

RETAIL FOR LEASE  
SHOPPES AT  
MARKETPLACE



234—262 2<sup>ND</sup> AVENUE SOUTH  
WAITE PARK, MN 56387

*Redefining Real Estate*

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# RETAIL FOR LEASE

# SHOPPES AT MARKETPLACE



## PROPERTY INFORMATION

### ⇒ LEASING OVERVIEW

**AVAILABLE SPACE**    Inline:            1,246 - 3,000 sf  
                                  Endcap:            3,360 sf  
                                  Pad Endcap:      1,997 sf

**LEASE RATE**                      Negotiable

**2024 CAM/TAX**                      CAM/Ins    \$5.34 PSF  
    Taxes        \$2.12 PSF  
    Total        \$7.46 PSF

### ⇒ TRAFFIC COUNTS

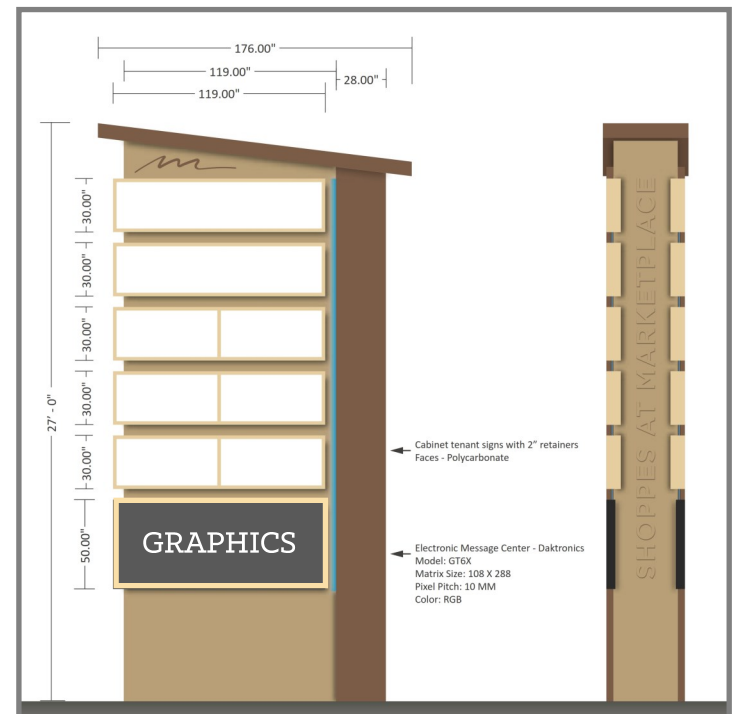
**2ND STREET S:**                      30,000 VPD  
**2ND AVE. S:**                         9,500 VPD

### ⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>	7,557	56,073	104,693
<b>AVG. HH INCOME</b>	\$57,873	\$74,193	\$75,948
<b>DAYTIME POPULATION</b>	18,868	74,374	126,139

\* Source- ESRI 2023

### ⇒ NEW MONUMENT SIGN



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

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JENNIFER PELANT

DIRECT 612-306-7237

[Jennifer@AtlasCRE.com](mailto:Jennifer@AtlasCRE.com)

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AERIAL ZOOMED



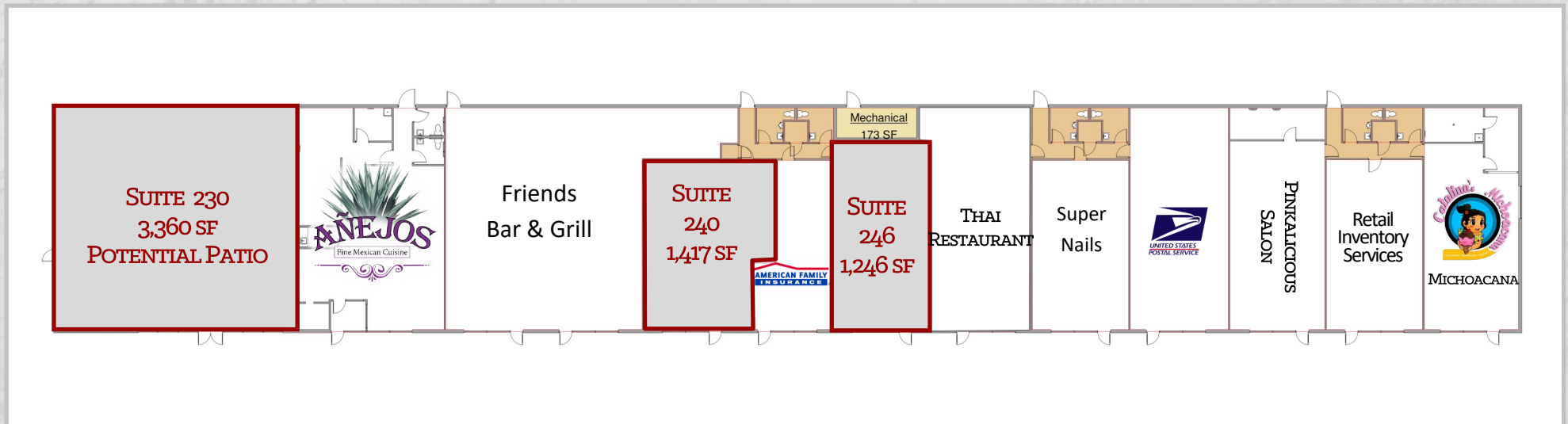
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## MULTI-TENANT LEASE PLAN



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