

FOR LEASE

MINNEAPOLIS-ST. PAUL

Colliers
INTERNATIONAL

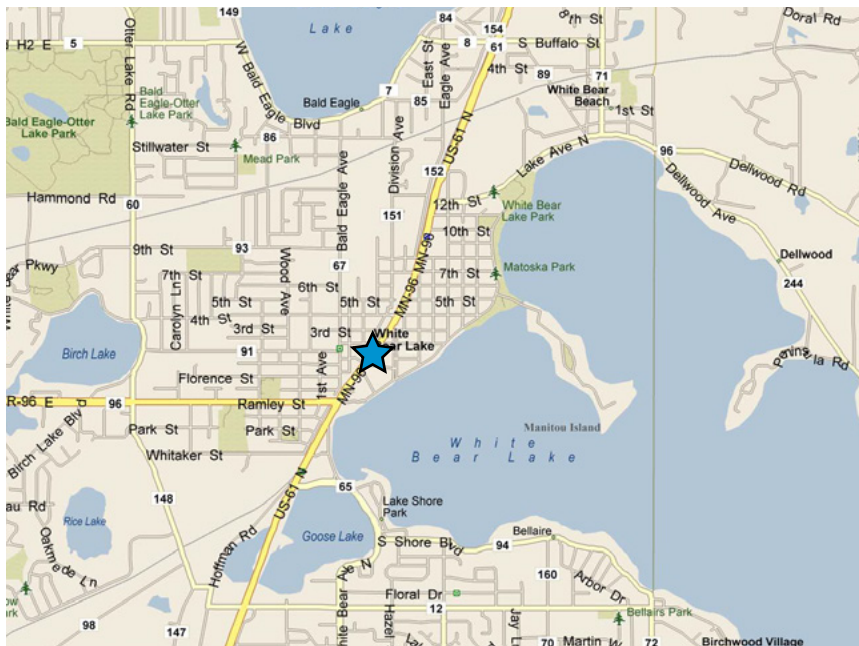
PARTNER  X TEAM
INTERNATIONAL

Mainstreet Crossing

4703 HIGHWAY 61, WHITE BEAR LAKE, MN 55110



For Lease



Contact Us

JENNIFER PELANT

952 897 7728 direct

612 306 7237 mobile

jennifer.pelant@colliers.com

COLLIERS INTERNATIONAL

5985 Rice Creek Parkway, Suite 105
Shoreview, MN 55126

www.colliers.com

Site Information

- > **Location** 4703 Highway 61 in White Bear Lake
- > **Description** Mixed use retail
- > **Zoning** Retail
- > **Average Household Income** \$74,788

AVAILABLE FOR LEASE:

Suite 4711: 2,037 SF

Suite 4705: 1,378 SF

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	5,915	40,881	91,374
Average Household Income	\$74,788	\$91,120	\$97,802
Daytime Demographics	5,173	28,254	70,931

TRAFFIC COUNTS:

- > Highway 61: 32,500 vpd

2018 EST. CAM & REAL ESTATE TAX:

\$8.02 per square foot - CAM

\$6.09 per square foot - taxes

\$14.11 per square foot - total

AREA TENANTS:

- > Caribou Coffee
- > H&R Block
- > Fantastic Sam's
- > Leeann Chin
- > Snap Fitness
- > Yogurt Bar

COMMENTS:

Highly coveted area of the North Metro, as the only traditional retail center along the Highway 61 strip in White Bear Lake.



