



MAPLEWOOD EAST

MAPLEWOOD, MN

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Property Highlights:

Maplewood East Shopping Center has been recently renovated: only one vacancy remains.

With excellent frontage along the bustling White Bear Avenue, this center has notable visibility from *both* Beam and White Bear. There are two access points to the center from White Bear Avenue.

Maplewood East is positioned in the heart of Maplewood's retail hub, and is only a stones throw from the Maplewood Mall (anchored by JC Penney's, Macy's and Barnes & Noble). Additionally, a brand new Walgreen's is being constructed on one of Maplewood East's' pad sites. The demographics reveal a significant population count of nearly 65,000 people within three miles; which has made it an appealing market for many retailers, both national and local alike. Such national retailers in this market include: Michael's Arts & Crafts, Wedding Day and Jarred's Jewelers, Burlington Coat Factory, and TJ Maxx. The Maplewood market also features countless sit down and fast service restaurants including: Chili's, the Outback Steak House, Jake's, Red Lobster, Noodles & Co, Chipotle, Wendy's, Taco Bell and many others.

Due to the number of national retail chains and excellent restaurants, not to mention the centers' strong co-tenants MGM Liquor and Anytime Fitness, Maplewood East generates a constant flow of activity. Traffic volumes along White Bear Avenue boast slightly over 25,000 cars per day.

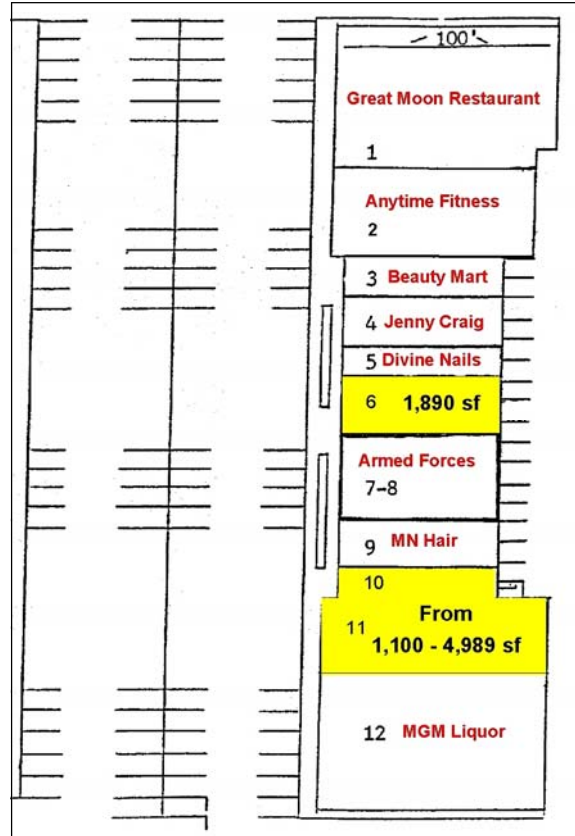




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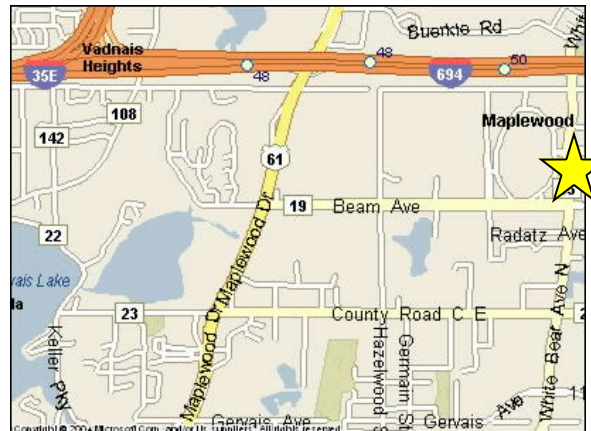
Location	2950 White Bear Avenue, Maplewood, MN 55109 (Ramsey County)		
GLA	32,998 square feet		
Available	From 1,100 sf up to 4,989 sf		
Usage Type	Service-Retail		
Lease Rate	\$15.00-\$16.50 psf, NNN		
2010 CAM	\$4.24 psf, est.		
2010 Taxes	\$4.99 psf, est.		
Parking	130 stalls on-site		
Nearby Retailers	Maplewood Mall		
Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,266	64,220	191,602
Households	2,564	25,866	73,410
Avg. HH Income	\$78,880	\$82,604	\$79,808



Traffic Counts (DOT 2009)	Along Hwy 694:	79,000 cars daily
	White Bear Ave:	25,500 cars daily
	Beam Avenue:	15,000 cars daily

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