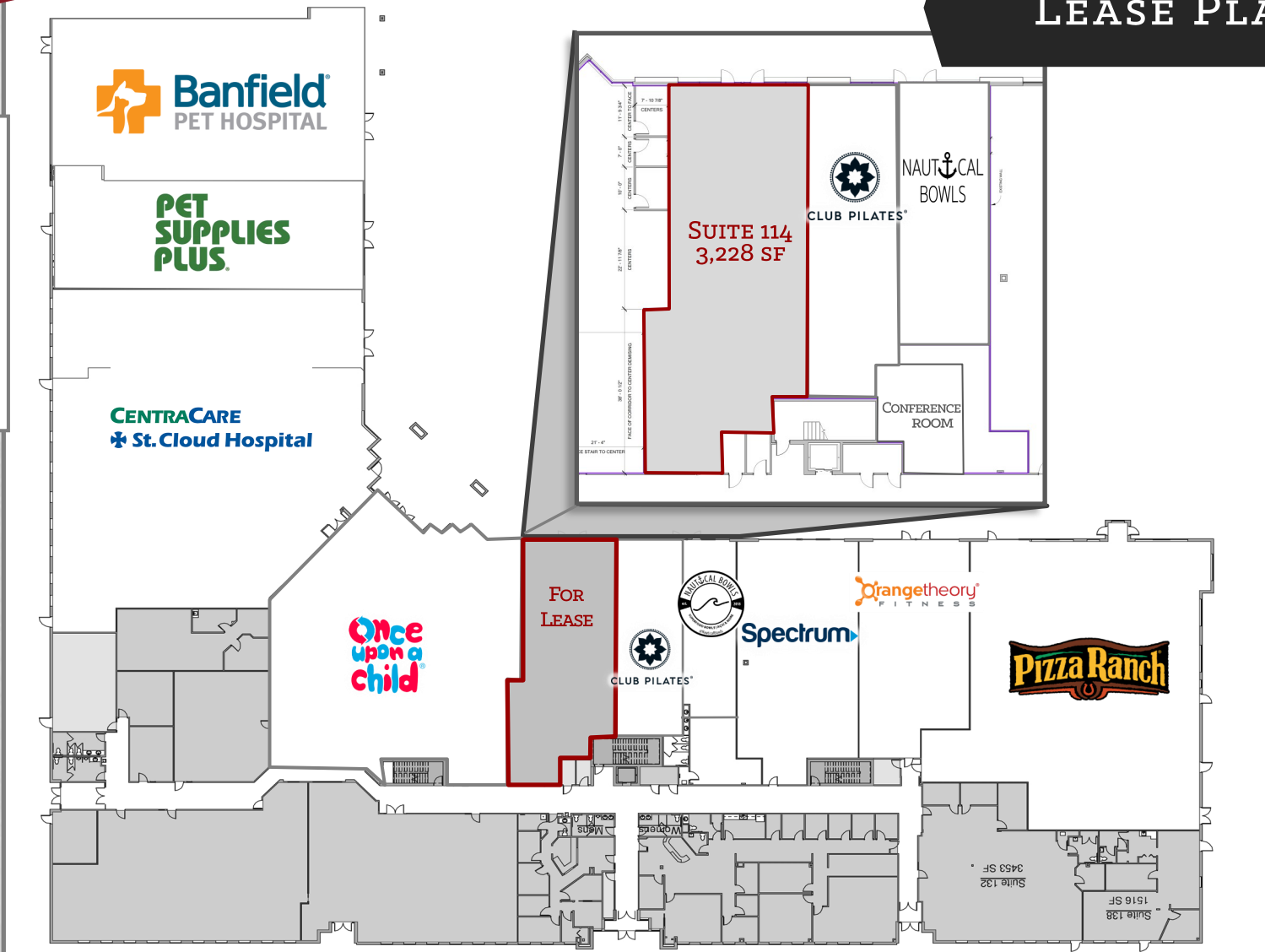
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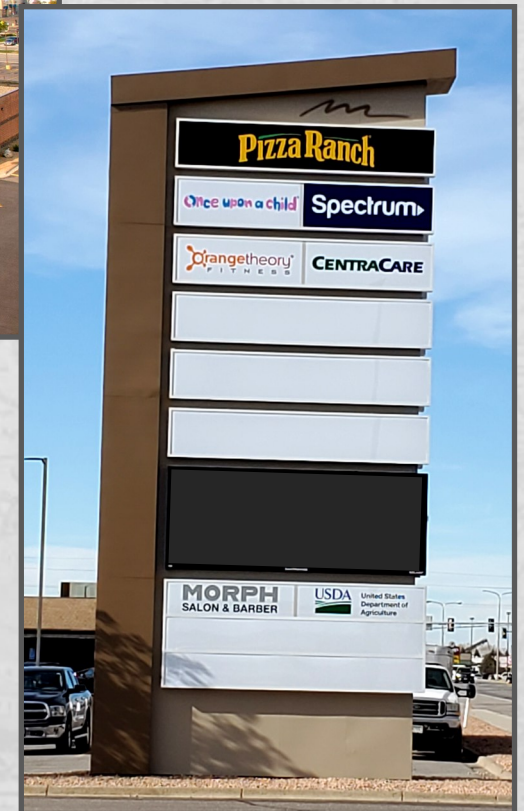
## LEASE PLAN



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PROPERTY PHOTOS



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