



LAKE STREET PLAZA

FOREST LAKE, MN

Suntide Commercial
Realty, Inc.
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University Ave W
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St. Paul, MN 55114
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Property Highlights:

Fantastic visibility and access from Lake Street/Highway 61 in one of Minnesota's fastest growing communities.

Join co-tenant's Fastenal and Sprint Communications along with neighboring service-retail businesses including: Holiday C-Store, Allina Medical Clinic, Pizza Man, Radio Shack, Cost Cutters, LA Nails, Hallmark, Dairy Queen, and a Movie Theatre.

2007 Minnesota Department of Transportation traffic counts along Lake Street averaged 18,000 vehicles per day.

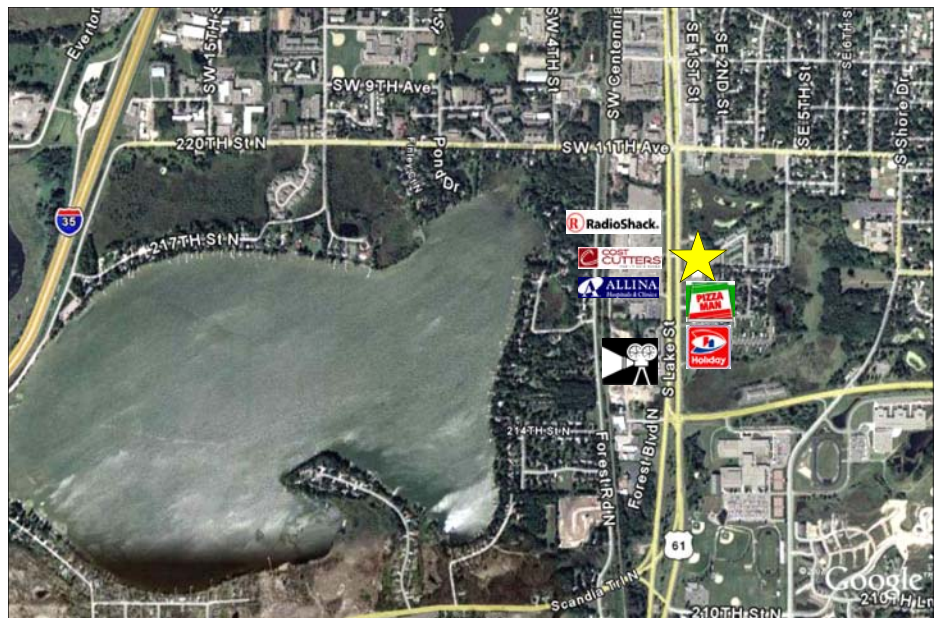
Lease from 1,400-12,330 square feet. Contact agents Timothy Igo or Derrick Jensen of Suntide Commercial Realty, Inc today.

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CONTACT

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NAT'L MEMBERS
OF:





LAKE STREET PLAZA

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Location 1467 Lake Street S, Forest Lake, MN 55025 (Washington County)

Project Size 21,830 sf on 2.3 acres

Year Built 2008

Available 1,400-12,330 sf

Lease Rate \$18.00-\$21.00 psf, NNN

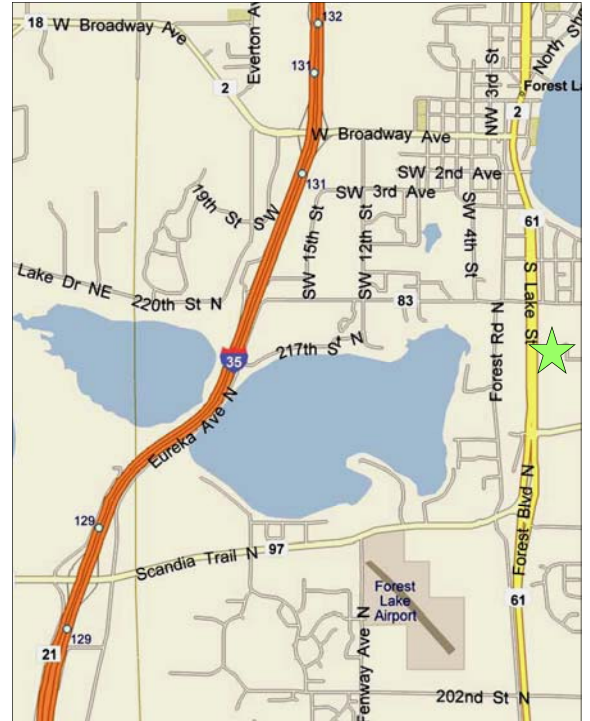
Total Operating Expenses \$4.50 psf, estimated (includes CAM, tax, and insurance)

Parking 61 stalls on site

Nearby Retail Holiday Gas, Allina Clinic, Pizza Man

Demographics
(2009)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,506	16,765	26,708
Households	2,025	6,578	9,902
Avg. HH Income	\$64,938	\$83,717	\$88,726

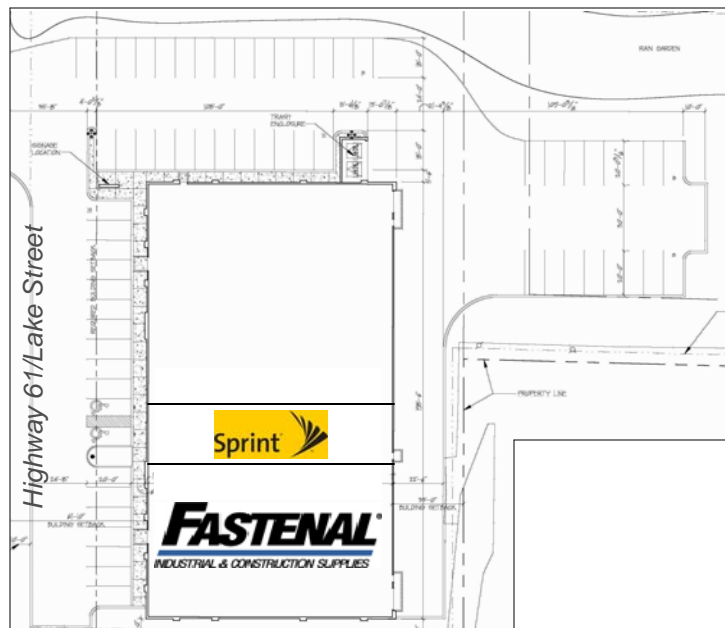


Contact

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