



# PLAZA 3000

## MAPLEWOOD, MN

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### Property Highlights:

Plaza 3000 is a 123,000 square foot retail project located just east of the Maplewood Mall, and two blocks off of Highway 694.

The main retail center includes an enclosed walkway, an abundance of on-site parking, and a wide variety of long-term tenants including: Pet Food Warehouse, Tuesday Morning, Regency Beauty Institute, Old Country Buffet, Factory Card Outlet, and more!



The Annex building, located just across the street (see first photo above) has attracted both retail and professional services.

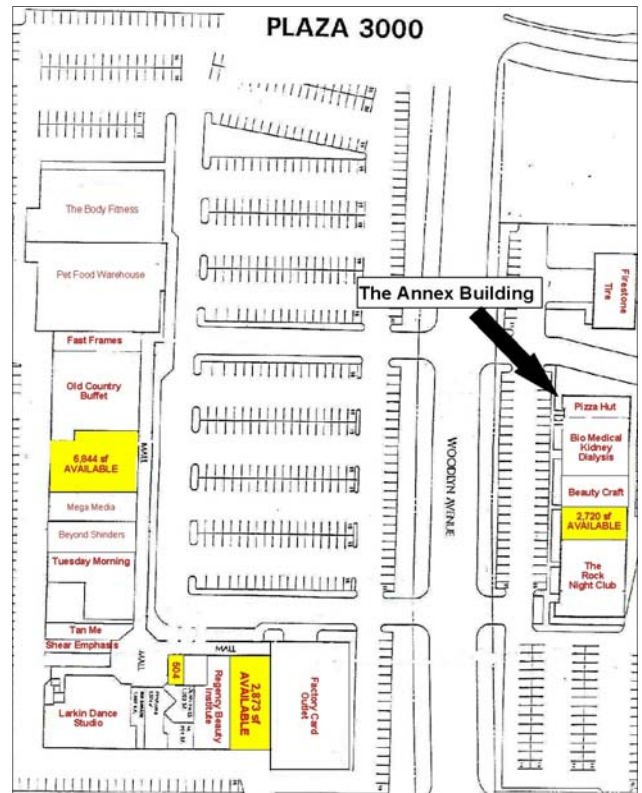
Additionally, the Annex building also boasts direct storefront access from the parking lot. Come see what Plaza 3000 has to offer you and your clients!



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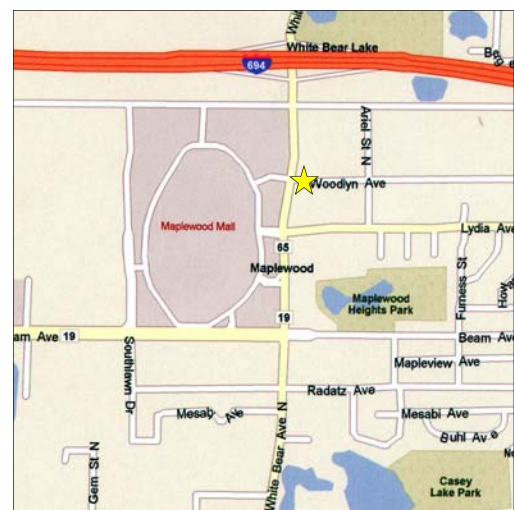
<b>Location</b>	3000 White Bear Ave, Maplewood, MN 55109 (Ramsey County)		
<b>GLA</b>	122,581 square feet (both the Main and Annex Buildings)		
<b>Available</b>	2,720 sf (Annex Bldg) 504-6,844 sf (Main Bldg)		
<b>Usage Type</b>	Service-Retail		
<b>Lease Rate</b>	\$14.00-\$16.00 psf, NNN		
<b>2010 Ops.</b>	\$5.69 psf, Main Bldg: estimated		
<b>2010 Ops.</b>	\$5.34 psf, Annex Bldg: estimated		
<b>Parking</b>	Ample On-site		
<b>Nearby Retailers</b>	Marshall Field's, JC Penney, Barnes & Noble, The Maplewood Mall		
<b>Demographics</b> (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



<b>Traffic Counts</b> (DOT 2009)	Along Hwy 694:	79,000 cars per day
	White Bear Ave:	25,500 cars per day

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