Contact Us

JENNIFER PELANT
952 897 7728 direct
612 306 7237 mobile
jennifer.pelant@colliers.com

COLLIERS INTERNATIONAL
5985 Rice Creek Parkway, Suite 105
Shoreview, MN 55126
www.colliers.com

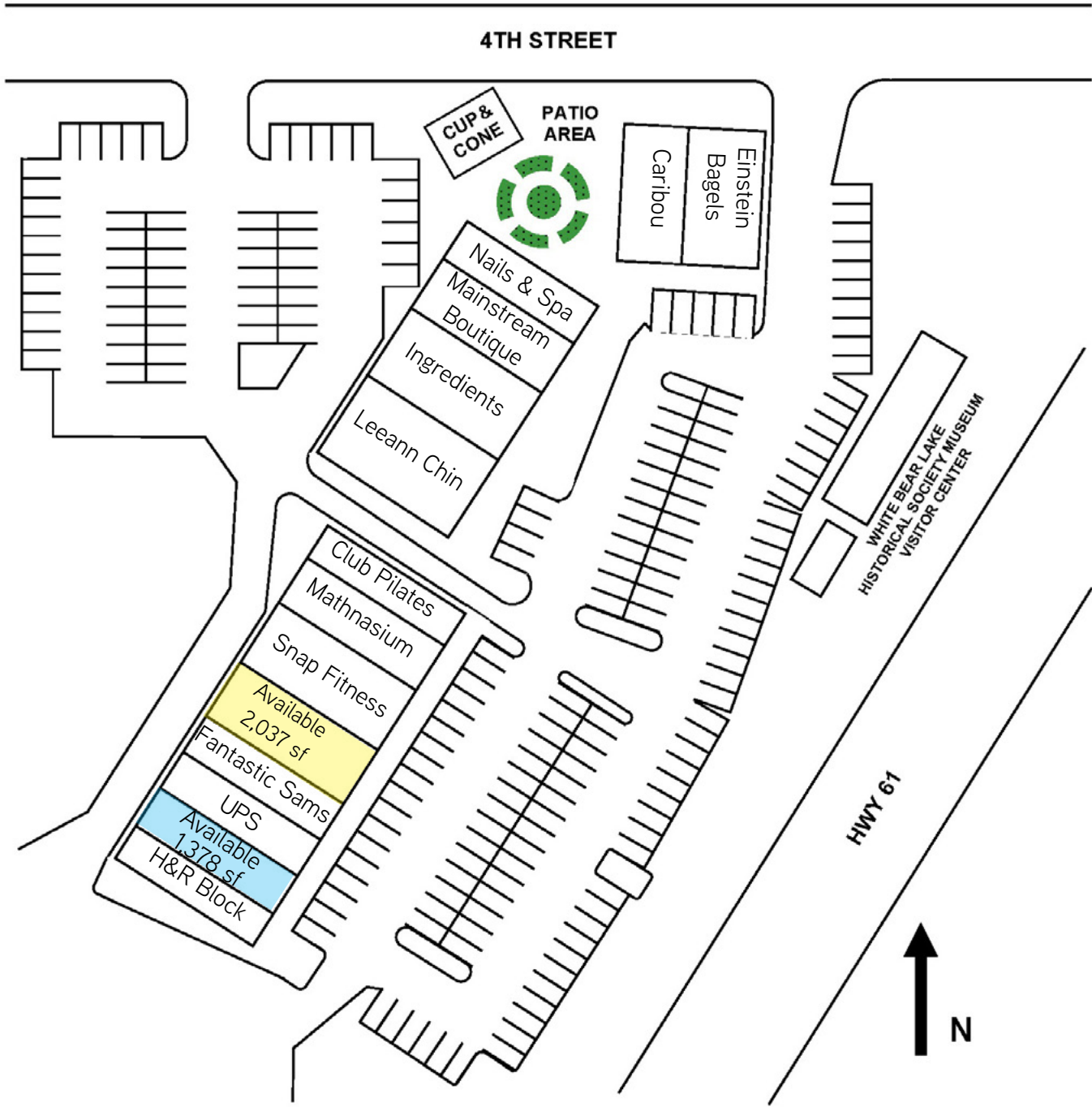
MINNEAPOLIS-ST. PAUL



PARTNER  TEAM

Mainstreet Crossing

White Bear Lake, MN



Mainstreet Crossing

White Bear Lake, MN



JENNIFER PELANT
952 837 7728 direct
612 306 7237 mobile
jennifer.pelant@colliers.com

COLLIERS INTERNATIONAL
5985 Rice Creek Parkway, Suite 105
Shoreview, MN 55126
www.colliers.com

