

FOR LEASE

MINNEAPOLIS-ST. PAUL

Colliers
INTERNATIONAL

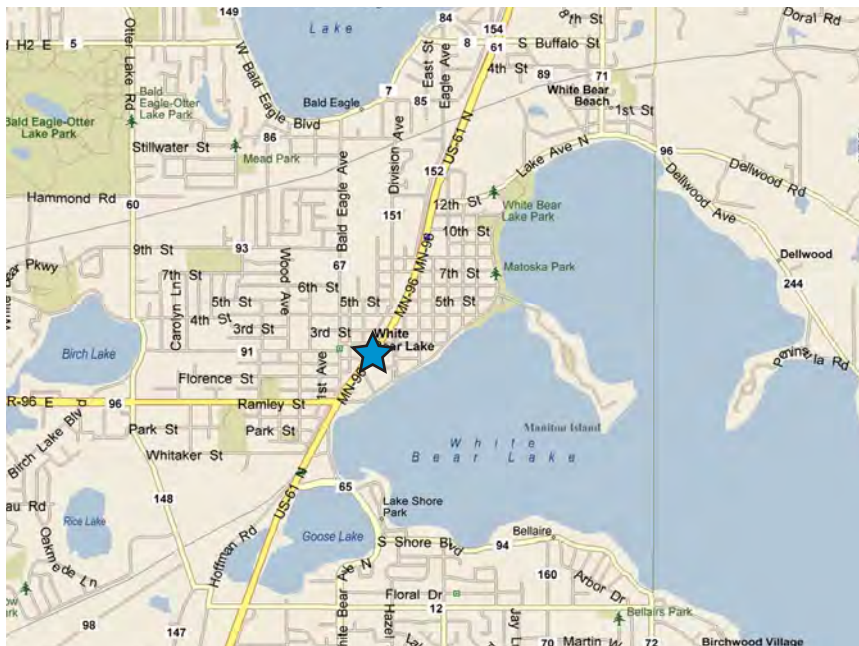
PARTNER  X TEAM
INTERNATIONAL

Mainstreet Crossing

4703 HIGHWAY 61, WHITE BEAR LAKE, MN 55110



For Lease



Contact Us

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COLLIERS INTERNATIONAL

5985 Rice Creek Parkway, Suite 105
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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.



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